

AN ORDINANCE OF THE CITY OF NEOSHO, MISSOURI, PROVIDING FOR THE AMENDMENT OF CODE CHAPTER 405.230, OFF-STREET PARKING AND LOADING, OF THE CITY CODE OF ORDINANCES, CITY OF NEOSHO, MISSOURI.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEOSHO, MISSOURI, AS FOLLOWS:

SECTION 1. That Chapter 405.230 of the Code of Ordinances, City of Neosho, Missouri is hereby amended as follows:

SECTION 405.230: OFF-STREET PARKING AND LOADING

A. For all buildings or structures hereafter erected, constructed, reconstructed, moved or altered, except those located in "C-3" Commercial Business District, off-street parking in the form of private garages, carports or open areas made available exclusively for that purpose shall be provided. The parking area provided for each car space shall be at least eight and five-tenths (8.5) by twenty (20) feet plus the maneuvering space necessary to utilize each space. No portion of a parking area except the necessary drives shall extend into a public street or alley. Entrances to and exits from parking areas from a street shall be not greater than thirty-five (35) feet in width. Any lights used to illuminate said parking areas shall be directed away from any adjacent residential district.

1. *Parking for one- and two-family dwellings.* For all one- and two-family dwellings there shall be provided one (1) off-street parking space for each family unit, such parking area to be located in the front, side or rear yard on the same lot as the main building or buildings, or in a community garage in the same block.

2. *Parking for apartments, apartment hotels, hotels, clubs, motels, tourist courts and homes for aged or retired.* For all apartment houses and apartment hotels, there shall be provided one (1) off-street parking space in the front, side or rear yard for each family unit. For all hotels, clubs, motels, tourist courts and homes for aged or retired, there shall be provided one (1) off-street parking space for each sleeping room. In addition, any restaurant which is an accessory use to any of the above uses shall provide one (1) off-street parking space for each four (4) patron seats in said restaurant. Such parking area shall be located on the same lot as the main building, or on a lot within five hundred (500) feet either on land zoned for business or industry, or by special use permit on land zoned for residence.

3. *Parking for hospitals, nursing homes and institutions.* For all hospitals, nursing homes and institutions there shall be provided one (1) off-street parking space for each three (3) beds plus one (1) space for each two (2) staff members and employees. Penal institutions need only to provide parking for the staff and employees. Such parking area shall be located on the same lot as the main building, or on a lot within five hundred (500) feet either on land zoned for business or industry, or by special use permit on land zoned for residence.

4. *Parking for places of assembly.* For all theaters, churches, funeral chapels, stadiums and auditoriums there shall be provided one (1) off-street parking space for each four (4) patron seats. Such parking area shall be located on the same lot as the main building, or on a lot within five hundred (500) feet either on land zoned for business or industry, or by special use permit on land zoned for residence.

5. *Parking for business buildings.* For all business or commercial buildings there shall be provided one (1) off-street parking space for each two hundred (200) square feet of service floor area in the building. Such parking area shall be located on the same lot as the main building or on a lot within five hundred (500) feet either on land zoned for business or industry, or by special use permit on land zoned for residence.

6. *Parking for industrial buildings.* For all industrial buildings there shall be provided one (1) off-street parking space for each two (2) employees. Such parking area shall be located on the same lot as the main building or within five hundred (500) feet either on land zoned for business or industry or by special use permit on land zoned for residence.

7. Parking for agricultural business and commercial employee parking must be provided for off the street.

B. The Board may grant a variance reducing the number of spaces required above, provided that it is proven that such number of spaces required above is unnecessary for that specific use, or that to provide such number of spaces required above would work undue hardship on the applicant.

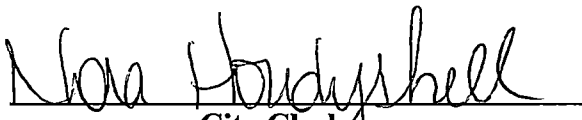
C. All parking areas required above, shall be constructed of asphalt, concrete pavement or parking pavers and a solid fence or wall not less than three (3) feet in height shall be constructed as a screen between any such parking area and abutting lot in "R-1" First Dwelling House District to "R-3" Apartment House District inclusive.

SECTION 2: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall be in full force and effect upon final passage and approval.

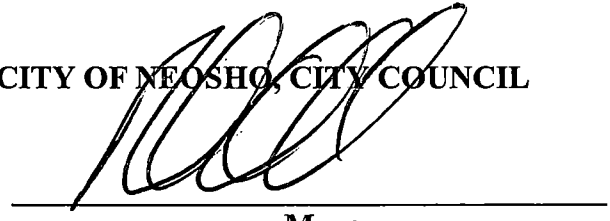
APPROVED after final passage this 20th day of May 2014.

ATTEST:



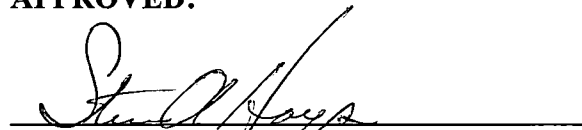
City Clerk

CITY OF NEOSHO, CITY COUNCIL



Mayor

APPROVED:



City Attorney