

CHAPTER 17

OFF-STREET PARKING AND LOADING FACILITIES

17-1. GENERAL REQUIREMENTS

- 17-1.01 No building or structure shall be erected, substantially altered, or changed in use unless permanently maintained off-street parking and loading space have been provided in accordance with the provisions of this Ordinance.
- 17-1.02 The provisions of this Chapter shall not apply to any existing building or structure except where there is a change in use. Where the new use involved no additions or enlargements, the requirements of this Ordinance regarding parking and loading spaces appropriate to the new use shall be provided.
- 17-1.03 When a building or structure constructed after the effective date of this Ordinance is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise such that there is a need to increase the number of existing parking spaces, additional parking spaces shall be provided appropriate to the change in use. If a building or structure existing prior to the effective date of this Ordinance is increased by fifty percent (50%) with respect to floor area, number of employees, number of housing units, seating capacity, or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth herein.

17-2. STANDARDS

- 17-2.01 Location of parking spaces: the following regulations shall govern the location of off-street parking spaces and areas: a. Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve. b. Parking spaces for commercial, industrial, or institutional uses shall be located not more than five hundred (500) feet from the principal use. c. Parking spaces for apartments, dormitories or similar residential uses shall be located not more than three hundred (300) feet from the principal use.

17-2. LOADING SPACE REQUIREMENTS AND DIMENSIONS

- 17-2.02 a. Off-street loading spaces for commercial uses shall be provided in accordance with the following table:

<u>Gross floor area (sq.ft.)</u>	<u>Quality & Type</u>
14,000-36,000	one space 35 ft. long
36,001-60,000	two spaces 35 ft. long
60,001-100,000	two spaces @ 35 ft.; and one space @ 65 ft.

- For each additional 75,000 square feet, or fraction thereof, an additional Type A space will be provided. Type B spaces are 35 feet in length. Type A spaces are 65 feet in length. b. The size of an off-street loading space shall not be less than 12 feet in width and 35 feet or 65 feet in length (see above), exclusive of access platform and loading areas. c. Convenient access to loading spaces from streets or alleys shall be provided, and the accesses shall not be less than twelve (12) feet wide. d. Location of required loading facilities: The off-street loading facilities required for the uses mentioned shall not project into the public right-of-way or set-back area. The required off-street loading berths shall not be included in the area assigned to satisfy the off-street parking requirements. e. Design and location of entrances and exits for required off-street loading areas shall be subject to review by the Administrator.
- 17-2.03 MAINTENANCE. The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash and other debris.
- 17-2.04 PAVING. The required number of parking and loading spaces as set forth in this Ordinance, (PARKING SPACE REQUIREMENTS), together with driveways, aisles, and other circulation areas shall be improved with material which provides a durable and dust-free surface.
- 17-2.05 DRAINAGE. All parking and loading areas shall provide for proper drainage of surface water onto adjacent properties or walkways.
- 17-2.06 LIGHTING. Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Lights used to illuminate a parking lot shall be arranged to reflect light away from adjoining property.
- 17-2.07 ACCESS. Any parking area shall be designated so that a vehicle leaving or entering the parking area serving a public or private street shall be traveling in a forward direction. Access driveways for parking areas or loading spaces shall be located so that a vehicle entering or leaving the area shall be clearly visible to a pedestrian or motorist approaching the access while on a public or private street.
- 17-2.08 STRIPING. All parking areas with a capacity of more than twelve (12) vehicles shall be striped with double lines, six (6) inches each side of center, between stalls to facilitate movement to and from the stalls.
- 17-2.09 SCREENING AND/OR LANDSCAPING. If a parking area is located in or adjacent to a residential district, it shall be screened on all sides which adjoin, or face, property used for residential purposes. The screen shall be an acceptably designed wall, fence or planting. This screen shall not be less than four (4) feet in height nor more than six (6) feet in height. It shall be maintained in good condition. The space between the screen and the lot line of adjacent premises in any residential district shall be landscaped with grass, hardy shrubs, or evergreen ground cover, and this space shall

be maintained in good condition. If the terrain or other natural features are such that the screen will not serve the intended purpose, i.e. produce a visual obstruction and thus preserve privacy for the residence (s), then the screening fence, wall or planting shall not be required.

- 17-2.10 **WHEEL BLOCKS.** If a parking lot abuts a property line, wheel blocks or other suitable devices shall be installed to prevent the extension of any part of a parked vehicle beyond the property line of the parking area.
- 17-2.11 **MINIMUM DISTANCE AND SETBACKS.** A parking area for more than ten (10) vehicles shall not be closer than twenty (20) feet to any dwelling unit, school, hospital, or other institution for human care which is located on an adjoining lot unless the parking area is separated by an acceptably designed screen. If the parking area is on the same lot as one (1) family residence, the area shall not be located in the front yard required for the building. No part of a parking area shall be closer than four (4) feet to an established street or alley right-of-way.
- 17-2.12 **DISABLED VEHICLES.** The parking of a disabled vehicle within a residential or commercial district for a period of more than two (2) weeks is prohibited unless the vehicle is stored in an enclosed garage or accessory building.
- 17-2.13 **JOINT USE.** Two (2) or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not usually overlap if a written agreement, approved by the Administrator, shall have been filed with the application for a Zoning Permit.
- 17-2.14 **HANDICAP PARKING SPACES.** (Added 8/25/05) The following are the minimum required number of handicap spaces provided by the designed number parking spaces: one (1) space up to 25, two (2) spaces between 26-50, three (3) spaces between 51-75, four (4) spaces between 76-100, five (5) spaces between 101-150, six (6) spaces between 151-200, seven (7) spaces between 201-300, eight (8) spaces between 301-400, nine (9) spaces between 401-500, 2% of total between 501-1,000 or more shall be 20, plus one for each 100 over 1,000.
- 17-3. **OFF STREET PARKING DESIGN AND DIMENSIONAL TABLES.** Design and dimensional tables, where appropriate, will be prepared and maintained by the Administrator.
- 17-4. **PARKING SPACE REQUIREMENTS.** For the purposes of this Ordinance, the following parking space requirements shall apply:
- 17-4.01 **RESIDENTIAL.** Residential, single family or two (2) family dwelling: two (2) spaces for each unit. Residential, apartment or multiple family dwelling: one and one-half (1 1/2) spaces for each unit. Residential, boarding houses, rooming houses, dormitories and fraternity houses which have sleeping rooms: one (1) space for each sleeping

- room, or one (1) space for each permanent occupant. Residential, mobile home park: one (1) space for each unit plus one (1) additional space for each five (5) units.
- 17-4.02 **COMMERCIAL.** Commercial, Automobile service garages which also provide repair: one (1) space for each two (2) gasoline pumps and two (2) spaces for each service bay. Commercial, hotels and motels: one (1) space for each sleeping room. Commercial, funeral parlors, mortuaries and similar uses: one (1) space for each one hundred (100) square feet of floor area in slumber rooms, parlors or service rooms.
- 17-4.03 Recreational or entertainment, dining rooms, restaurant, taverns, night clubs etc: one (1) for each two hundred (200) square feet of floor area. Recreational, bowling alleys: four (4) space for each alley or lane plus one (1) additional space for each one hundred (100) square feet of the area used for restaurant, cocktail lounge or similar use. Recreational, dance floors, skating rinks: one (1) for each one hundred (100) square feet of floor area used for the activity. Recreational, outdoor swimming pools, public, or community, or club: one (1) for each five (5) persons capacity plus one (1) additional space for each four (4) seats, or one (1) additional space for each thirty (30) square feet of floor area used for eating purposes, whichever is greater. Auditoriums, sports arenas, theatres, and similar uses: one (1) space for each four (4) seats.
- 17-4.04 **RETAIL** Retail stores: one (1) space for each two hundred fifty (250) square feet of floor area. Banks, financial institutions, and similar uses: one (1) space for each two hundred (200) square feet of floor area. Offices, public or professional, administration or service buildings: one (1) space for each four hundred (400) square feet of floor area. All other types of business or commercial uses permitted in any business district: one (1) space for each three hundred (300) square feet of floor area.
- 17-4.05 **INSTITUTIONS.** Institutional, churches or other places of religious assembly: one (1) space for each five (5) seats. Institutional, hospital: one (1) space for each bed. Institutional, sanitariums, homes for the aged, nursing homes, children's homes, asylums, and similar uses: one (1) space for each two (2) beds. Institutional, medical and dental clinics: one (1) space for each two hundred (200) square feet of floor area of examination, treating, waiting room and office space. Institutional, libraries, museum, galleries: one (1) space for each four hundred (400) square feet of floor area.
- 17-4.06 **SCHOOLS.** Schools, (public, parochial, or private), elementary and junior high: two (2) spaces for each classroom and one (1) additional space for each group of eight (8) seats in auditoriums or assembly halls. High schools: one (1) space for every ten (10) students and one (1) addition space for each teacher and employee.
- 17-4.07 **MANUFACTURING.** Manufacturing; all types of manufacturing, storage, and wholesale uses permitted in any manufacturing district: one (1) space for every two (2) employees (on the largest shift for which the building is designed) plus one (1) space for each motor vehicle used in the business. Manufacturing; express, parcel delivery, and freight terminal: One (1) for every two (2) employees (on the largest

shift for which the building is designed) and one (1) for each motor vehicle maintained on the premises.

17-5. GENERAL INTERPRETATIONS

17-5.01 In the interpretation of this Chapter, the following shall govern: a. Parking spaces for other permitted or conditional uses not listed in this Chapter shall be determined by the Administrator. b. Fractional numbers shall be increased to the next whole number.

17-5.02 Where there is an adequate public transit system, or where for any other reason parking demand is unusually low, the parking space requirements cited above may be reduced proportionately by the Planning and Zoning Commission.(Amended 11-9-06, 10-20-08)