

**CITY OF NORMANDY, MISSOURI
AN ORDINANCE**

**1st READING 03/11/2025
2nd READING 04/15/2025**

**BILL NO. 25-10
ORDINANCE NO. 836**

AN ORDINANCE OF THE CITY OF NORMANDY, MISSOURI, AMENDING CHAPTER 405: ZONING REGULATIONS, BY THE AMENDMENT OF CERTAIN EXISTING PARKING REGULATIONS AND THE ENACTMENT OF A NEW SECTION 405.757 REGULATING PARKING IN ALL ZONING DISTRICTS

WHEREAS, §§ 89.020 and 89.040 RSMo.. empower the City Council of the City of Normandy to adopt zoning regulations for the purpose of promoting the health, safety, and general welfare of the community, which are designed to lessen congestion in the streets, prevent overcrowding of land, and facilitate the adequate provision of transportation; and

WHEREAS, the City Council has previously enacted zoning ordinances establishing parking requirements in the various zoning districts for the purposes set forth above; and

WHEREAS, § 89.060 RSMo.. empowers the City Council to amend and modify the City's Zoning regulations; and

WHEREAS, the City Council previously referred the revision of the City's parking requirements to the Planning and Zoning Commission of the City of Normandy, and the Planning and Zoning Commission forwarded a favorable recommendation of the proposed revisions to the City Council; and

WHEREAS, the City Council of the City of Normandy, Missouri, held a public hearing thereon at Normandy City Hall on March 11, 2025, beginning at 6:30 p.m.; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Normandy and otherwise posted and published in accordance with Chapter 89, RSMo.. and applicable City ordinances; and

WHEREAS, all persons who presented themselves and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council, and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that that the revision of the City's parking requirements will be in the best interest of the City and its residents and will not adversely affect the character of the neighborhood, traffic conditions, fire hazards, public utility facilities, and other matters pertaining to public health, safety and general welfare of the community;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORMANDY, MISSOURI, AS FOLLOWS:

Section 1

Section 405.310 of the Code of Ordinances of the City of Normandy is hereby amended to read as follows:

CHAPTER 405 ZONING REGULATIONS

ARTICLE V “C” TWO-FAMILY DWELLING DISTRICT

Section 405.310 Parking Regulations.

The parking requirements for all permitted and special uses in the “C” Two-Family District shall be as set out in Section 405.757.

Section 2

Section 405.390 of the Code of Ordinances of the City of Normandy is hereby amended to read as follows:

CHAPTER 405 ZONING REGULATIONS

ARTICLE VI “D” MULTIPLE-DWELLING DISTRICT

Section 405.390 Parking Regulations.

The parking requirements for all permitted and special uses in the “D” Multiple-Dwelling District shall be as set out in Section 405.757.

Section 3

Section 405.470 of the Code of Ordinances of the City of Normandy is hereby amended to read as follows:

CHAPTER 405 ZONING REGULATIONS

ARTICLE VII “E” NEIGHBORHOOD SHOPPING DISTRICT

Section 405.470 Parking Regulations.

The parking requirements for all permitted and special uses in the “E” Neighborhood Shopping District shall be as set out in Section 405.757.

Section 4

Section 405.540 of the Code of Ordinances of the City of Normandy is hereby amended to read as follows:

CHAPTER 405 ZONING REGULATIONS
ARTICLE VIII “F” COMMERCIAL DISTRICT
Section 405.540 Parking Regulations.

The parking requirements for all permitted and special uses in the “F” Commercial District shall be as set out in Section 405.757.

Section 5

Section 405.610 of the Code of Ordinances of the City of Normandy is hereby amended to read as follows:

CHAPTER 405 ZONING REGULATIONS
ARTICLE IX “G” LIGHT INDUSTRIAL DISTRICT
Section 405.610 Parking Regulations.

- A. The parking requirements for all permitted and special uses in the “G” Light Industrial District shall be as set out in Section 405.757.
- B. In connection with every parcel of land in an industrial District, on which a permitted manufacturing or storage use is conducted, there shall be provided space for all the vehicles used directly in the conducting of such use, and there shall be provided space of not less than two hundred (200) square feet for the parking of not less than one (1) vehicle for each two (2) persons employed on such parcel of land, together with ingress and egress thereto. If such vehicle standing space is not provided on the same parcel of land on which such use is conducted, it shall be provided within a distance of not to exceed four hundred (400) feet from the main entrance to such use, and such vehicle standing space shall be deemed to be required open space on the parcel of land on which the same is located and shall not thereafter be reduced or encroached upon in any manner, except upon approval by the Board of Adjustment.

Section 6

Section 405.1020 of the Code of Ordinances of the City of Normandy is hereby amended to read as follows:

CHAPTER 405 ZONING REGULATIONS
ARTICLE XIX “MU” MIXED-USE DISTRICT

Section 405.1020**Parking Regulations.**

The parking requirements for all permitted and special uses in the "MU" Mixed-Use District shall be as set out in Section 405.757.

Section 7

Chapter 405: Zoning Regulations of the Code of Ordinances of the City of Normandy is hereby amended by the enactment of a new Section 405.757 to read as follows:

CHAPTER 405**ZONING REGULATIONS****ARTICLE XII****ADDITIONAL USE, HEIGHT, AND AREA REGULATIONS
AND EXCEPTIONS****Section 405.757****Parking Regulations.**

- A. Uses in all zoning districts shall comply with minimum requirements listed by use category in the table below:

Use Category	Minimum Parking Requirement
Barber Shops/Salons	1 space for each employee and 1 space for each service chair
Bowling alleys	2 spaces per alley
Churches	1 space for every 4 seats or for every 8 feet of bench or pew length
Civic Organizations	1 space for every four seats
Dry cleaning and laundry pickup	1 per 1000 GFA
Equipment sales, service, rental, and repair	2 per 1,000 GFA
Financial institutions	2 per 1000 GFA
Fitness centers	2 per 1000 GFA
Furniture store, retail	2 per 1000 GFA
Gasoline station	1 space for every employee on the maximum shift
Grocery and convenience retailers, under 5000 SF	2 spaces per 1,000 SF of floor area
Hardware retailer	2 per 1000 GFA
Hotels and other traveler accommodations	1 space for every sleeping unit
Multi-family dwellings	1 space for every living unit
Offices of Dentists, Physicians, or other Health Practitioners	2 per 1000 GFA
Other offices and office buildings	2 per 1000 GFA
Recreation centers	3 spaces per 1000 GFA

Restaurants (drive through)	1 space for every 4 seats plus 2 spaces for every 3 employees on the maximum shift and 3 stacking plus 1 at order station
Restaurants (no drive-through), taverns, and bars	1 space for every 6 seats plus 2 spaces for every 3 employees on the maximum shift, or 8.0 per 1000 GFA
Retail sales	3 per 1000 GFA
Scientific Research and Development services	1 space for each employee on the maximum shift
Technical and Trade Schools	1 space for every classroom and office, plus one space for every 4 students over 16 years of age
Theaters	1 space for every 4 seats
Tobacco, Electronic Cigarette and Other Smoking Supplies	2 spaces per 1000 Gross Floor Area (GFA)
All other Uses	2 per 1000 GFA

B. *Computation of Number of Required Spaces and Modification.* In computing the number of parking spaces required under this section, the following rules shall govern:

1. Where fractional spaces result, the parking spaces required shall be the nearest whole number.
2. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
3. With the approval of the City Council after an analysis by a registered professional engineer experienced in traffic and parking studies and where the same parking spaces would be used by different uses at different times of the day, there may be modifications of the parking requirements for any mixed uses.
4. The number of parking spaces required in conjunction with a special use may be modified by the City Council if conditions for such special use warrant a deviation from the requirements of this section.
5. Whenever a building or use constructed or established after February 10, 1969, is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to February 10, 1969, is reconstructed or is enlarged to the extent of twenty percent (20%) or more in floor area, said building or use in its entirety shall then and thereafter comply with the parking requirements set forth herein. Any enlargement or change in use of less than twenty percent (20%) of the gross floor area shall be provided with parking based on the enlargement or change.

C. *Location.* Required parking spaces shall be located:

1. For residential uses, on the same lot with the use served.
2. For any other uses, within five hundred (500) feet walking distance of said use. Where the required parking spaces are not located on the same lot with the building or use served, the usage of the lot or tract upon which said parking spaces are provided shall be restricted by an instrument of record describing the premises for which said parking is provided and assuring the retention of such parking so long as required by this Chapter. A copy of such recorded instruments shall be provided to the City upon recording.
3. Two (2) or more owners of separate lots or tracts may join together to provide the required parking spaces. In order for any such shared parking agreement to satisfy the parking requirements of this Section, the parties to such agreement must provide to the City a copy of a written agreement signed by the owners of any property subject to the agreement. In the event such written agreement is rescinded, voided, terminated, or otherwise ceases, the shared parking agreement shall no longer satisfy the parking requirements of this Section. Property owners shall be required to notify the City within 7 days of the date a shared parking agreement is rescinded, voided, terminated, or otherwise ceases.

D. *Design of Off-Street Parking Facilities.*

1. All off-street, accessible parking spaces shall adhere to ADA requirements and standards.
2. All parking areas, including driveways, shall be paved with impervious or pervious pavement, except where the Director of Public Works or his designee may approve an alternate dustproofing method.
3. All parking areas shall afford adequate drainage.
4. Off-street parking areas in the Commercial, Light Industrial, or Mixed-Use Districts shall provide ingress and egress to any public right-of-way only at such location as approved by the City and the transportation agency with jurisdictional authority such as the Missouri Department of Transportation or St. Louis County Department of Highways and Traffic.

Section 8

All other Sections and Subsections of Chapter 405: Zoning Regulations, of the Code of Ordinances of the City of Normandy, Missouri shall remain in full force and effect.

Section 9 – Repealed

All acts and parts of Ordinances or Resolutions heretofore adopted by the City in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict with the provisions of this Ordinance.

Section 10 – Severability

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases, and words of this ordinance are severable, and if any section, paragraph, sentence, clause, phrase, or word(s) of this ordinance shall be declared unconstitutional or otherwise invalid, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, phrases, and words of this ordinance since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional or invalid portion of the ordinance.

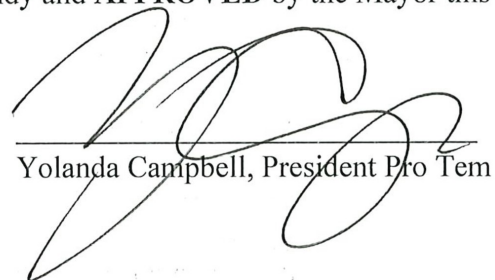
Section 11 – Codification

The Chapter, Article, Division, and/or Section assignments designated in this Ordinance may be revised and altered by the codification company servicing the City's Code of Ordinances upon supplementation of such code if, at the discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations, the editor may also change other designations and numerical assignments of code sections to accommodate such changes.

Section 12 – Effective Date

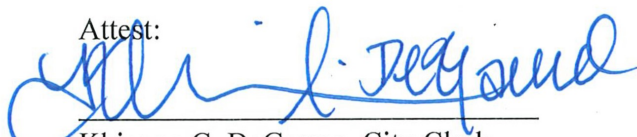
This Ordinance shall be in full force and effect upon the passage of this Ordinance and its approval by the Mayor and attested by the City Clerk.

PASSED by the Council of the City of Normandy and **APPROVED** by the Mayor this **15th** day of **April**, 2025.


Yolanda Campbell, President Pro Tem

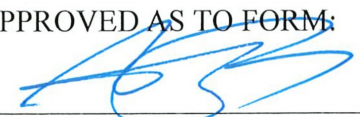
(SEAL)

Attest:



Khianna C. DeGarmo, City Clerk

APPROVED AS TO FORM:



Andrew R. Bramman, City Attorney