



**CITY OF CONROE**  
**COMMUNITY DEVELOPMENT**

(936) 522-3610

**OFF STREET PARKING**

**City of Conroe, Code of Ordinances,  
Chapter 86, Section 86-1**

- A. Off street parking shall be provided on the lot or tract or on an immediately contiguous lot or tract sufficient to assure the following ration of vehicle spaces for the uses specified.
- B. A parking space is an enclosed or unenclosed asphalt or concrete surface area of not less than one hundred eighty square feet measuring approximately nine feet by 20 feet, not on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street or alley permitting free ingress and egress without encroachment on the street or alley.
- C. Residential Dwelling Requirements (Minimum)
  - 1. One Family Dwelling – One space for each dwelling unit.
  - 2. Two Family Dwelling – Two spaces for each dwelling unit.
  - 3. Multiple Family Unit – Two spaces for each dwelling unit.
  - 4. Townhouses Dwelling Unit – Two spaces for each dwelling unit.
  - 5. Dwellings for the Elderly – One space for each dwelling unit.
- D. Non Residential Units (Minimum)
  - 1. Bowling Alley –six spaces for each lane.
  - 2. Churches –one space for each four seats in auditorium or sanctuary.
  - 3. Clinics or Doctor’s Office –one space for each two hundred sq. ft. of floor area.
  - 4. Hospital –one space for every two beds.
  - 5. Hotel or Motel – one space for each room, unit or guest accommodation.
  - 6. Manufacturing Storage Processing, Repairing or Warehousing – one space for each two employees or one space for each one thousand sq. ft. of floor area whichever is the greater.

7. Offices – generally one space for each two hundred fifty square feet of lease area.
8. Mortuary –one space for every two persons to be normally accommodated in service.
8. Recreational, private or commercial area of building (other than listed) – one space for every two persons to be normally accommodated in the establishment.
9. Schools, Colleges or Universities, Elementary or Junior High Schools – one space for each classroom, plus one space for each four seats in any auditorium, gymnasium or other place of assembly. High School, College or University requires one space for each classroom, laboratory, or instruction area, plus one space for each three students accommodated in the institution.
10. Restaurant or Cafeteria – one space for every four seats under maximum seating arrangement.
11. Retail or personal service – one space for each two hundred square feet of floor area.
12. Theaters, meeting rooms and places of public assembly – one space for every three seats.
14. Any unlisted nonresidential use shall provide off - street parking, adequate to accommodate the normal parking demand generated by such use.