




City of  
**MARYLAND HEIGHTS**

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**TO:** PLANNING COMMISSION  
**FROM:** HILARY PERKINS, PLANNER   
**SUBJECT:** WESTPORT LOGISTICS CENTER  
**DATE:** NOVEMBER 04, 2020

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On October 21, 2020, staff completed a report and draft ordinance for the above-referenced project. The purpose of the report and draft ordinance was to vote on the proposed zoning change from NU-Non Urban to PD-M Planned District Manufacturing at the October 27, 2020 Planning Commission meeting. The report and ordinance were based on a Preliminary Development Plan prepared by Stock & Associates Consulting Engineers, LLC dated August 17, 2020 and a Traffic Impact Study prepared by the Lochmueller Group, dated October 19, 2020. The report and draft ordinance were transmitted via email to the project's partners and Stock & Associates on the same day as the draft documents were completed.

On the morning of October 27, 2020 the applicant submitted comments on the draft ordinance, as well as a revised site plan. The updated site plan reduced the total number of buildings from seven to six. The new plan also reduced the total square footage to 1,379,200 (from 1,420,000) and the total number of parking spaces to 1,270 (from 1,420). The applicant proposes 250 trailer parking stalls.

Notably, the new plan proposes to create a new lake on the east side of River Valley Drive for stormwater management. Including the new lake, the new plan increases the amount of open space at the site from 30% to 53.8%.

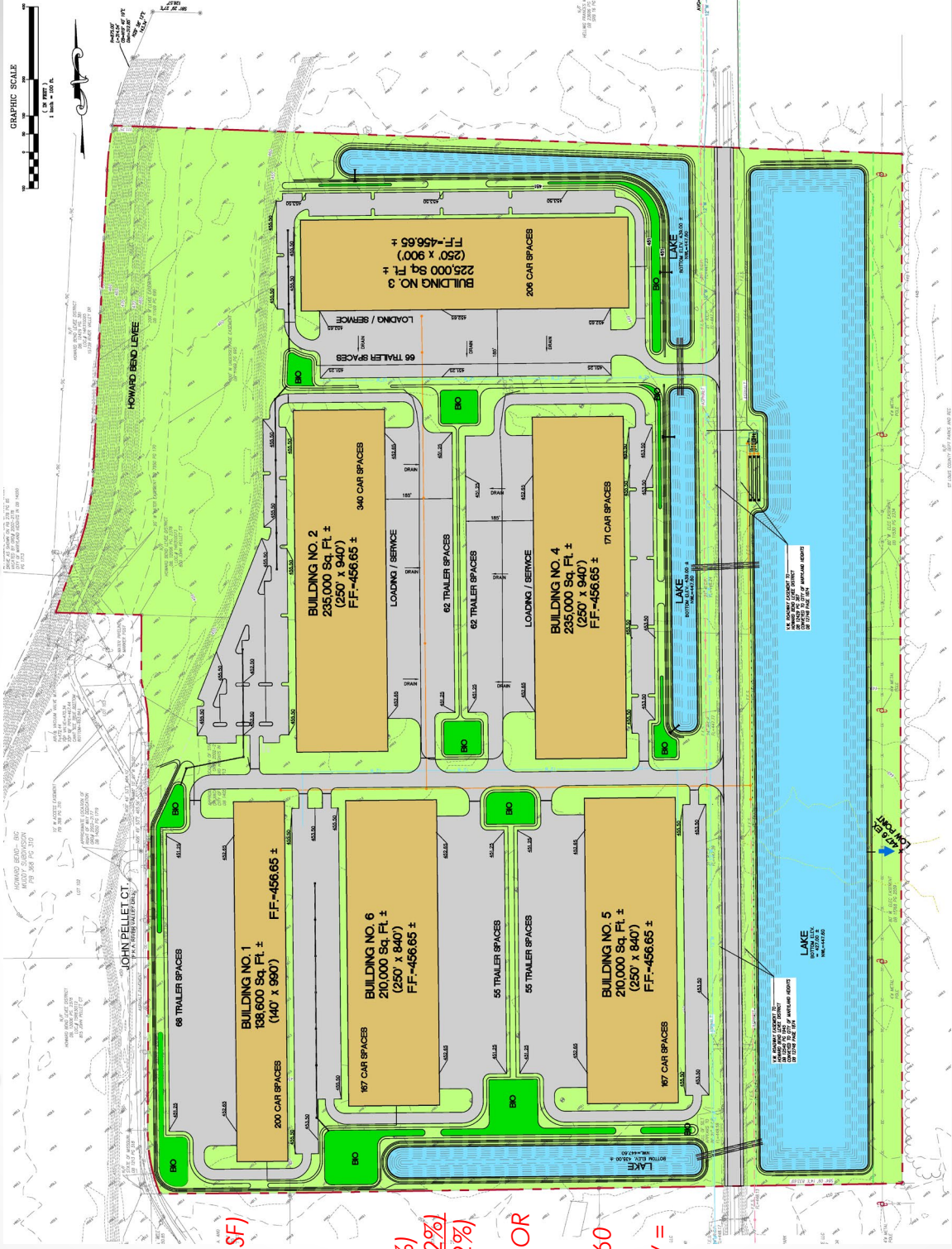
Staff also concurred with the written comments provided by Stock & Associates on the draft ordinance, adding that the new lake should be designed to mimic natural processes to the extent practical and that no parking would be permitted on the east side of River Valley Drive. We were able to distribute the revised draft ordinance to the Planning Commission in strike and delete format at the beginning of the meeting that evening.

Based on the revised site plan, the impact to traffic was unclear at the time. The Planning and Zoning Commission elected to hold the public hearing open until the issue could be addressed. Since there will no longer be buildings on the east side of the site, the revised site plan reduced the number of access points for auto and truck traffic from six to three, on the west side only. While the total square footage of the development has varied over time, the updated traffic analysis indicated that the increase in traffic represents a nominal increase as compared to the original development plan.

Overall, the revised traffic study concluded that the site as proposed would satisfactorily accommodate the proposed Westport West development. There is not a need for dedicated right turn lanes on River Valley Drive.

Attached please find the revised site plan, the updated Traffic Information Study, and the draft ordinance.

# Proposed Preliminary Development Plan



**TOTAL BLDG AREA:**  
1,253,600 sf

**TOTAL CAR PARKING:**  
1,251 STALLS  
(RATIO = 1.0 PER 1000 SF)

**TOTAL TRAILER PARKING:** 368 STALLS

**OPEN SPACE:**  
GREEN 52.5 ac. (37%)  
LAKES 24.3 ac. (17.2%)  
TOTAL 76.8 ac. (54.2%)

**PROPOSED FINISH FLOOR**  
= 456.65

**PROPOSED NWL=447.60**

**PROPOSED 100 YR HW =**  
449.79

**STORMWATER RUNOFF RATES:**

PRE-DEVELOPED  
100YR = 195.46 CFS

POST-DEVELOPED  
100YR = 20.33 CFS

- PROJECT PHASING:
  - PHASE 1 – 175,000 – 200,000 S.F. – 2021
  - PHASE 2 – 700,000 – 2024
  - FULL BUILD-OUT – 2027



November 3, 2020

Mr. Michael Towerman  
Mr. Bobby Klucker TriStar Companies  
12647 Olive Boulevard #510  
Saint Louis, MO 63141

RE: Traffic Impact Study - Addendum  
Westport West  
Maryland Heights, MO  
520-0044-OTE

Dear Mr. Towerman and Mr. Klucker:

In accordance with your request, Lochmueller Group has completed an addendum to the previously completed Traffic Impact Study pertaining to the Westport West development in Maryland Heights, Missouri.

The updated site plan includes 1.38 MSF of office distribution (225 KSF) and light industrial (1.154 MSF) uses. This represents an increase of 86,900 SF from the originally proposed site plan, as presented in the *Westport West Traffic Impact Study*, dated October 19, 2020, which included 1.22 MSF of office distribution (225 KSF) and light industrial (1.067 MSF) uses.

In the October 2020 study, access to the site was provided via six site access drives along both the west and east sides of River Valley Drive. However, the updated site plan provides access to the site via three driveways along the west side only of River Valley Drive. An updated site plan, dated October 30, 2020 is provided in **Figure 1**.

The purpose of this addendum was to identify how much traffic would be generated by the additionally proposed square footage, determine the impact of the additional trips on the site's three unsignalized access drives, and determine whether the currently planned access improvements (resulting from the October 2020 study) will be sufficient to accommodate the revised development plan. The following scenarios were evaluated, which are consistent with those analyzed in the Traffic Impact Study:

- 2021 Forecasted (Base + 175,000 SF)
- 2024 Forecasted (Base + Background Growth + 700,000 SF)
- 2027 Forecasted (Base + Background Growth + 1.38 MSF)
- 2040 Forecasted Conditions (Background Growth + full development)

Conditions were again evaluated during the morning and evening peak periods for a typical weekday since these periods represent the busiest times for the adjacent roadways as well as the proposed uses. If the Westport West development traffic can be accommodated during these peak periods, it stands to reason that adequate capacity would be available throughout the remainder of the day.

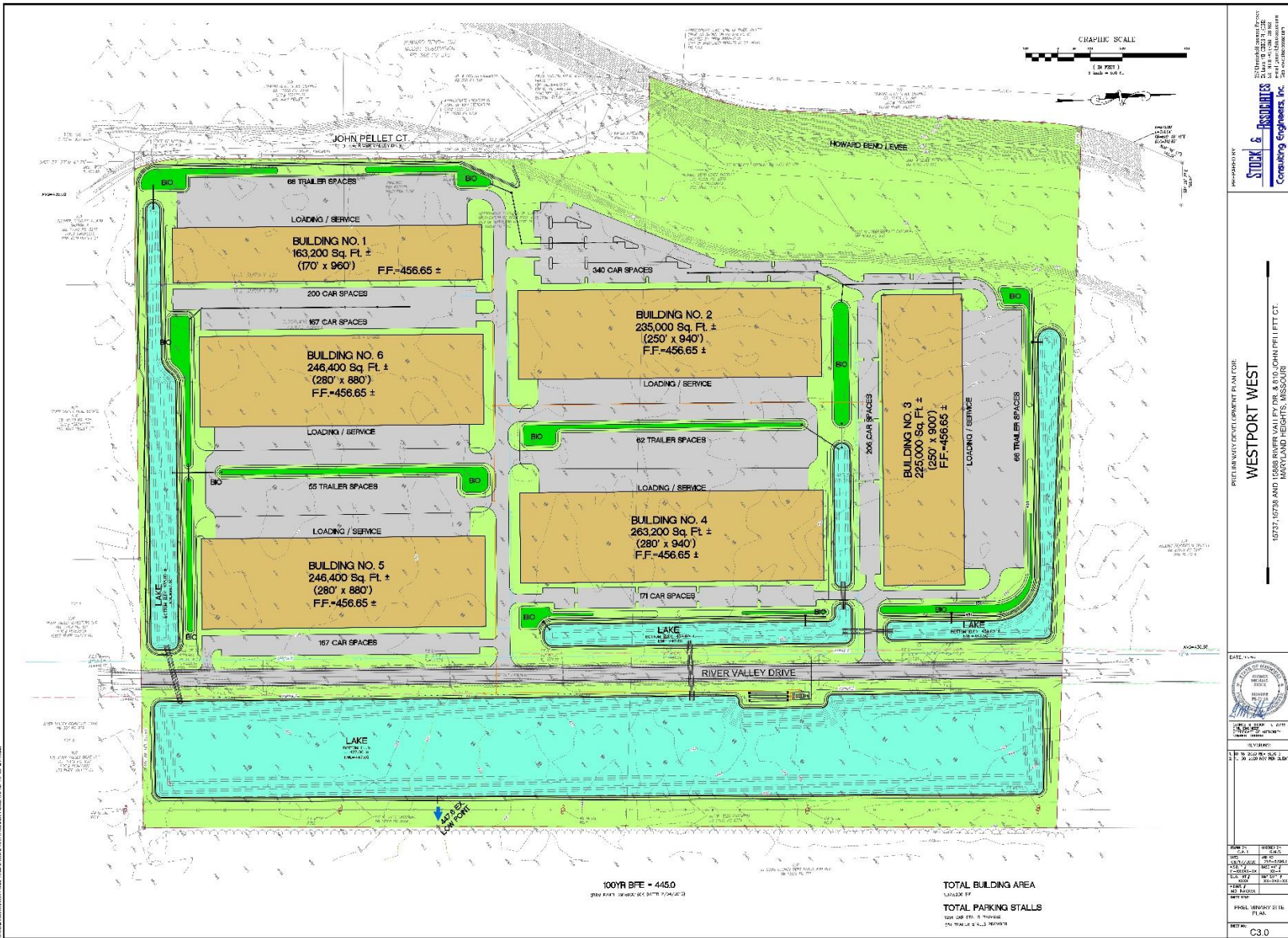


Figure 1. Westport West Site Plan (provided by others)

## Trip Generation

As previously stated, the Westport West development increased from its previously proposed 1.292 MSF of office distribution and light industrial uses to 1.38 MSF. The site will be developed in stages and as such, the trip generation has been broken down by each phase and its associated year. The site-generated traffic volumes for the Westport West development were estimated using data provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition utilizing gross floor area (GFA) as the determining variable. Land Use 130: Industrial Park was utilized for the calculations, as discussed during the scoping meeting with the respective agencies.

The forecasted trips that would be generated by the revised development plan are summarized in **Table 1**. In addition, Table 1 also compares the revised trip generation to that originally presented in October 2020 for 1.292 MSF of Industrial Park. As shown, the revised Westport West development would generate a total of approximately 35 additional trips during the weekday morning and evening peak hours, respectively, upon completion.

**Table 1. Revised Westport West Trip Generation Estimate**

Year	Land Use	Unit	Size (KSF)	Weekday AM Peak Hour			Weekday PM Peak Hour		
				In	Out	Total	In	Out	Total
Phase 1: 2021	Industrial Park (130)	1000 SF	175	57	13	70	15	55	70
Phase 2: 2024	Industrial Park (130)	1000 SF	525	170	40	210	44	166	210
Phase 3: 2027	Industrial Park (130)	1000 SF	679	220	52	272	57	215	272
November 2020 Addendum Total			1,379	447	105	552	116	436	552
<i>October 2020 TIS Total</i>			<i>1,292</i>	<i>419</i>	<i>98</i>	<i>517</i>	<i>109</i>	<i>408</i>	<i>517</i>
<b>Difference in Trip Generation</b>			<b>87</b>	<b>28</b>	<b>7</b>	<b>35</b>	<b>7</b>	<b>28</b>	<b>35</b>

## Heavy Truck Trip Generation

In order to determine the forecasted heavy truck distribution and percentages for the Westport West development, the estimates were based on the Truck Trip Generation Data Plots provided in the Supplement to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition. In this case, Land Use 130: Industrial Park was again utilized. Throughout the day, per ITE's data, approximately 57% of an industrial park's traffic is attributable to heavy vehicles, i.e., trucks. However, during the peak hours when shift changes for employees typically occur and peak traffic volumes are at their highest, the percentage of truck traffic equates to approximately 4% per hour.

Based upon the ITE data, the forecasted truck percentages that would be generated by the revised development are summarized in **Table 2**. As shown, the revised Westport West Development would generate a total of approximately 55 truck trips during each the weekday morning and evening peak hours, respectively, upon full build out. This is a minor increase of three trucks per peak hour as compared to the original October 2020 study. The reader is reminded that these trucks are included in the total traffic generation estimates provided in Table 1. Table 2 simply identifies the truck only trip generation numbers.

**Table 2. Revised Westport West Truck Traffic Estimate**

Year	Land Use	Unit (KSF)	Size	Weekday AM Peak Hour			Weekday PM Peak Hour		
				In	Out	Total	In	Out	Total
Phase 1: 2021	Industrial Park (130)	1000 SF	175	3	4	7	3	4	7
Phase 2: 2024	Industrial Park (130)	1000 SF	525	9	12	21	8	13	21
Phase 3: 2027	Industrial Park (130)	1000 SF	679	12	15	27	10	17	27
November 2020 Addendum Total			1,379	24	31	55	21	34	55
October 2020 TIS Total			1,292	23	29	52	20	32	52
<b>Difference in Truck Trip Generation</b>			<b>87</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>3</b>

## Directional Distribution

The site's trip generation was assigned to the study area roadways in accordance with the October 2020 study's anticipated directional distribution that reflects prevailing traffic patterns as well as the anticipated market area for the proposed development. Given the industrial nature of the development, it is anticipated that the majority of the site's traffic would be destined to and from Interstate 70 (I-70) and Page Avenue (Route 364), which also provides access to Interstate 270 (I-270).

The proposed directional distribution percentages for site generated new trips are presented in **Table 3** and illustrated in **Figure 2**.

**Table 3. Directional Distribution Percentages Applied to Westport West Development**

To/From	Percentage
North on MO 141	55%
South on MO 141	40%
<ul style="list-style-type: none"> <li>• East on 364/Page</li> <li>• West on 364/Page</li> </ul>	25%
South on Hog Hollow Road	3%
East on River Valley Drive from Hog Hollow	2%

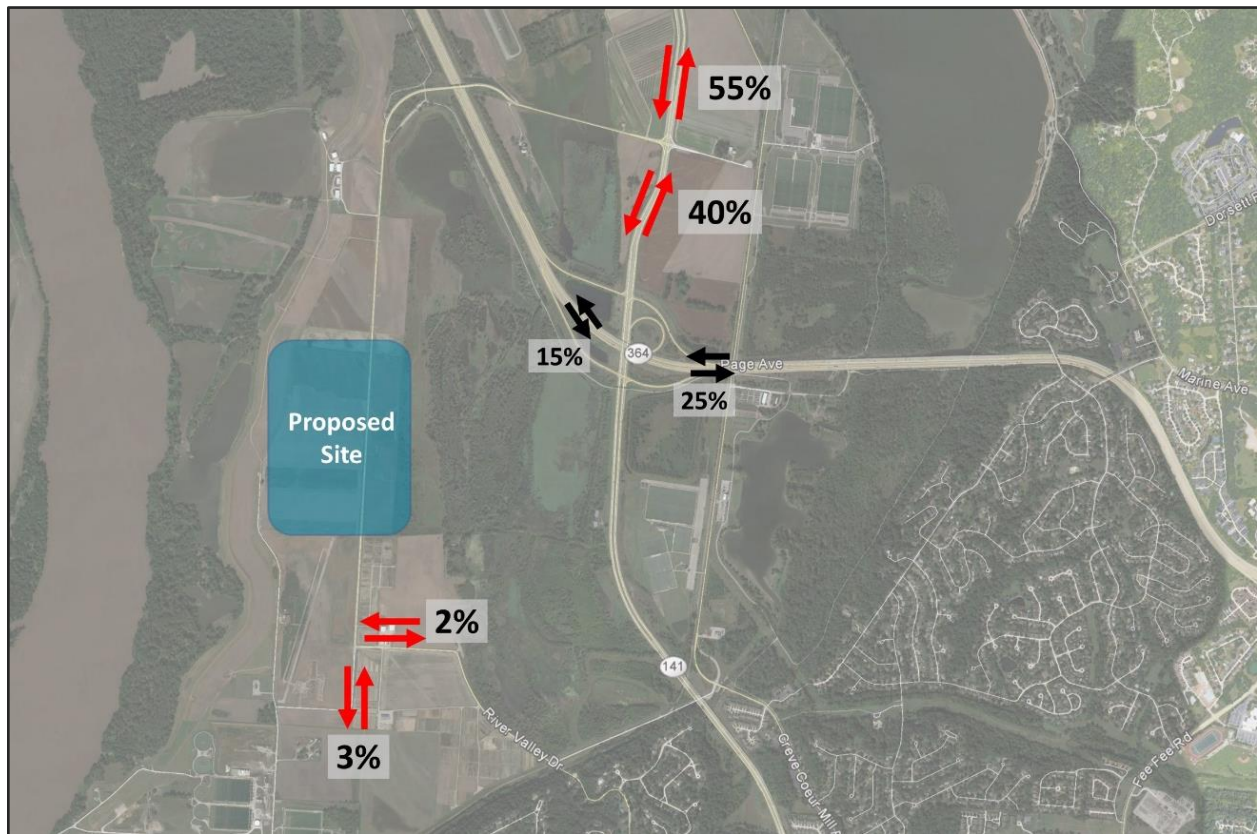


Figure 2. Directional Distribution for Westport West Development

## Access to Westport West Development

As shown in Figure 1, the proposed site plan was modified so that all of the proposed buildings would be located to the west of River Valley Drive. A total of six buildings would be provided and would be served via three proposed driveways (identified in future figures as Drives #1, #2 and #3, north to south).

In order to determine the amount of traffic expected to travel within each of the proposed site entrance, the composition of the site was broken down by building. It was assumed that the proposed square footage accessible through each site entrance would proportionally relate to the amount of traffic entering and exiting through the site entrance. **Table 4** below shows the proposed square footage of each building and the percent of vehicles expected to access each building.

**Table 4. Site Access Drive Distribution**

Site Entrance	October 2020 Proposed Square Footage	November 2020 Addendum Proposed Square Footage	Percent Accessing Site
Building 1	240,000	163,200	12%
Building 2	225,000	235,000	17%
Building 3	184,800	225,000	16%
Building 4	118,750	263,200	19%
Building 5	118,750	246,400	18%
Building 6	202,500	246,400	17%
Building 7	202,500	-	-
<b>Total</b>	<b>1,292,300</b>	<b>1,379,200</b>	<b>100%</b>

## Recommended Site Improvements

The October 2020 Traffic Impact Study recommended improvements to support the proposed Westport West development. It was recommended that these improvements be implemented prior to 175,000 SF of Westport West becoming fully operational, which is anticipated by the end of 2021.

The following improvements were recommended and approved by the review agencies:

- Widen west leg of River Valley Drive to provide an additional lane approaching MO 141;
- Stripe the widened eastbound approach to provide a dedicated left turn lane, a shared left/through lane, and a dedicated right turn lane;
- Restripe the southbound MO 141 dedicated right turn lane to provide a shared through/right turn lane;
- Modify the traffic signal’s phasing to provide split phasing for River Valley Drive approaches.

Given the introduction of truck traffic to this section of River Valley Road, it would be prudent for the City of Maryland Heights and the developers of Westport West to discuss the feasibility of restriping the shoulder, which has ample width, to accommodate a designated bike lane. However, this project should be undertaken in its entirety and not just adjacent to the proposed development.

## 2021 Forecasted Operating Conditions

The forecasted operating conditions following Phase 1 (175,000 SF) of the Westport West development were evaluated using Synchro 10 for capacity analysis of all signalized and unsignalized intersections. It was determined that since the increase in traffic due to the expanded site is minor, that only the three newly proposed site access drives would be reanalyzed. The site generated traffic volumes associate with Phase 1 of the partial build-out of the Westport West Development are shown in **Figure 3**. The 2021 forecasted traffic volumes including Phase 1 of the Westport West are shown in **Figure 4**.



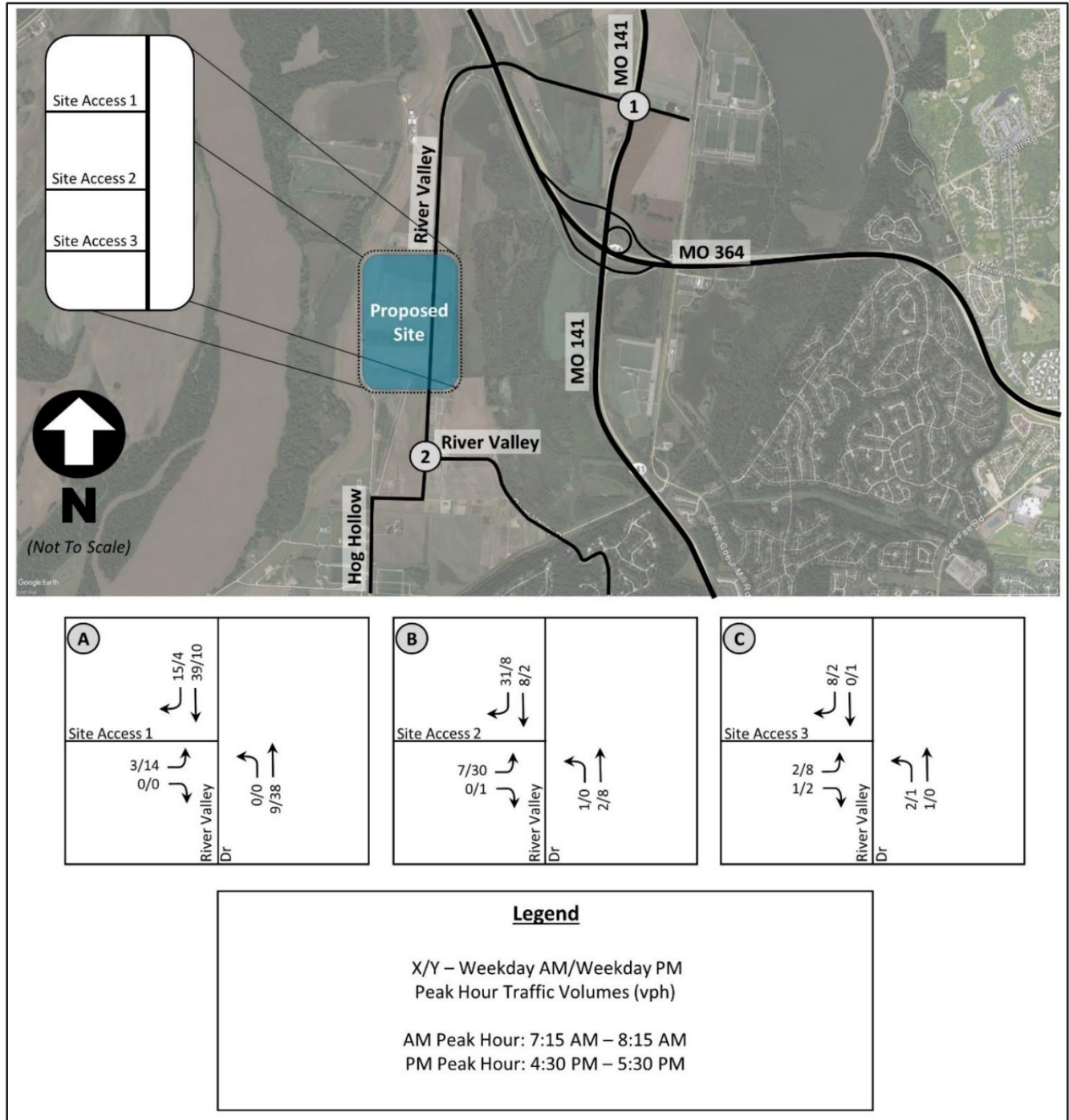


Figure 3. 2021 Phase 1 Site Generated Volumes

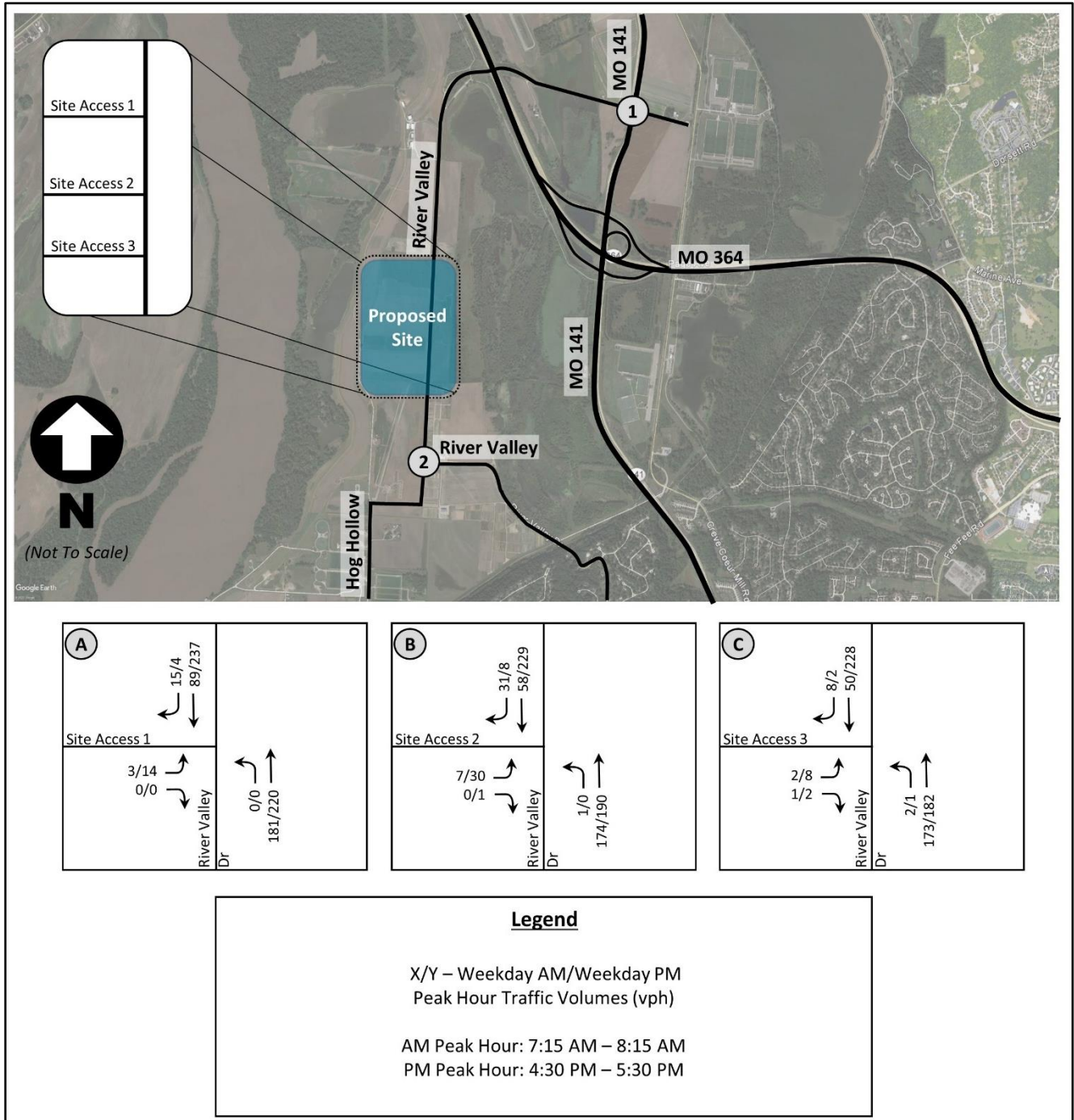


Figure 4. 2021 Phase 1 Forecasted Traffic Volumes

**Table 5** summarizes the revised 2021 forecasted operating conditions at the three access drives that reflect the addition of the traffic generated by Phase 1 of the revised Westport West Development. As shown, all three of the proposed site access drives are expected to operate favorably. The volume to capacity ratios are all below 0.06 which indicate that there is ample capacity even with three site access drives rather than the originally proposed six access drives. The LOS for each approach is B or better and queue lengths are less than one vehicle.

**Table 5. 2021 Build Traffic Operating Conditions**

Intersection & Movements	LOS (Delay, sec) [Max Queue Length, feet] <v/c ratio>	
	AM Peak Hour	PM Peak Hour
<b><i>River Valley Drive &amp; Site Access 1 (unsignalized)</i></b>		
Eastbound Approach	B (10.3) [<25] <0.01>	B (12.0) [<25] <0.03>
Northbound Left	A (0.0) [<25] <0.00>	A (0.0) [<25] <0.00>
<b><i>River Valley Drive &amp; Site Access 2 (unsignalized)</i></b>		
Eastbound Approach	B (10.1) [<25] <0.01>	B (11.8) [<25] <0.06>
Northbound Left	A (7.4) [<25] <0.00>	A (0.0) [<25] <0.00>
<b><i>River Valley Drive &amp; Site Access 3 (unsignalized)</i></b>		
Eastbound Approach	A (9.5) [<25] <0.00>	B (11.1) [<25] <0.02>
Northbound Left	A (7.3) [<25] <0.00>	A (7.3) [<25] <0.00>

## 2024 Forecasted Operating Conditions

The forecasted operating conditions following Phase 2 (700,000 SF) of the revised Westport West Development were evaluated using the same methodology applied to Year 2021 conditions. Again, Synchro 10 was used for capacity analysis of all signalized and unsignalized intersections. The site generated traffic volumes associate with Phase 2 of the partial build-out of the revised Westport West Development are shown in **Figure 5**. The 2024 forecasted traffic volumes, which account for the traffic generated by both Phase 1 and 2 of the development, are shown in **Figure 6**.

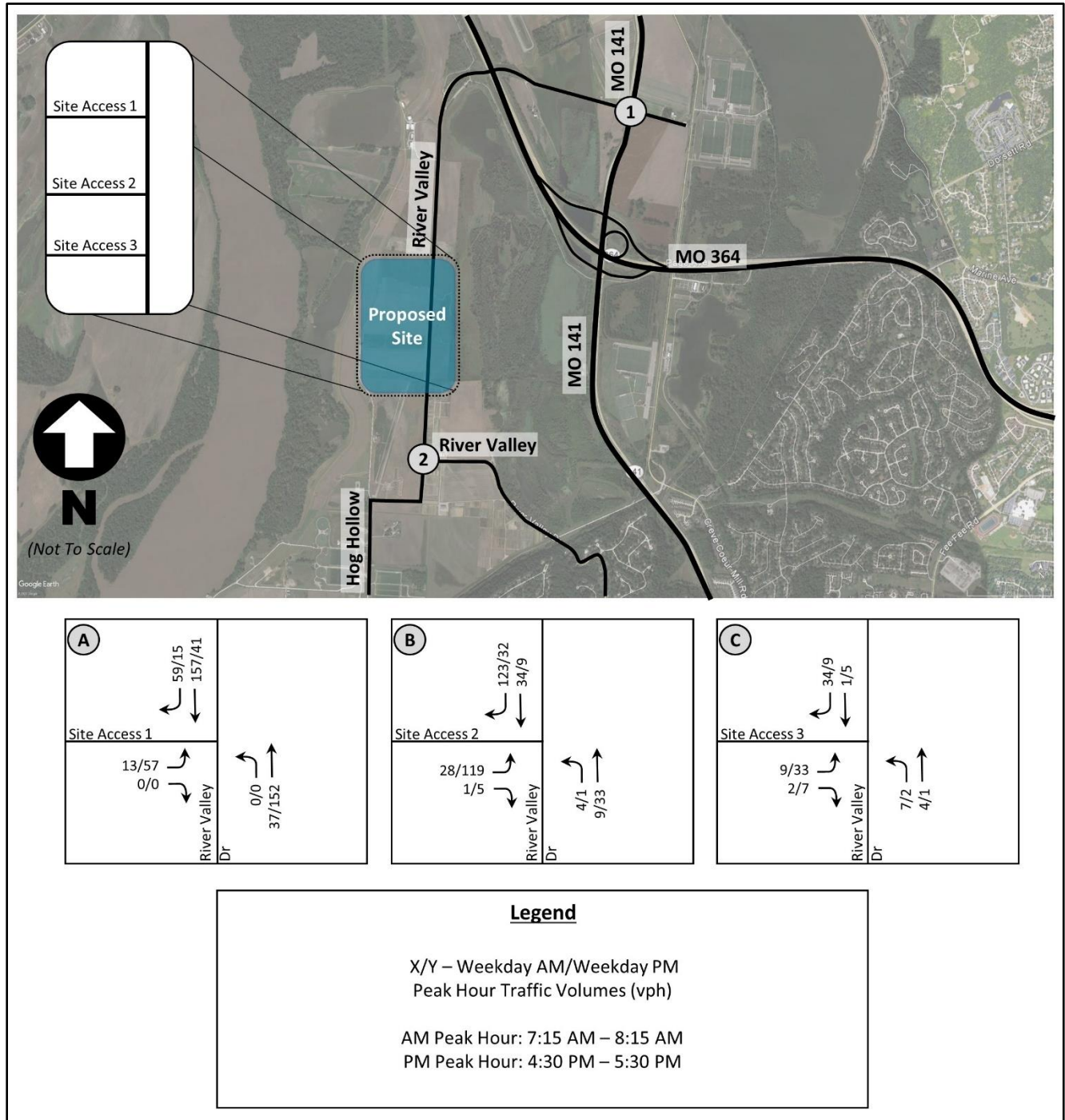


Figure 5. 2024 Phase 2 Site Generated Volumes

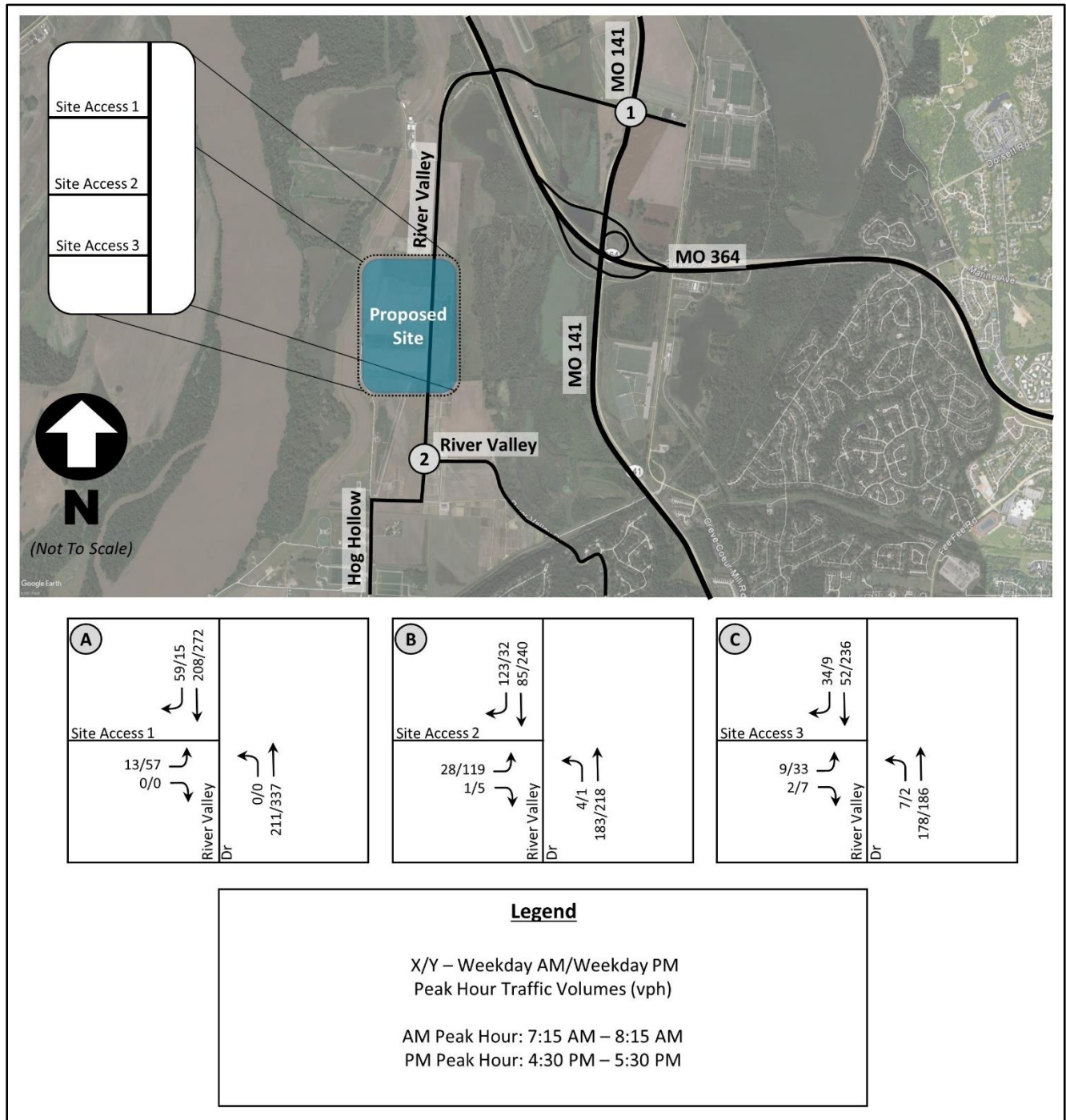


Figure 6. 2024 Phase 2 Forecasted Traffic Volumes

**Table 6** summarizes the revised 2024 forecasted operating conditions that reflect the addition of the traffic generated by Phase 2 of the revised Westport West Development. As shown, all three of the proposed site entrances are expected to operate favorably. The volume to capacity ratios are all below 0.26 which indicate that there is still ample capacity even with three site access drives rather than the originally proposed six access drives. The LOS for each approach is C or better and queue lengths are less than one vehicle.

**Table 6. 2024 Build Traffic Operating Conditions**

Intersection & Movements	LOS (Delay, sec) [Max Queue Length, feet] <v/c ratio>	
	AM Peak Hour	PM Peak Hour
<b><i>River Valley Drive &amp; Site Access 1 (unsignalized)</i></b>		
Eastbound Approach	B (11.9) [<25] <0.03>	C (15.1) [<25] <0.15>
Northbound Left	A (0.0) [<25] <0.00>	A (0.0) [<25] <0.00>
<b><i>River Valley Drive &amp; Site Access 2 (unsignalized)</i></b>		
Eastbound Approach	B (11.0) [<25] <0.05>	B (14.3) [<25] <0.26>
Northbound Left	A (7.7) [<25] <0.00>	A (7.9) [<25] <0.00>
<b><i>River Valley Drive &amp; Site Access 3 (unsignalized)</i></b>		
Eastbound Approach	A (9.9) [<25] <0.02>	B (11.7) [<25] <0.08>
Northbound Left	A (7.4) [<25] <0.01>	A (7.8) [<25] <0.00>

## 2027 Forecasted Operating Conditions

The forecasted operating conditions following full build-out (1.379 SF) of the revised Westport West Development were evaluated using the same methodology applied to previous scenarios. Again, Synchro 10 was used for capacity analysis of all signalized and unsignalized intersections. The site generated traffic volumes associate with Phase 3 of the full build-out of the revised Westport West Development are shown in **Figure 7**. The 2027 forecasted traffic volumes, which account for the traffic generated by both Phase 1 and 2 of the development, are shown in **Figure 8**.

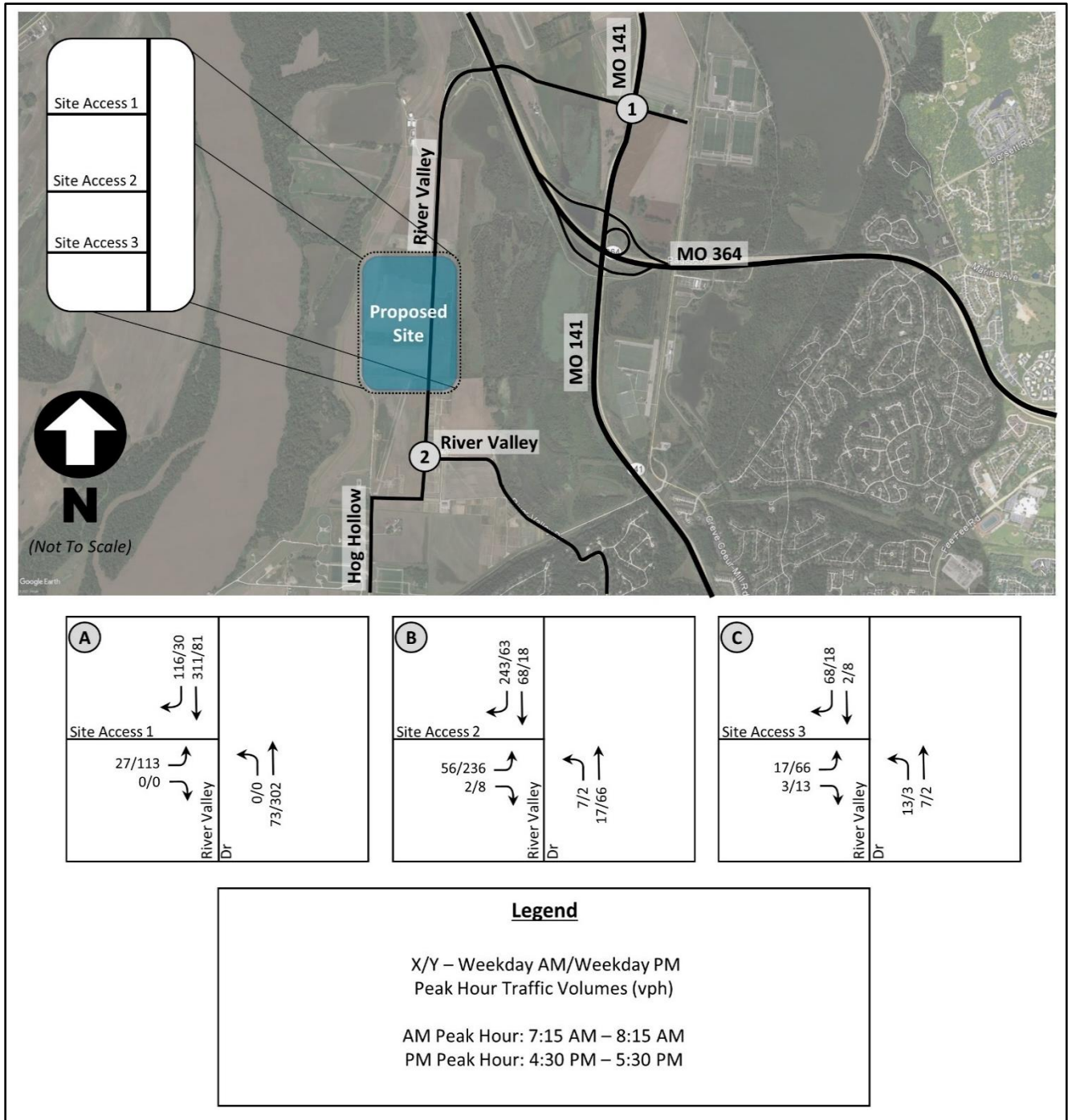
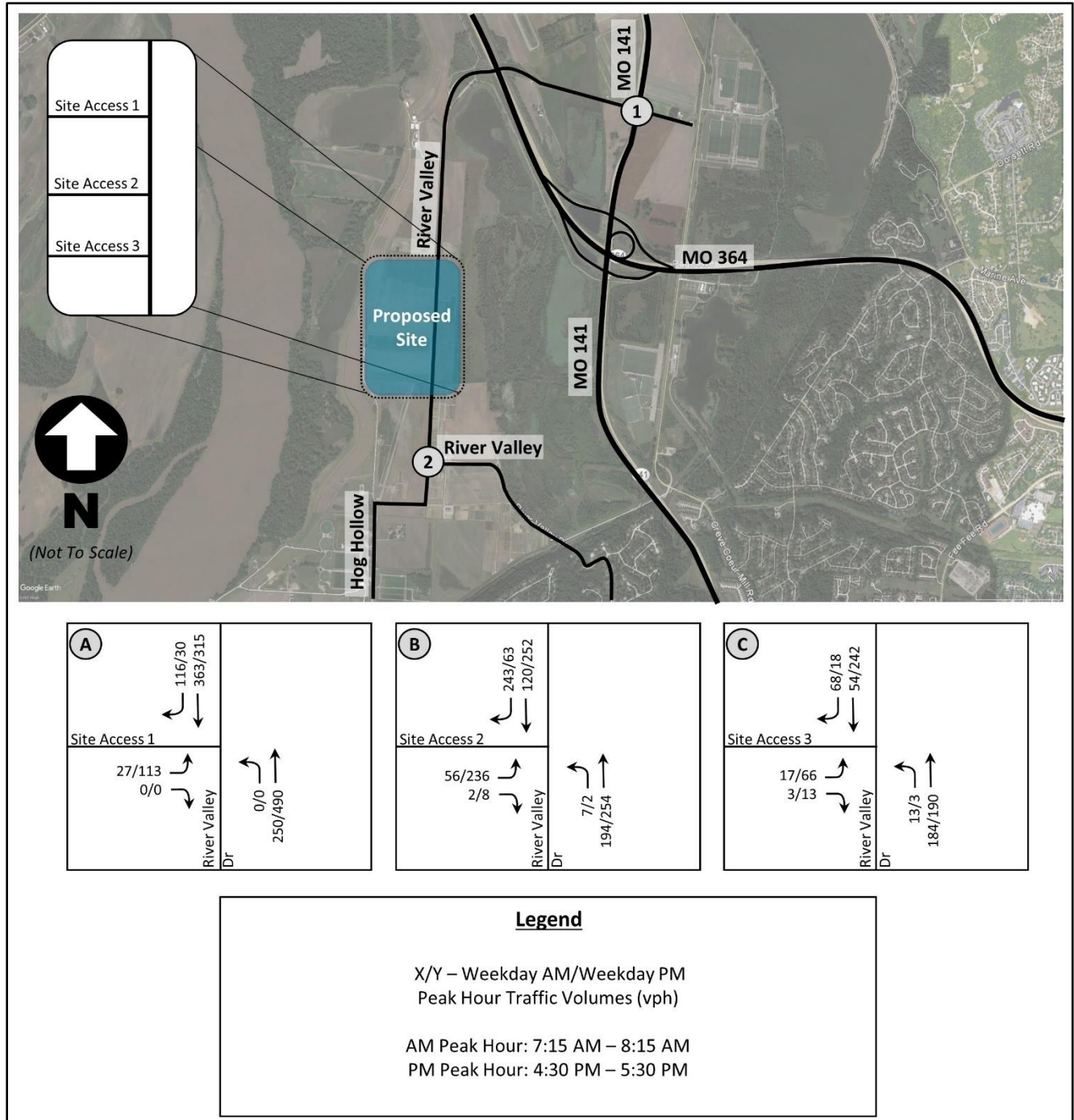


Figure 7. 2027 Phase 3 Site Generated Volumes



**Figure 8. 2027 Phase 3 Forecasted Traffic Volumes**



**Table 7** summarizes the 2027 forecasted operating conditions that reflect the addition of the traffic generated by Phase 3 of the Westport West Development. As shown, all three of the proposed site entrances are expected to operate favorably. The volume to capacity ratios are all below 0.56 which indicate that there is still ample capacity even with three site access drives rather than the originally proposed six access drives. The LOS for each approach is C or better. Queue lengths do reach approximately four vehicles along the eastbound approach of Site Access 2; however the operating conditions overall are still favorable. When peak queue lengths are realized, the internal access to Building No. 5 would be temporarily obstructed. However, given the reasonable delays and low volume to capacity ratios, it is anticipated that this would be an infrequent and short-lived occurrence.

**Table 7. 2027 Build Traffic Operating Conditions**

Intersection & Movements	LOS (Delay, sec) [Max Queue Length, feet] <v/c ratio>	
	AM Peak Hour	PM Peak Hour
<b><i>River Valley Drive &amp; Site Access 1 (unsignalized)</i></b>		
Eastbound Approach	C (15.1) [<25] <0.08>	C (24.0) [45] <0.40>
Northbound Left	A (0.0) [<25] <0.00>	A (0.0) [<25] <0.00>
<b><i>River Valley Drive &amp; Site Access 2 (unsignalized)</i></b>		
Eastbound Approach	B (12.6) [<25] <0.12>	C (21.9) [85] <0.56>
Northbound Left	A (8.1) [<25] <0.01>	A (8.0) [<25] <0.00>
<b><i>River Valley Drive &amp; Site Access 3 (unsignalized)</i></b>		
Eastbound Approach	B (10.4) [<25] <0.03>	B (12.5) [<25] <0.15>
Northbound Left	A (7.5) [<25] <0.01>	A (7.8) [<25] <0.00>

Lastly, the need for a dedicated right turn lane on River Valley Drive at Site Access 2 was considered given the right turn volume at this drive would exceed 200 vph. A dedicated turn lane was not necessary from a capacity perspective, as demonstrated with the acceptable conditions presented above. However, MoDOT's Access Management Guidelines (AMG) criteria for an auxiliary lane along a two-lane roadway was considered since the City of Maryland Heights does not have specific warrants for auxiliary lanes of their own. MoDOT's guidelines consider auxiliary lanes an asset in promoting safety and improved traffic flow since separate turn lanes are intended to remove turning vehicles from the through lanes to reduce the potential for rear-end collisions. At its peak, the right turn volume from River Valley Drive at Site Access 2 is 243 vehicles, with 120 vehicles continuing south on River Valley Drive. Utilizing these Build traffic volumes and the right-turn lane volume nomograph provided by MoDOT, a separate southbound right turn lane is NOT warranted on River Valley Drive at Site Access 2. For these reasons, a dedicated southbound right turn lane is not recommended along River Valley Drive.

## 2040 Forecasted Operating Conditions

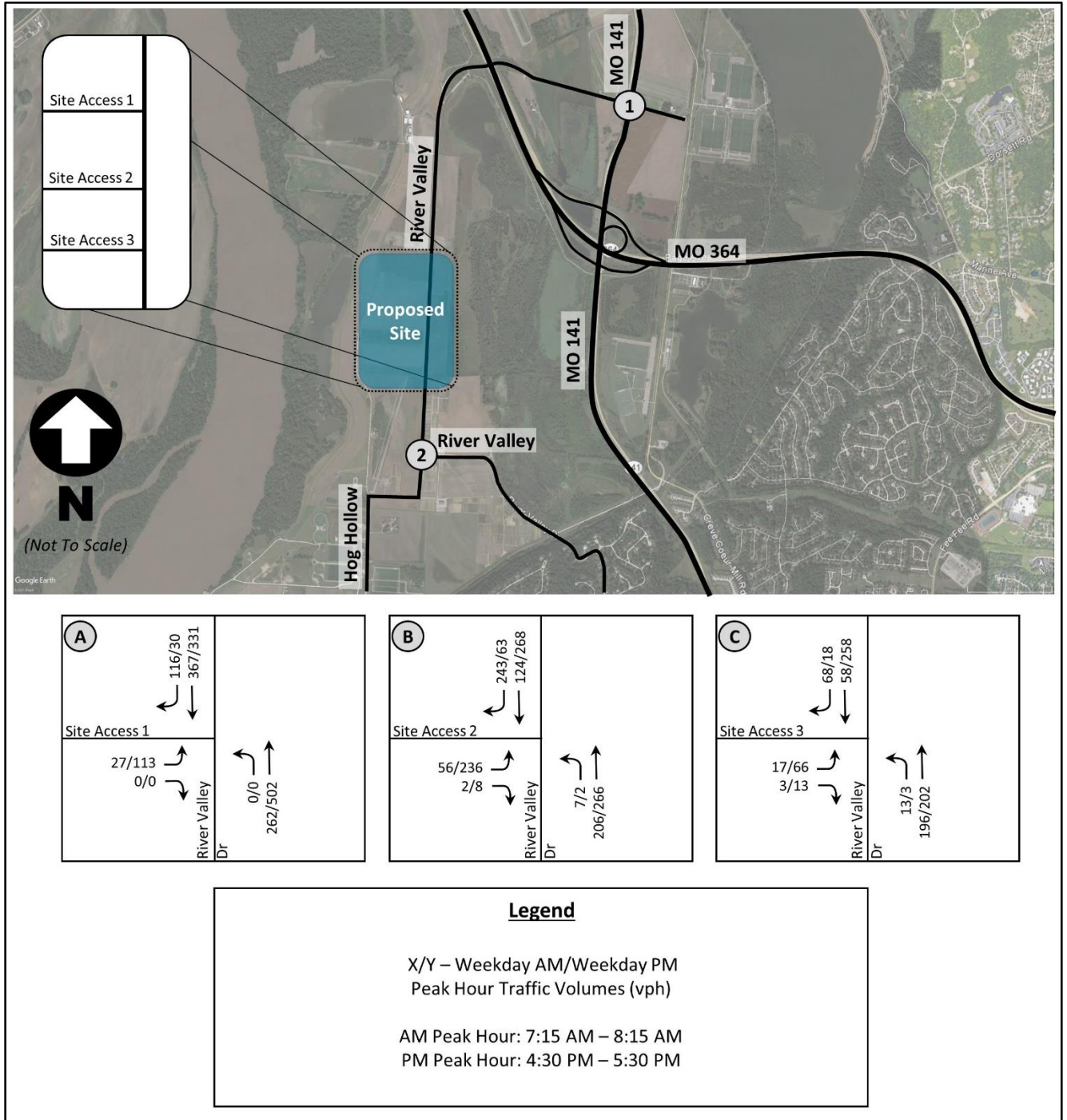
The forecasted operating conditions for the 2040 horizon year assuming full build-out (1.379 SF) of the revised Westport West Development were evaluated using the same methodology applied to previous scenarios. Again, Synchro 10 was used for capacity analysis of all signalized and unsignalized intersections. The 2040 scenario includes the site generated volumes for the full build-out of Westport West in addition to 20-years of background growth as shown in **Figure 9**.

**Table 8** summarizes the 2040 forecasted operating conditions that reflect the addition of the traffic generated by build out of the Westport West Development as well as 20 years of background growth. As shown, all three of the proposed site entrances are expected to operate favorably. The volume to capacity ratios are all below 0.58 which indicate that there would be ample capacity even with three site access drives rather than the originally proposed six access drives.

Therefore, it can reasonably be concluded that the three proposed site access drives can adequately accommodate the 1.379 SF Westport West development.

**Table 8. 2040 Build Traffic Operating Conditions**

Intersection & Movements	LOS (Delay, sec) [Max Queue Length, feet] <v/c ratio>	
	AM Peak Hour	PM Peak Hour
<b><i>River Valley Drive &amp; Site Access 1 (unsignalized)</i></b>		
Eastbound Approach	C (15.3) [<25] <0.08>	D (25.2) [48] <0.41>
Northbound Left	A (0.0) [<25] <0.00>	A (0.0) [<25] <0.00>
<b><i>River Valley Drive &amp; Site Access 2 (unsignalized)</i></b>		
Eastbound Approach	B (12.8) [<25] <0.12>	C (23.1) [90] <0.58>
Northbound Left	A (8.2) [<25] <0.01>	A (8.0) [<25] <0.00>
<b><i>River Valley Drive &amp; Site Access 3 (unsignalized)</i></b>		
Eastbound Approach	B (10.5) [<25] <0.03>	B (12.8) [<25] <0.16>
Northbound Left	A (7.5) [<25] <0.01>	A (7.9) [<25] <0.00>



**Figure 9. 2040 Forecasted Traffic Volumes**

## Conclusions

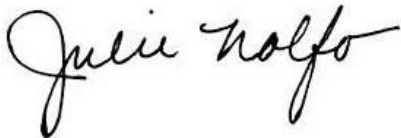
Based on the preceding discussion, the following may be concluded regarding the revised Westport West development:

1. Since the completion of the original Traffic Impact Study in October 2020, the Westport West development's plans have changed. Specifically, the site has increased by 86,900 SF, resulting in a total 1.38 MSF of office distribution (225 KSF) and light industrial (1.154 MSF) uses. In addition, three site access drives are proposed along the west side of River Valley Drive as opposed to the previously proposed six access drives along either side of River Valley Drive.
2. The proposed addition of 86,900 of industrial space would be expected to generate a total of approximately 35 trips during the morning and evening peak hours, respectively. This represents a *nominal increase in traffic* as compared to the original development plan.
3. Each of the previously proposed improvements detailed in the October 2020 study are still appropriate.
4. Overall, it was concluded that the site as proposed would satisfactorily accommodate the proposed Westport West development.

If you have any questions or comments concerning this report, please do not hesitate to contact our office at your convenience.

Sincerely,

**Lochmueller Group, Inc.**

A handwritten signature in black ink that reads "Julie Nolfo". The signature is written in a cursive, flowing style.

Julie M Nolfo, PE, PTOE  
Project Liaison

Recommendation of Planning Commission

**BILL NO.**

**ORDINANCE NO. 2020-DRAFT**

**AN ORDINANCE ENACTING A “PDM” PLANNED DISTRICT FOR APPROXIMATELY 137 ACRES OF LAND TO BE KNOWN AS WESTPORT WEST LOCATED ALONG RIVER VALLEY DRIVE AND JOHN PELLET COURT  
(Petition of Tristar Property Acquisitions, LLC)**

**WHEREAS**, Public Hearings were held before the Planning Commission regarding the proposed Planned District; and

**WHEREAS**, the Planning Commission has found that the project is not inconsistent with the Comprehensive Plan; and

**WHEREAS**, the Planning Commission has found that the project will not result in substantial adverse impacts on surrounding properties if developed in accordance with the conditions of this ordinance; and

**WHEREAS**, the Planning Commission has recommended approval of regulatory standards to guide the use and development of the Planned District; and

**WHEREAS**, the City Council has reviewed the recommendation of the Commission and has determined that the proposed ordinance is in the best interest of the City.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARYLAND HEIGHTS, MISSOURI, AS FOLLOWS:**

**Section 1:** The zoning of real estate in the City of Maryland Heights for 136.7 acres of land located along River Valley Drive and John Pellet Court, as more specifically described in Exhibit “A” attached hereto, is zoned "PDM" Planned District - Manufacturing on the condition that said development is carried out in accordance with this Ordinance. This zoning shall be recorded on the Official Zoning Map of the City.

**Section 2: Purpose**

The purpose of this Planned District is to permit the phased and integrated development of a business park under a single master plan. It is expected that the resulting development will advance the purpose of zoning and the intent of the Comprehensive Plan by incorporating design elements that will enhance the community character, serve the needs of the business community, and provide employment opportunities. This Planned District may be constructed in phases, provided that each phase stands alone from the standpoint of transportation, stormwater management, flood control, and utilities.

**Section 3:** This zoning is subject to all applicable City ordinances, and the conditions that follow:

**I. PHASING**

- A. This Planned District may be developed in phases. Phase I will consist of approximately 175,000 square feet of office distribution and light industrial uses. Phase II will consist of an additional 700,000 square feet of office distribution and light industrial uses.
- B. A Final Development Plan may be submitted for Phases I and II jointly or as separate plans.

**II. PERMITTED AND CONDITIONAL USES**

- A. Permitted (P) and Conditional (C) uses shall be in accordance with the Use Matrix included as Exhibit "B" attached hereto.
- B. Review of Conditional uses shall be in accordance with Article 5, Conditional Use Permits, of the Zoning Code.

**III. FINAL DEVELOPMENT PLAN REQUIREMENTS**

- A. Within six (6) months of approval of this Planned District and prior to the approval of site improvement plans, the Final Development Plan shall be submitted to the City Planner for review and approval. Where due cause is shown by the applicant, the time interval may be extended by the City Planner.
- B. The Final Development Plan shall meet the requirements of Section 25-6.10, Final Development Plan, of the Zoning Code. In addition, the Final Development Plan shall contain the following information:
  - 1. A Phasing Plan, indicating the projected phasing of buildings, site improvements, and infrastructure (including stormwater management and utilities).
  - 2. A Landscaping Plan indicating the conceptual approach to landscaping on a site-wide basis.
  - 3. A Pedestrian Connectivity Plan showing a sidewalk and crosswalk network on a site-wide basis.
- C. Independent Final Development Plans may be submitted for developments in Phase I and Phase II. The Final Development Plan shall be generally consistent with the Preliminary Development Plan submitted for Application PDP20-0002. Substantial deviations are subject to the review and approval of the Planning Commission.
- D. Within fifteen (15) days from the approval of the Final Development Plan, and prior to the issuance of any building permit, the developer shall record a copy of the approved Final Development Plan, and any subsequent amendments thereto, with the St. Louis County Recorder of Deeds. Upon written request, this time period may be extended by the City Planner. Subsequent to recording, the developer shall provide the City with an electronic copy of the recorded plan.

**IV. SITE IMPROVEMENT PLANS SUBMITTAL REQUIREMENT**

- A. Site improvement plans shall be required for each phase of development for the review and approval of the City Planner and City Engineer.
- B. No building or grading permit shall be issued prior to approval of the site improvement plans for that phase.
- C. Plan review shall be in accordance with Article 4, Site Plan Review, of the Zoning Code.
- D. Site improvement plans shall illustrate compliance to the development requirements as set forth herein. Development shall be generally consistent with the approved Development Plan. Substantial deviations are subject to the review and approval of the Planning Commission.

- E. Prior to approval of the site improvement plans, verification of any necessary approvals from the Floodplain Administrator, the Missouri Department of Transportation (MoDOT), the Metropolitan St. Louis Sewer District (MSD), the Howard Bend Levee District, the Missouri Department of Natural Resources (MoDNR), St. Louis County (as applicable) and the Monarch Fire Protection District shall be received by the City Planner.

**V. SPECIFIC DEVELOPMENT REQUIREMENTS**

A. Access and Roadway Improvements

1. Missouri Route 141

- a. Improvements to Missouri Route 141 are subject to the review and approval of MoDOT.
- b. Prior to issuance of an occupancy permit, the developer shall:
- Widen the west leg of River Valley Drive to provide an additional lane approaching MO 141;
  - Stripe the widened eastbound approach to provide a dedicated left turn lane, a shared left/through lane, and a dedicated right turn lane;
  - Restripe the southbound MO 141 dedicated right turn lane to provide a shared through/right turn lane; and
  - Modify the traffic signal's phasing to provide split phasing for River Valley Drive approaches.

2. River Valley Drive

- a. Access to this development from River Valley Drive is subject to the review and approval of the City Engineer.
- b. Prior to issuance of a building permit, the developer shall dedicate any and all necessary right-of-way, including any adjacent easements and temporary slope construction license (TSCL), the entire length of the site to establish a maximum one-hundred six (106) foot wide right-of-way for River Valley Parkway, subject to the review and approval of the City Engineer.
- c. Prior to issuance of an occupancy permit, the developer shall provide a five (5) foot sidewalk along the west side of River Valley Drive the entire length of the frontage and a ten (10) foot sidewalk/bikeway along the east side of River Valley Drive the entire length of the frontage, subject to the review and approval of the City Engineer.
- d. Prior to issuance of an occupancy permit, the developer shall widen River Valley Drive at Missouri Route 141 to provide an additional eastbound lane. This shall result in widening and restriping the eastbound approach to provide a dedicated left-turn lane, a shared left-turn/through lane, and a dedicated right-turn lane for the eastbound approach to Missouri Route 141, subject to the review and approval of the City Engineer and MoDOT. The developer shall be responsible for acquiring any additional right-of-way for the above improvements.

3. Phase II

- a. Prior to the issuance of a building permit for Phase II, the Developer may be required to provide an updated traffic study based on the projected buildout of the District. The scope

of the traffic analysis shall be determined by the City Engineer and MoDOT, including updated traffic information reflecting other current developments at that time.

- b. Improvements to the public rights-of-way shall be determined by review of the updated traffic study.
- c. Any roadway improvements deemed necessary shall be completed prior to issuance of an occupancy permit for Phase II.

4. Pedestrian Connectivity

- a. The developer shall provide an interconnected series of sidewalks within the Planned District and connections to the larger regional trail system, subject to the review and approval of the City Planner and City Engineer.
- b. A Pedestrian Connectivity Plan showing a sidewalk and crosswalk network on a site-wide basis shall be submitted with the Final Development Plan.

B. Development Limitations

1. The total gross floor area of the Planned District shall not exceed 1,500,000 square feet.
2. No building shall exceed a gross floor area of 300,000 square feet.
3. The minimum open space within the Planned District shall be thirty percent (30%).

C. Building Height – The maximum height of all buildings shall be fifty-five (55) feet.

D. Structure Setbacks - No new structures, except dumpster enclosures, fences, walls, light standards, signage, or other structures as otherwise approved on the site improvement plans shall be located within the following setbacks:

1. River Valley Drive right-of-way - thirty (30) feet.
2. John Pellet Court right-of-way - thirty (30) feet.
3. Northern boundary of the Planned District – fifty (50) feet.
4. Southern boundary of the Planned District – fifty (50) feet.
5. Eastern boundary of the Planned District - two hundred (200) feet.
6. Western boundary of the Planned District - subject to review and approval of the Howard Bend Levee District.
7. Ten (10) feet from all other property lines.

E. Parking Setbacks - No parking or internal access drive, excluding points of ingress and egress, shall be located within the following setbacks.

1. River Valley Drive right-of-way - fifteen (15) feet.
2. John Pellet Court right-of-way - fifteen (15) feet.



3. Northern boundary of the Planned District - fifteen (15) feet.
  4. Southern boundary of the Planned District - fifteen (15) feet.
  5. No parking shall be permitted abutting the Eastern boundary of the Planned District.
  6. Western boundary of the Planned District - subject to review and approval of the Howard Bend Levee District.
- F. Building Design - Buildings shall be designed in accordance with Article 13, Building Design Standards, of the Zoning Code, subject to the review and approval of the City Planner prior to issuance of a building permit, additionally:
1. To the maximum extent practical, incorporate design measures such as low-reflectivity glass, exterior shading, indoor window treatments, and/or other measures to prevent bird collisions with glazed surfaces, while maintaining transparency for views, daylighting, and passive environmental control.
- G. Parking & Loading - Off-street parking and loading spaces shall be provided in accordance with Article 14, Parking and Loading Regulations, of the Zoning Code, additionally:
1. The outside storage or parking of vehicles unrelated to the permitted uses on the site shall be prohibited.
- H. Signs - Signs shall be in accordance with Article 15, Sign Regulations, of the Zoning Code.
- I. Landscaping – Landscaping shall be provided accordance with Article 16, Landscaping Design Standards, of the Zoning Code except as follows:
1. Landscaping plans for each phase of development shall be subject to the review and approval of the City Planner in conjunction with the site improvement plans for that phase.
  2. Said plans shall satisfy the intent and overall design goals of the Landscaping Design Standards. If the plans satisfy the intent and overall design goals, the City Planner may waive or modify the quantity of plant materials required. Disagreements with any decision made by the City Planner in this regard shall be subject to the review and approval of the Planning Commission.
  3. Loading areas shall be screened from public rights-of-way and Creve Coeur Lake Memorial Park to the greatest extent practical through a combination of landscaping, screen walls, and other methods as determined by the City Planner.
  4. The lake at the eastern portion of the site shall be designed and landscaped to mimic natural conditions.
- J. Environmental Standards - Every use, activity, process or operation on the site shall comply with Article 17, Environmental Standards, of the Zoning Code.
- K. Exterior Lighting
1. Exterior lighting shall be in accordance with Article 18, Lighting Design Standards, of the Zoning Code.

2. Lighting/photometric plans shall be submitted for review and approval in conjunction with the site improvement plan for each phase of development.
  3. In general, lighting shall be limited to that required for adequate safety and security, subject to the review and approval of the City Planner.
- L. Outdoor Storage - Outside storage of materials or equipment shall require a conditional permit, other than refuse or recycling placed within enclosures meeting the requirements of Section 25-25.4, Screening of Outdoor Storage, Mechanical Equipment, and Utilities, of the Zoning Code.
- M. Utilities and Mechanical Equipment
1. Any new permanent electrical, telephone, data transmission and distribution lines shall be installed underground within the Planned District.
  2. Pump stations, mechanical equipment, above ground utility boxes, meters, or similar items shall be screened in accordance with the provisions of Section 25-25.4, Screening of Outdoor Storage, Mechanical Equipment, and Above Ground Utilities, of the Zoning Code.
- N. Stormwater Management and Flood Protection
1. Adequate provisions shall be made for stormwater management in accordance with the specifications and standards of the Howard Bend Levee District and MSD.
  2. Prior to approval of site improvement plans for each phase, the developer shall submit documentation that any necessary easements have been granted for stormwater management or flood protection.
  3. A Floodplain Development Permit from the City of Maryland Heights shall be required prior to approval of site improvement plans for each phase.
  4. The developer shall demonstrate that adequate compensatory storage is provided for each phase of development, subject to the review and approval of the Floodplain Administrator and the Howard Bend Levee District.
  5. The developer shall demonstrate that the proposed approach to stormwater management and flood control for each phase of development shall not adversely impact surrounding properties, subject to the review and approval of the Floodplain Administrator and the Howard Bend Levee District.
- O. Sanitary Sewers - Sanitary sewer facilities shall be provided in accordance with the requirements of the Metropolitan St. Louis Sewer District.

**VI. MAINTENANCE**

- A. The buildings and site shall be maintained in accordance with the Property Maintenance Code.
- B. The landscaped areas shall be maintained in accordance with landscaping delineated on the site improvement plans. Plant materials shall be replaced or replanted as determined by annual inspection of the site by City staff.

**VII. PLANNED DISTRICT LIMITATIONS**

Limitations regarding failure to commence construction, abandonment, and extension of development schedule shall be in accordance with the provisions of Section 25-6.14, Limitations, of the Zoning Code.

**VIII. RIGHTS OF APPEAL**

In the event of a disagreement between any Developer and the City Planner and/or the City Engineer as to the criteria or conditions set forth in this ordinance and/or the Zoning Code, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided the Developer shall have the right to appeal such decision pursuant to the City of Maryland Heights Zoning Code and to pursue any other available legal or equitable remedy.

**Section 4:** This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED BY THE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

\_\_\_\_\_  
MAYOR/PRESIDING OFFICER

APPROVED BY THE MAYOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

## **EXHIBIT A - Legal Description**

A parcel of land being part of a tract of land conveyed to Arthur L. Sitton Et Al. by Deed Book 6478 Page 356 and a tract of land conveyed to Kathleen K. Tuttle, Trustee by Deed Book 12294 Page 1174, all of the St. Louis County Records, located in U.S. Surveys 137 and 949 in Township 46 North, Range 4 East, of the Fifth Principal Meridian, City of Maryland Heights, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the southwest corner of a tract of land conveyed to St. Louis County Department of Parks and Recreation by Deed book 13124 Page 771, of said records, being on the North line of Lot 2 of River Valley Commerce Park, as recorded in Plat Book 354 Page 829, of said records; thence North 84 degrees 09 minutes 14 seconds West, 1,682.82 feet, along the north line of said Lot 2 and its westerly extension, to the east line of U.S. Survey 137, being the northeast corner of a tract of and conveyed to Charles and Sharon Fischer, by Deed Book 17512 Page 3247 of said records; thence North 83 degrees 37 minutes 27 seconds West, along the north line of said Fischer tract, 357.12 feet, to the east right of line of John Pellet Court, variable width, being on a curve to the right having a radius of 453.30 feet; thence the following courses and distance along east said right of way: with said curve an arc distance of 178.64 feet and a chord which bears North 04 degrees 02 minutes 15 seconds West, 177.48 feet; North 06 degrees 49 minutes 53 seconds East, 1,093.74 feet, to a curve to the left having a radius of 498.30 feet; and with said curve an arc distance of 141.66 feet and a chord which bears North 01 degrees 18 minutes 45 seconds West, 141.18, to the east line of Lot 102 of Howard Bend – Big Muddy Subdivision, as recorded in Plat Book 368 Page 310, of above said records; thence the following courses and distance along said east line of Lot 102: North 06 degrees 49 minutes 53 seconds East, 183.97 feet; North 81 degrees 39 minutes 45 seconds West, 235.55 feet; North 26 degrees 10 minutes 35 seconds East, 190.74 feet to a curve to the left having a radius of 725.00 feet; along said curve an arc distance of 212.86 feet and a chord which bears North 17 degrees 45 minutes 57 seconds East, 212.10 feet; North 09 degrees 21 minutes 19 seconds East, 828.97 feet to a curve to the right having a radius of 875.00 feet; and along said curve with an arc distance of 124.20 feet and a chord which bears North 13 degrees 26 minutes 25 seconds East, 124.10 feet, to the south line of a tract of land conveyed to Frances M. Hellwig, Trustee, by Deed Book 23606 Page 3245 of said records; thence South 81 degrees 12 minutes 51 seconds East, along the south line of said Hellwig tract, 2,170.98 feet, to the west line of said St. Louis County Department of Parks and Recreation tract; thence South 06 degrees 58 minutes 53 seconds West, 1,335.05 feet; and South 06 degrees 31 minutes 04 seconds West, 1496.78 feet along said west line to the POINT OF BEGINNING. Containing 6,168,059 square feet or 141.599 acres, more or less. According to calculations performed by Stock and Associates in October 2020.

Also and including:

A parcel of land being part of a tract of land conveyed to Arthur L. Sitton Et Al. by Deed Book 6478 Page 356, of the St. Louis County Records, located in U.S. Survey 137 in Township 46 North, Range 4 East, of the Fifth Principal Meridian, City of Maryland Heights, St. Louis County, Missouri, and being more particularly described as follows: Commencing at the southwest corner of a tract of land conveyed to St. Louis County Department of Parks and Recreation by Deed book 13124 Page 771, of said records, being on the North line of Lot 2 of River Valley Commerce Park, as recorded in Plat Book 354 Page 829, of said records; thence North 84 degrees 09 minutes 14 seconds West, 1,682.82 feet, along the north line of said Lot 2 and its westerly extension to the east line of U.S. Survey 137, being the northeast corner of a tract of and conveyed to Charles and Sharon Fischer, by Deed Book 17512 Page 3247 of said records; thence North 83 degrees 37 minutes 27 seconds West, along the north line of said Fischer tract and its westerly extension, 399.90 feet, to the west right of line of John Pellet Court, variable width, being the Point of Beginning of herein described parcel of land: thence continuing along said westerly extension, North 83 degrees 37 minutes 27 seconds West, 10.69 feet to the southwest corner of above said Sitton tract; thence North 06 degrees 49 minutes 53 East, along the west line of said Sitton tract, 32.32 feet to the above said west right of way line of John Pellet Court, being on a curve to the left having a radius of 493.30 feet; thence along said west right of way line, with said curve an arc distance of 33.96 feet and a chord which bears South 11 degrees 31 minutes 01 seconds East, 33.96 feet to the POINT OF BEGINNING. Containing 166 square feet or 0.004 acres, more or less. According to calculations performed by Stock and Associates in October 2020.



# Exhibit B - Westport West Use Matrix

Category				Minimum Parking
AGRICULTURE	111	CROP PRODUCTION		
	111191	Oilseed and Grain Combination Farming	P	NONE
	111192	Oilseed and Grain Farming - Accessory Structure	P	
	111419	Food Crops Grown Undercover	P	1 space for each employee on the max. shift
	111421	Nursery and Tree Production	P	
	111998	All Other Miscellaneous Crop Farming	P	NONE
	111999	Agricultural Related Activities	P	
	11511	Support Activities for Crop Production	P	1 space for each employee on the max. shift
	UTILITIES	221	UTILITIES	
221122		Electric Power Generation, Transmission, and Distribution	C	
221210		Natural Gas Distribution	C	
221211		Petroleum Pressure Control and Pumping Stations	C	1 space per employee on the max. shift, + 1 space per vehicle customarily used in operation of the use or stored on the premises
221310		Water Supply and Irrigation Systems	C	
221311		Water Storage Tanks and Reservoirs	C	
221313		Water Pressure Control and Pumping Stations	P	
221321		Sewage Pressure Control and Pumping Stations	P	
CONSTRUCTION		236	BUILDING & DEVELOPMENT	
	236000	Outdoor Storage of Materials and Equipment	C	NONE
	236010	Building and General Contractor	P	3 spaces per 1,000 sf of floor area
	236011	Land Development Contractor	P	
	236012	Building and General Contractor - Administrative Office	P	
	23611	Residential Building Construction	P	
	236118	Residential Remodelers	P	
	236210	Industrial Building Construction	P	
	236220	Commercial and Institutional Building Construction	P	



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking
CONSTRUCTION	237	HEAVY AND CIVIL ENGINEERING CONSTRUCTION	
	237110	Water and Sewer Line and Related Structures Construction	C
	237120	Oil and Gas Pipeline and Related Structures Construction	C
	237130	Power and Communication Line and Related Structures Construction	C
	237310	Highway, Street, and Bridge Construction	C
	237320	Public Streets and Roads Garage	C
	237990	Other Heavy and Civil Engineering Construction	C
	237991	Other Heavy and Civil Engineering Construction - Administrative Office	P
	238	SPECIAL TRADE CONTRACTORS	
	238110	Poured Concrete Foundation and Structure Contractors	P
	238120	Structural Steel and Precast Concrete Contractors	P
	238130	Framing Contractors	P
	238140	Masonry Contractors	P
	238150	Glass and Glazing Contractors	P
	238160	Roofing Contractors	P
	238170	Siding Contractors	P
	238190	Other Foundation, Structure, and Building Exterior Contractors	P
	238210	Electrical Contractors and Other Wiring Installation Contractors	P
	238220	Plumbing, Heating, and Air-Conditioning Contractors	P
	238221	Sheet Metal Contractors	P
	238222	Fire Protection and Sprinkler System Contractors	P
	238290	Other Building Equipment Contractors	P
	238310	Drywall and Insulation Contractors	P
	238320	Painting and Wall Covering Contractors	P
	238330	Flooring Contractors	P
	238340	Tile and Terrazzo Contractors	P

3 spaces per 1,000 sf of floor area

3 spaces per 1,000 sf of floor area



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking
CONSTRUCTION	238350	Finish Carpentry Contractors	P
	238351	Window and Door Installation Contractors	P
	238352	Garage Door Installation Contractors	P
	238391	Furniture and Storage System Installers	P
	238910	Site Preparation Contractors	P
	238911	Water Well Drilling Contractors	P
	238990	All Other Specialty Trade Contractors	P
	238991	Fence Installation Contractors	P
MANUFACTURING	311	FOOD PRODUCTS	
	311111	Animal Food Manufacturing	P
	311230	Breakfast Cereal Manufacturing	P
	311314	Sugar Manufacturing	P
	31135	Chocolate and Confectionary Manufacturing	P
	31141	Frozen Food Manufacturing	P
	311421	Fruit and Vegetable Canning	P
	311422	Specialty Canning	P
	311423	Dried and Dehydrated Food Manufacturing	P
	3115	Dairy Product Manufacturing	P
	31161	Meat Processing	P
	311710	Seafood Product Preparation and Packaging	P
	3118	Bakeries and Tortilla Manufacturing	P
	31191	Snack Food Manufacturing	P
	311920	Coffee and Tea Manufacturing	P
	311930	Flavoring Syrup and Concentrate Manufacturing	P
	31194	Seasoning and Dressing Manufacturing	P
	311991	Perishable Prepared Food Manufacturing	P



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking
MANUFACTURING	312	BEVERAGE & TOBACCO PRODUCT MANUFACTURING	
	31211	Soft Drink, Water, and Ice Manufacturing	P
	312120	Breweries	C
	312130	Wineries	C
	312140	Distilleries	C
	313	TEXTILE MILLS	
	3131	Fiber, Yarn, and Thread Mills	P
	314	TEXTILE PRODUCT MILLS	
	3141	Textile Finishing Mills	P
	315	APPAREL MANUFACTURING	
	3151	Apparel Knitting Mills	P
	3152	Cut and Sew Apparel Manufacturing	P
	315990	Apparel Accessories and Other Apparel Manufacturing	P
	316	LEATHER AND ALLIED PRODUCT MANUFACTURING	
	316110	Leather and Hide Tanning and Finishing	P
	316210	Footwear Manufacturing	P
	316992	Women's Handbag and Purse Manufacturing	P
	316998	All Other Leather Good and Allied Product Manufacturing	P
	321	WOOD PRODUCT MANUFACTURING	
	3212	Veneer, Plywood, and Engineered Wood Product Manufacturing	P
	32191	Millwork	P
	321911	Wood Window and Door Manufacturing	P
	321912	Cut Stock, Resawing Lumber, and Planing	P
	321920	Wood Container and Pallet Manufacturing	P
321992	Prefabricated Wood Building Manufacturing	P	
321999	All Other Miscellaneous Wood Product Manufacturing	P	





# Exhibit B - Westport West Use Matrix

Category			Minimum Parking
<b>MANUFACTURING</b>	322	PAPER MANUFACTURING	
	32212	Paper Mills	P
	322130	Paperboard Mills	P
	32221	Paperboard Container Manufacturing	P
	322220	Paper Bag and Coated and Treated Paper Manufacturing	P
	322230	Stationery Product Manufacturing	P
	322291	Sanitary Paper Product Manufacturing	P
	323	PRINTING & RELATED SUPPORT ACTIVITIES	
	323111	Commercial Printing (except Screen and Books)	P
	323113	Commercial Screen Printing	P
	323117	Books Printing	P
	323120	Support Activities for Printing	P
	325	CHEMICAL MANUFACTURING	
	325110	Petrochemical Chemical Manufacturing	C
	325130	Synthetic Dye and Pigment Manufacturing	C
	325180	Other Basic Inorganic Chemical Manufacturing	C
	32519	Other Basic Organic Chemical Manufacturing	C
	32521	Resin and Synthetic Rubber Manufacturing	C
	325220	Artificial and Synthetic Fibers and Filaments Manufacturing	C
	325320	Pesticide and Other Agricultural Chemical Manufacturing	C
	325411	Medicinal and Botanical Manufacturing	P
	325412	Pharmaceutical Preparation Manufacturing	P
	325510	Paint and Coating Manufacturing	C
	325520	Adhesive Manufacturing	C
325611	Soap and Other Detergent Manufacturing	C	
325620	Toilet Preparation Manufacturing	C	

1 space per employee on the max. shift

1 space per employee on the max. shift

4 spaces per 1,000 sf of floor area

1 space per employee on the max. shift



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking		
MANUFACTURING	325910	Printing Ink Manufacturing	P	1 space per employee on the max. shift	
	325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing	C		
	326	PLASTIC AND RUBBER PRODUCTS MANUFACTURING			
	32611	Plastics Packaging Materials and Unlaminated Film and Sheet Manufacturing	P	1 space per employee on the max. shift	
	326121	Unlaminated Plastics Profile Shape Manufacturing	P		
	326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing	P		
	326140	Polystyrene Foam Product Manufacturing	P		
	326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing	P		
	326199	All Other Plastics Product Manufacturing	P		
	326212	Tire Retreading	C		
	326220	Rubber and Plastics Hoses and Belting Manufacturing	P		
	32629	Other Rubber Product Manufacturing	P		
	327	NONMETALLIC MINERAL PRODUCT MANUFACTURING			
	327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing	P		1 space per employee on the max. shift
	327120	Clay Building Material and Refractories Manufacturing	P		
	32721	Glass and Glass Product Manufacturing	P		
	327331	Concrete Block and Brick Manufacturing	C		
	327332	Concrete Pipe Manufacturing	C		
	327991	Cut Stone and Stone Product Manufacturing	C		
	331	PRIMARY METAL MANUFACTURING			
	331110	Iron and Steel Mills and Ferroalloy Manufacturing	C	1 space per employee on the max. shift	
	332	FABRICATED METAL PRODUCT MANUFACTURING			
	33211	Forging and Stamping	P	1 space per employee on the max. shift	
	33221	Cutlery and Handtool Manufacturing	P		
332312	Fabricated Structural Metal Manufacturing	P			
332321	Metal Window and Door Manufacturing	P			



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking	
MANUFACTURING	332322	Sheet Metal Work Manufacturing	P	1 space per employee on the max. shift
	332323	Ornamental and Architectural Metal Work Manufacturing	P	
	33243	Metal Can, Box, and Other Metal Container Manufacturing	P	
	332510	Hardware Manufacturing	P	
	33261	Spring and Wire Product Manufacturing	P	
	332710	Machine Shops	P	
	332721	Precision Turned Product Manufacturing	P	
	332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing	P	
	33281	Coating, Engraving, Heat Treating, and Allied Activities	P	
	33299	All Other Fabricated Metal Product Manufacturing	P	
	333	MACHINERY AND EQUIPMENT		
	33311	Agricultural Implement Manufacturing	P	1 space per employee on the max. shift
	333120	Construction Machinery Manufacturing	P	
	333131	Mining Machinery and Equipment Manufacturing	P	
	33324	Industrial Machinery Manufacturing	P	
	33331	Commercial and Service Industry Machinery Manufacturing	P	
	33341	Ventilation, Heating, Air-Conditioning, and Commercial Refrigeration Equipment Manufacturing	P	
	33351	Metalworking Machinery Manufacturing	P	
	33361	Engine, Turbine, and Power Transmission Equipment Manufacturing	P	
	33391	Pump and Compressor Manufacturing	P	
33392	Material Handling Equipment Manufacturing	P		
33399	All Other General Purpose Machinery Manufacturing	P		
334	COMPUTER AND ELECTRONIC PRODUCT MANUFACTURING			
33411	Computer and Peripheral Equipment Manufacturing	P	1 space per employee on the max. shift	
3342	Communications Equipment Manufacturing	P		
33431	Audio and Video Equipment Manufacturing	P		



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking	
MANUFACTURING	33441	Semiconductor and Other Electronic Component Manufacturing	P	1 space per employee on the max. shift
	33451	Navigational, Measuring, Electromedical, and Control Instruments Manufacturing	P	
	334519	Watch, Clock, and Related Part Manufacturing	P	
	334613	Blank Magnetic and Optical Recording Media Manufacturing	P	
	334614	Software and Other Prerecorded Compact Disc, Tape, and Record Reproducing	P	
	335	ELECTRICAL EQUIPMENT, APPLIANCE, AND COMPONENT MANUFACTURING		
	335110	Electric Lamp Bulb and Part Manufacturing	P	1 space per employee on the max. shift
	33512	Lighting Fixture Manufacturing	P	
	335210	Small Electrical Appliance Manufacturing	P	
	33522	Major Appliance Manufacturing	P	
	33531	Electrical Equipment Manufacturing	P	
	33591	Battery Manufacturing	P	
	335921	Fiber Optic Cable Manufacturing	P	
	33593	Wiring Device Manufacturing	P	
	33599	All Other Electrical Equipment and Component Manufacturing	P	
	336	TRANSPORTATION EQUIPMENT MANUFACTURING		
	3361	Motor Vehicle Manufacturing	P	1 space per employee on the max. shift
	33621	Motor Vehicle Body and Trailer Manufacturing	P	
	3363	Motor Vehicle Parts Manufacturing	P	
	33641	Aerospace Product and Parts Manufacturing	P	
	336991	Motorcycle, Bicycle, and Parts Manufacturing	P	
	337	FURNITURE & RELATED PRODUCTS		
	337110	Wood Kitchen Cabinet and Countertop Manufacturing	P	1 space per employee on the max. shift
	33712	Household and Institutional Furniture Manufacturing	P	
	33721	Office Furniture Manufacturing	P	
	337212	Custom Architectural Woodwork and Millwork Manufacturing	P	



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking		
MANUFACTURING	337215	Showcase, Partition, Shelving, and Locker Manufacturing	P	1 space per employee on the max. shift	
	337910	Mattress Manufacturing	P		
	337920	Blind and Shade Manufacturing	P		
	339	MISCELLANEOUS MANUFACTURING			
	339112	Surgical and Medical Instrument Manufacturing	P	1 space per employee on the max. shift	
	339113	Surgical Appliance and Supplies Manufacturing	P		
	339114	Dental Equipment and Supplies Manufacturing	P		
	339115	Ophthalmic Goods Manufacturing	P		
	339116	Dental Laboratories	P		
	339910	Jewelry and Silverware Manufacturing	P		
	339920	Sporting and Athletic Goods Manufacturing	P		
	339930	Doll, Toy, and Game Manufacturing	P		
	339940	Office Supplies (except Paper) Manufacturing	P		
	339950	Sign Manufacturing	P		
	339992	Musical Instrument Manufacturing	P		
	339993	Fastener, Button, Needle, and Pin Manufacturing	P		
	339994	Broom, Brush, and Mop Manufacturing	P		
	339995	Burial Casket Manufacturing	P		
	WHOLESALE TRADE	423	DURABLE GOODS MERCHANT WHOLESALERS		
		4231	Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers	P	4 spaces per 1,000 sf of floor area devoted to office use, + .5 spaces per 1,000 sf of floor area devoted to warehousing & storage use
423130		Tire and Tube Merchant Wholesalers	P		
423210		Furniture Merchant Wholesalers	P		
423220		Home Furnishing Merchant Wholesalers	P		
423310		Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers	P		
423320		Brick, Stone, and Related Construction Material Merchant Wholesalers	P		
423330		Roofing, Siding, and Insulation Material Merchant Wholesalers	P		



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking
WHOLESALE TRADE	423410	Photographic Equipment and Supplies Merchant Wholesalers	P
	423420	Office Equipment Merchant Wholesalers	P
	423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers	P
	423440	Other Commercial Equipment Merchant Wholesalers	P
	423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers	P
	423460	Ophthalmic Goods Merchant Wholesalers	P
	423490	Other Professional Equipment and Supplies Merchant Wholesalers	P
	423510	Metal Service Centers and Other Metal Merchant Wholesalers	P
	423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers	P
	423620	Household Appliances, Electric Housewares and Consumer Electronics Merchant Wholesalers	P
	423710	Hardware Merchant Wholesalers	P
	423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers	P
	423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers	P
	423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers	P
	423820	Farm and Garden Machinery and Equipment Merchant Wholesalers	P
	423830	Industrial Machinery and Equipment Merchant Wholesalers	P
	423840	Industrial Supplies Merchant Wholesalers	P
	423850	Service Establishment Equipment and Supplies Merchant Wholesalers	P
	423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers	P
	423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers	P
	423911	Swimming Pool and Spa Equipment Merchant Wholesalers	P
	423912	Firearms, Sporting, Merchant Wholesalers	C
	423920	Toy and Hobby Goods and Supplies Merchant Wholesalers	P
	423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers	P
	423950	Pre-Recorded Audio and Video Tapes and Discs Merchant Wholesalers	P
	423990	Other Miscellaneous Durable Goods Merchant Wholesalers	P

4 spaces per 1,000 sf of floor area devoted to office use,  
+ .5 spaces per 1,000 sf of floor area devoted to  
warehousing & storage use



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking
WHOLESALE TRADE	424	NONDURABLE GOODS MERCHANT WHOLESALERS	
	4241	Paper and Paper Product Merchant Wholesalers	P
	424130	Disposable Plastics Products Merchant Wholesalers	P
	424210	Drugs and Druggists' Sundries Merchant Wholesalers	P
	4243	Apparel, Piece Goods, and Notions Merchant Wholesalers	P
	424340	Footwear Merchant Wholesalers	P
	424410	General Line Grocery Merchant Wholesalers	P
	424420	Packaged Frozen Food Merchant Wholesalers	P
	424430	Dairy Product (except Dried or Canned) Merchant Wholesalers	P
	424440	Poultry and Poultry Product Merchant Wholesalers	P
	424450	Confectionery Merchant Wholesalers	P
	424460	Fish and Seafood Merchant Wholesalers	P
	424470	Meat and Meat Product Merchant Wholesalers	P
	424480	Fresh Fruit and Vegetable Merchant Wholesalers	P
	424491	Pet Supplies and Related Products Merchant Wholesalers	P
	4246	Chemical and Allied Products Merchant Wholesalers	C
	4247	Petroleum and Petroleum Products Merchant Wholesalers	C
	424810	Beer and Ale Merchant Wholesalers	P
	424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers	P
	424910	Farm Supplies Merchant Wholesalers	P
	424920	Book, Periodical, and Newspaper Merchant Wholesalers	P
	424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers	P
	424940	Tobacco and Tobacco Product Merchant Wholesalers	P
	424950	Paint, Varnish, and Supplies Merchant Wholesalers	P
	424992	Canvas, Burlap, and Other Textile Fabric Merchant Wholesalers	P
	424993	Artists' Supplies Merchant Wholesalers	P

4 spaces per 1,000 sf of floor area devoted to office use,  
+ .5 spaces per 1,000 sf of floor area devoted to  
warehousing & storage use



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking
RETAIL TRADE	441	MOTOR VEHICLE & PARTS DEALERS	
	441110	New Car Dealers (Internet Sales)	C 3.5 spaces per 1,000 sf of floor area of sales & showroom area, 3 spaces per service bay in repair garage areas, & one space per vehicle customarily used in the operation of this use or stored on the premises. This shall not include space provided for vehicles for sale or lease.
	441120	Used Car Dealers (Internet Sales)	C
	441310	Automotive Parts and Accessories Stores	C
	442	FURNITURE & HOME FURNISHINGS	
	442110	Furniture Stores	P
	442210	Floor Covering Stores	P
	44229	Other Home Furnishings Stores	P
	443	ELECTRONICS & APPLIANCES	
	443141	Household Appliance Stores	P
	443142	Electronics Stores	P
	443143	Camera Shops	P
	443144	Cellular Telephone Stores	P
	443145	Computer and Software Stores	P
	443146	Prerecorded Music and Movie Stores	
	444	BUILDING MATERIAL AND GARDEN EQUIPMENT AND SUPPLIES DEALERS	
	444000	Outdoor Display and Sales of Retail Products	C
	444110	Home Centers	C
	444120	Paint and Wallpaper Stores	P
	444130	Hardware Stores	C
	444190	Other Building Material Dealers	C
	444191	Electrical Supplies Stores	P
	444192	Heating and Plumbing Equipment and Supplies Stores	P
	444193	Kitchen and Bath Material Stores	P
444210	Outdoor Power Equipment Stores	C	





# Exhibit B - Westport West Use Matrix

Category			Minimum Parking	
RETAIL TRADE	444220	Nursery, Garden Center, and Farm Supply Stores	C	2 spaces per 3 employees on the max. shift, 1 space for each company vehicle + 4 spaces per 1,000 sf of sales room
	454	NONSTORE RETAILERS		
	45411	Electronic Shopping and Mail-Order Houses	P	1 space per employee on the max. shift, + one space per vehicle customarily used in operation of the use or stored on the premises
	454210	Vending Machine Operators	P	
	454390	Other Direct Selling Establishments	P	
	454391	Seasonal Produce Truck, Trailer, or Cart	P	See Article 28 of the Zoning Code
TRANSPORT SERVICES	484	SURFACE TRANSPORTATION		
	4841	General Freight Trucking	P	2 spaces per 3 employees on the max. shift, + 1 space per vehicle customarily used in operation of the use or stored on the premises, + one space per 200 sf of lobby area
	4842	Specialized Freight Trucking	P	
	484210	Used Household and Office Goods Moving	P	
	485	TRANSIT AND GROUND PASSENGER TRANSPORTATION		
	485111	Mixed Mode Transit Systems	C	NONE
	485112	Commuter Rail Systems	C	
	485113	Bus and Other Motor Vehicle Transit Systems	C	
	485210	Interurban and Rural Bus Transportation	C	
	485310	Taxi Service	C	1 space for each employee on the max. shift
	485320	Limousine Service	C	
	485991	Special Needs Transportation	C	
	488	TRANSPORTATION SUPPORT SERVICES		
	48811	Airport Operations	C	1 space for each employee on the max. shift, + 1 space per vehicle customarily used in operation of the use or stored on the premises
	488410	Motor Vehicle Towing	C	
	488491	Administrative Offices - Transportation Services	P	4 spaces per 1,000 sf of floor area
	488492	Fueling Dispensers - Transportation Services	C	1 space for each employee on the max. shift, + 1 space per vehicle customarily used in operation of the use or stored on the premises
	488493	Other Support Activities for Road Transportation	P	
	488510	Freight Transportation Arrangement	P	



# Exhibit B - Westport West Use Matrix

Category				Minimum Parking
	488991	Packing and Crating	P	1 space per 1.5 employees, but with a minimum of .5 spaces per 1,000 sf of floor area
POSTAL	491	POSTAL SERVICES		
	491110	Postal Service	P	4 spaces per customer service station, + 2 spaces per 3 employees on the max. shift, + 1 space per vehicle customarily used in operation of the use or stored on the premises
	492110	Couriers and Express Delivery Services	P	
	492210	Local Messengers and Local Delivery	P	
	493	WAREHOUSING & STORAGE		
STORAGE FACILITIES	493110	General Warehousing and Storage	P	1 space per 1.5 employees, but with a minimum of .5 spaces per 1,000 sf of floor area
	493120	Refrigerated Warehousing and Storage	P	
	493130	Farm Product Warehousing and Storage	P	
INFORMATION SERVICES	511	PUBLISHING INDUSTRIES (EXCEPT INTERNET)		
	511110	Newspaper Publishers	P	4 spaces per 1,000 sf of floor area
	511120	Periodical Publishers	P	
	511130	Book Publishers	P	
	511140	Directory and Mailing List Publishers	P	
	511191	Greeting Card Publishers	P	
	511210	Software Publishers	P	
	512	MOTION PICTURE & SOUND RECORDING INDUSTRIES		
	512110	Motion Picture and Video Production	P	4 spaces per 1,000 sf of floor area
	512120	Motion Picture and Video Distribution	P	1 space per 1.5 employees, but with a minimum of .5 spaces per 1,000 sf of floor area
	51213	Motion Picture and Video Exhibition	C	1 space per 3.5 seats
	512210	Record Production	P	4 spaces per 1,000 sf of floor area
	512230	Music Publishers	P	
	512240	Sound Recording Studios	P	
	515	BROADCASTING (EXCEPT INTERNET)		
	51511	Radio Broadcasting	P	4 spaces per 1,000 sf of floor area



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking	
INFORMATION SERVICES	515119	Radio Broadcasting Towers and Antennas	C	2 spaces within a reasonable distance of the tower
	515120	Television Broadcasting	P	4 spaces per 1,000 sf of floor area
	515129	Television Broadcasting Towers and Antennas	C	2 spaces within a reasonable distance of the tower
	515210	Cable and Other Subscription Programming	P	4 spaces per 1,000 sf of floor area
	517110	Wired Telecommunications Carriers	P	
	517210	Wireless Telecommunications Carriers (except Satellite)	P	
	517219	Wireless Telecommunications Towers and Antennas	C	2 spaces within a reasonable distance of the tower
	517410	Satellite Telecommunications	P	4 spaces per 1,000 sf of floor area
	517911	Telecommunications Resellers	P	4.5 spaces per 1,000 sf of floor area
	517919	Telecommunications - Administrative Office	P	4 spaces per 1,000 sf of floor area
	518210	Data Processing, Hosting, and Related Services	P	
	519	INFORMATION & DATA PROCESSING SERVICES		
	519110	News Syndicates	P	4 spaces per 1,000 sf of floor area
	519120	Libraries and Archives	C	3 spaces per 1,000 sf of floor area
	519130	Internet Publishing and Broadcasting and Web Search Portals	P	4 spaces per 1,000 sf of floor area
	519190	All Other Information Services	P	
FINANCIAL	523	SECURITIES, COMMODITY CONTRACTS, AND OTHER FINANCIAL INVESTMENTS AND RELATED ACTIVITIES		
	5231	Securities and Commodity Contracts Intermediation and Brokerage	P	4 spaces per 1,000 sf of floor area
	5239	Other Financial Investment Activities	P	
	524	INSURANCE CARRIERS		
	5241	Insurance Carriers	P	4 spaces per 1,000 sf of floor area
	524210	Insurance Agencies and Brokerages	P	
	524291	Claims Adjusting	P	
	525120	Health and Welfare Funds	P	
	525190	Other Insurance Funds	P	



# Exhibit B - Westport West Use Matrix

Category				Minimum Parking
REAL ESTATE	531	REAL ESTATE		
	5311	Lessors of Real Estate	P	4 spaces per 1,000 sf of floor area
	531210	Offices of Real Estate Agents and Brokers	P	
	53131	Real Estate Property Managers	P	
	531320	Offices of Real Estate Appraisers	P	
	531390	Other Activities Related to Real Estate	P	
RENTAL SERVICES	532	RENTAL & LEASING SERVICES		
	532000	Outdoor Display of Rental Equipment	C	NONE
	53211	Passenger Car Rental and Leasing	C	2.5 spaces per 1,000 sf of floor area
	532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	C	
	532210	Consumer Electronics and Appliances Rental	P	3.5 spaces per 1,000 sf of floor area
	532220	Formal Wear and Costume Rental	P	4.5 spaces per 1,000 sf of floor area
	532291	Home Health Equipment Rental	P	3.5 spaces per 1,000 sf of floor area
	532292	Recreational Goods Rental	P	
	532299	All Other Consumer Goods Rental	P	
	532310	General Rental Centers	P	
	5324	Commercial and Industrial Machinery and Equipment Rental and Leasing	P	
	PROFESSIONAL	541	PROFESSIONAL & TECHNICAL SERVICE	
5411		Legal Services	P	4 spaces per 1,000 sf of floor area devoted to office use, + .5 spaces per 1,000 sf of floor area devoted to laboratory, warehousing, and storage use (including data storage)
54121		Accounting, Tax Preparation, Bookkeeping, and Payroll Services	P	
541310		Architectural Services	P	
541320		Landscape Architectural Services	P	
541330		Engineering Services	P	
541340		Drafting Services	P	
541350		Building Inspection Services	P	



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking
PROFESSIONAL	541360	Geophysical Surveying and Mapping Services	P
	541380	Testing Laboratories	P
	541410	Interior Design Services	P
	541420	Industrial Design Services	P
	541430	Graphic Design Services	P
	541511	Custom Computer Programming Services	P
	541512	Computer Systems Design Services	P
	541513	Computer Facilities Management Services	P
	541611	Administrative Management and General Management Consulting Services	P
	541612	Human Resources Consulting Services	P
	541613	Marketing Consulting Services	P
	541620	Environmental Consulting Services	P
	541690	Other Scientific and Technical Consulting Services	P
	541711	Research and Development in Biotechnology	P
	541712	Research and Development in the Physical, Engineering, and Life Sciences (except Biotechnology)	P
	541810	Advertising Agencies	P
	541820	Public Relations Agencies	P
	541830	Media Buying Agencies	P
	541840	Media Representatives	P
	541860	Direct Mail Advertising	P
	541870	Advertising Material Distribution Services	P
	541890	Other Services Related to Advertising	P
541910	Marketing Research and Public Opinion Polling	P	
541921	Photography Studios, Portrait	P	
541922	Commercial Photography	P	

4 spaces per 1,000 sf of floor area devoted to office use, + .5 spaces per 1,000 sf of floor area devoted to laboratory, warehousing, and storage use (including data storage)



# Exhibit B - Westport West Use Matrix

Category				Minimum Parking
PROFESSIONAL	541930	Translation and Interpretation Services	P	4 spaces per 1,000 sf of floor area devoted to office use, + .5 spaces
	541940	Veterinary Services	C	
	541990	All Other Professional, Scientific, and Technical Services	P	
MANAGEMENT	551	MANAGEMENT OF COMPANIES AND ENTERPRISES		
	551111	Offices of Bank Holding Companies	P	4 spaces per 1,000 sf of floor area
	551112	Offices of Other Holding Companies	P	
	551114	Corporate, Subsidiary, and Regional Managing Offices	P	
ADMINISTRATION	561	ADMINISTRATIVE & SUPPORT SERVICES		
	561110	Office Administrative Services	P	4 spaces per 1,000 sf of floor area
	561311	Employment Placement Agencies	P	
	561410	Document Preparation Services	P	
	561421	Telephone Answering Services	P	
	561422	Telemarketing Bureaus and Other Contact Centers	P	
	561431	Private Mail Centers	P	4 spaces per customer service station, + 2 spaces per 3 employees on the max. shift, + 1 space per vehicle customarily used in operation of the use or stored on the premises
	561439	Other Business Service Centers (including Copy Shops)	P	4 spaces per 1,000 sf of floor area
	561440	Collection Agencies	P	
	561450	Credit Bureaus	P	
	561491	Repossession Services	C	
	561492	Court Reporting and Stenotype Services	P	
	561510	Travel Agencies	P	
	561611	Investigation Services	P	
	561612	Security Guards and Patrol Services	P	1 space per employee on the max. shift, + 1 space per vehicle customarily used in operation of the use or stored on the premises
561613	Armored Car Services	P		



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking	
ADMINISTRATION	561621	Security Systems Services (except Locksmiths)	P	4 spaces per 1,000 sf of floor area
	561622	Locksmiths	P	1 space per employee on the max. shift, + 1 space per vehicle customarily used in operation of the use or stored on the premises
	561710	Exterminating and Pest Control Services	P	
	561720	Janitorial Services	P	
	561730	Landscaping Services	C	
	561740	Carpet and Upholstery Cleaning Services	P	
	561791	Pool Management and Service Companies	P	
	561792	Snow Plowing Driveways and Parking Lots (not combined with any other service)	C	
	561793	Building Exterior Cleaning Services	P	
	561910	Packaging and Labeling Services	P	
	561920	Convention and Trade Show Organizers	P	
	562	WASTE MANAGEMENT AND REMEDIATION SERVICES		
	562110	Waste Management Services - Administrative Offices	P	4 spaces per 1,000 sf of floor area
EDUCATION	611	EDUCATIONAL SERVICES		
	611210	Junior Colleges	P*	*See Section 25-14.14, <a href="#">Parking for Educational Uses</a> , of the Zoning Code
	611310	Colleges, Universities, and Professional Schools	P*	
	611410	Business and Secretarial Schools	P*	
	611420	Computer Training	P*	
	611430	Professional and Management Development Training	P*	
	61151	Technical and Trade Schools	P*	
	611512	Flight Training	P*	
	611610	Fine Arts Schools	P*	
	611620	Sports and Recreation Instruction	P*	
	611630	Language Schools	P*	
	611691	Exam Preparation and Tutoring	P*	



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking
	611692	Automobile Driving Schools	P*
	611710	Educational Support Services	P*
	621	AMBULATORY HEALTH CARE SERVICES	
HEALTH CARE	621111	Offices of Physicians	P
	621112	Offices of Mental Health Specialists	P
	621210	Offices of Dentists	P
	621310	Offices of Chiropractors	P
	621320	Offices of Optometrists	P
	621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists	P
	621391	Offices of Podiatrists	P
	621410	Family Planning Centers	P
	621420	Outpatient Mental Health and Substance Abuse Centers	P
	621491	HMO Medical Centers	P
	621492	Kidney Dialysis Centers	P
	621493	Freestanding Ambulatory Surgical and Emergency Centers	P
	621498	All Other Outpatient Care Centers	P
	621511	Medical Laboratories	P
	621512	Diagnostic Imaging Centers	P
	621610	Home Health Care Services	P
		621910	Ambulance Services
	621991	Blood and Organ Banks	P
	621999	All Other Miscellaneous Ambulatory Health Care Services	P

\*See Section 25-14.14, Parking for Educational Uses, of the Zoning Code

4.5 spaces per 1,000 sf of floor area, or 4 spaces per doctor & 1 space per additional employee on the max. shift, whichever is greater

1 space for each bed, + 1 space per staff doctor & employee on the max. shift

4.5 spaces per 1,000 sf of floor area, or 4 spaces per doctor & 1 space per additional employee on the max. shift, whichever is greater

1 space per employee on the max. shift, 1 space per service bay, & 1 space per vehicle customarily used in operation of the use

4.5 spaces per 1,000 sf of floor area, or 4 spaces per doctor & 1 space per additional employee on the max. shift, whichever is greater





# Exhibit B - Westport West Use Matrix

Category			Minimum Parking
HEALTH CARE	622	HOSPITALS	
	622110	General Medical and Surgical Hospitals	C
	622210	Psychiatric and Substance Abuse Hospitals	C
	622310	Specialty Hospitals	C
	624	SOCIAL ASSISTANCE	
	624110	Child and Youth Services	P
	624120	Services for the Elderly and Persons with Disabilities	P
	624190	Other Individual and Family Services	P
	624310	Vocational Rehabilitation Services	P
	624410	Child Day Care Services	C
ARTS & RECREATION	711	PERFORMING ARTS & SPECTATOR SPORTS AND RELATED INDUSTRIES	
	7111	Performing Arts Companies	P
	711140	General Cultural and Entertainment Programs	C
	711150	Auditoriums	C
	711160	Exhibition Halls and Conference Centers	C
	711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities	P
	711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	P
	712	MUSEUMS, HISTORICAL SITES, AND SIMILAR INSTITUTIONS	
	712110	Museums	C
	712191	Privately-Owned Parks	C
	712192	Publicly-Owned Parks	P

1 space per 2 beds, + 1 space per staff doctor & employee on the max. shift

4.5 spaces per 1,000 sf of floor area, or 4 spaces per doctor & 1 space per additional employee on the max. shift, whichever is greater

4.5 spaces per 1,000 sf of floor area, or 4 spaces per doctor & 1 space per additional employee on the max. shift, whichever is greater

1 space per employee, + 1 space per 10 attendees, + stacking requirements

1 space per 4 seats , + 1 space per 50 sf of open seating area when there is not fixed seating

3.5 spaces per 1,000 sf of floor area

1 space per 4 seats , + 1 space per 50 sf of open seating area when there is not fixed seating

1 space per 4 persons based on design capacity of building, or 5 spaces per 1,000 sf of floor area, whichever is greater

4 spaces per 1,000 sf of floor area

3.5 spaces per 1,000 sf of floor area

Space equivalent to 1 percent of the total land area. Parking area available along park roads or private drives may be used to fulfill this requirement



# Exhibit B - Westport West Use Matrix

Category				Minimum Parking
ARTS & RECREATION	713	AMUSEMENT, GAMBLING, AND RECREATION INDUSTRIES		
	713940	Fitness and Recreational Sports Centers	C	3.5 spaces per 1,000 sf of floor area &/or 1 space per 100 sf of skating area or playing surface
	713941	Athletic Fields	C	20 spaces per field
	713942	Indoor Racquet Sports Courts	C	4 spaces per court
	713944	Community Recreation Facilities	C	3.5 spaces per 1,000 sf of floor area
	713945	Municipal Recreation Facilities	P	
	713950	Bowling Centers	C	5 spaces per alley
	713994	Bikeway	P	NONE
	713995	Walkway	P	
	HOSPITALITY	722	FOOD SERVICES AND DRINKING PLACES	
722000		Outdoor Restaurant Seating	C	1 space per 3 seats to be provided in areas allocated to table seating, + 2 spaces per 3 employees on the max. shift, + 1 space per 12 sf allocated to a queuing or waiting area (including enclosed vestibules, air lock areas between entry doors, areas allocated to food service waiting lines, & areas allocated to order taking & delivery), + all applicable standards for areas of the establishment which are allocated to bar areas
722310		Food Service Contractors	P	
722320		Caterers	P	1 space per employee, + one space per vehicle customarily used in operation of the use or stored on the premises
722329		Banquet Facilities	C	1 space per 4 persons based on design capacity of the building, or 5 spaces per 1,000 sf of floor area, whichever is greater
722330		Food Truck, Trailer, or Cart	P	See Article 28 of the Zoning Code



# Exhibit B - Westport West Use Matrix

Category			Minimum Parking
HOSPITALITY	722511	Full-Service Restaurants	1 space per 3 seats to be provided in areas allocated to table seating, + 2 spaces per 3 employees on the max. shift, + 1 space per 12 sf allocated to a queuing or waiting area (including enclosed vestibules, air lock areas between entry doors, areas allocated to food service waiting lines, & areas allocated to order taking & delivery), + all applicable standards for areas of the establishment which are allocated to bar areas
	722513	Take Out Restaurants	
	722514	Cafeterias, Grill Buffets, and Buffets	
	722515	Snack and Nonalcoholic Beverage Bars	
	722516	Fast Food Restaurants (Without Drive-Thru Services)	
	722518	Entertainment Restaurants	
	722519	Microbreweries/Wineries	
PERSONAL SERVICES	811	REPAIR SERVICES AND MAINTENANCES	
	811111	General Automotive Repair and Maintenance	1 space per employee on the max. shift, 2 spaces per service bay, & 1 space per vehicle customarily used in operation of the use
	811112	Automotive Exhaust System Repair and Maintenance	
	811113	Automotive Transmission Repair and Maintenance	
	811121	Automotive Body, Paint, and Interior Repair and Maintenance	
	811122	Automotive Glass Replacement Shops	
	811191	Automotive Oil Change and Lubrication Shops	
	811193	Automobile and Truck Detailing	
	81121	Electronic and Precision Equipment Repair and Maintenance	3.5 spaces per 1,000 sf of floor area
	811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	
	811311	Commercial and Industrial Machinery and Equipment Repair and Maintenance - Administrative Offices	
	811312	Miscellaneous Engine Repair	
	811411	Home and Garden Equipment Repair and Maintenance	
	811412	Appliance Repair and Maintenance	
811420	Reupholstery and Furniture Repair		



# Exhibit B - Westport West Use Matrix

Category				Minimum Parking
PERSONAL SERVICES	811430	Footwear and Leather Goods Repair	P	3.5 spaces per 1,000 sf of floor area
	811490	Other Personal and Household Goods Repair and Maintenance	C	
	811491	Watch, Clock, and Jewelry Repair	P	
	811492	Tailoring Services	P	
ORGANIZATIONS	813	RELIGIOUS, GRANTMAKING, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS		
	813110	Places of Worship	P	1 space per 4 seats, (one seat equals 2 feet of bench length) + 1 space per vehicle customarily used in operation of the use or stored on the premises
	813111	Religious Organization Administrative Offices	P	4 spaces per 1,000 sf of floor area
	813112	Convents/Monasteries	P	1 space per 4 persons based on design capacity of the building, or 5 spaces per 1,000 sf of floor area, whichever is greater
	813210	Grantmaking Foundations	P	4 spaces per 1,000 sf of floor area
	813211	Grantmaking Foundations - Administrative Offices	P	
	813212	Voluntary Health Organizations	P	1 space per 4 persons based on design capacity of the building, or 5 spaces per 1,000 sf of floor area, whichever is greater
	81331	Environmental and Natural Resource Preservation Advocacy Organizations	P	
	81332	Animal Rights and Welfare Organizations and Humane Societies	C	
	81333	Animal Rights and Welfare Organizations and Humane Societies Administrative Office	P	4 spaces per 1,000 sf of floor area
	813410	Civic and Social Organizations	P	1 space per 4 persons based on design capacity of the building, or 5 spaces per 1,000 sf of floor area, whichever is greater
	813910	Business Associations	P	
	813920	Professional Organizations	P	
	813930	Labor Unions and Similar Labor Organizations	P	
	813940	Political Organizations	P	