

ARTICLE: 11.0 - OFF-STREET PARKING AND LOADING REGULATIONS

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SECTION 11.01 - GENERAL PROVISIONS FOR OFF-STREET PARKING

- A. The regulations of this Article shall be met in all districts whenever any uses are established or any building or structures is erected, enlarged, or increased in capacity.
- B. Plans and specifications showing a required off-street parking spaces, including the means of ingress, egress and circulation shall be submitted to the Zoning Administrator for review at the time of application for a building permit for the erection or enlargement of a building or at the time spaces are added or altered, unless a site plan is required under ARTICLE 5, herein, in which case this requirement shall not apply.
- C. No parking area or parking space which exists at the time this Ordinance becomes effective, or which subsequent thereto is provided for the purpose of complying with the provision of this Ordinance, shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance.
- D. Parking of motor vehicles in residence districts shall be limited to passenger vehicles, and not more than one commercial vehicle of light delivery type, not to exceed three fourth (3/4) ton, shall be permitted for each dwelling unit.

The parking of any other type of commercial vehicle, except those belonging to a church or school and parked on church or school property, is prohibited in any residential district. Parking of recreation vehicles shall be regulated as provided in Section 10.09, herein. Parking spaces for dwelling units may be provided in garages, carports, or parking areas, or combinations thereof, and shall be located on the premises of the principal building(s).

- E. The storage of merchandise or vehicle parts in any parking lot in any district is prohibited.

SECTION 11.02 - SPECIFICATIONS FOR PARKING AREAS

- A. Required off-street parking facilities shall be located on the same lot as the principal building for which the parking is intended.
- B. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following regulations.
 - 1. Off-street parking spaces and all driveways shall not be closer than ten (10) feet to any property line, unless a wall, screen or compact planting strip is provided as a parking barrier along the property line, except in AR and R-2 districts in which case a minimum distance is not required for residences only.
 - 2. Off-street parking spaces shall not be located in the required front yard or within the required yard along any street.
 - 3. All off-street parking areas shall be drained so as to prevent direct drainage onto abutting properties and surface drainage onto public streets. Parking areas shall be paved except in the I-1 district, in which gravel surfaces may be permitted. All parking spaces in paved lots shall be marked with striping.
 - 4. Lighting fixtures used to illuminate any off-street parking areas shall be so arranged as to reflect the light away from any adjoining streets or residential lots.
 - 5. Any off-street parking area providing space for five (5) or more vehicles shall be effectively screened, on any side which adjoins a lot in any residential district, but a wall, screen, or compact planting strip not less than four (4) feet in height.

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6. All off-street parking areas that make it necessary or possible for vehicles to back directly onto a public street are prohibited, provided that this prohibition shall not apply to off-street parking areas of one or two-family dwellings.
 7. All spaces shall have adequate access by means of aisles or lanes.
 8. Ingress and egress to parking lots shall be provided for all vehicles by means of clearly limited and defined drives.
 9. Aisles for access to all parking spaces on two-way aisles shall be designed and clearly marked for two-way movement. Aisles for angle parking spaces shall have one-way movement only and shall be clearly marked for one-way movement.
 10. Not more than fifteen (15) parking spaces shall be permitted in a continuous row in rural and rural and urban residential districts without being interrupted by landscaping. Not more than twenty (20) parking spaces shall be permitted in a continuous row in business and industrial districts without being interrupted by landscaping.
 11. All required landscape areas and screens shall be maintained in a healthy and growing condition for plant materials and all landscape areas and screens shall be maintained in a neat and orderly appearance.
 12. Each off-street parking space for automobiles shall not be less than two hundred (200) square feet in area, exclusive of access drives or aisles, shall have a minimum width of ten (10) feet, and shall be of usable shape and condition. An access drive shall be provided and, where a turning radius is necessary, it shall have a radius sufficient to permit an unobstructed flow of vehicles. Parking aisles shall be of sufficient width to allow a minimum turning movement into and out of parking spaces. The minimum width of such aisles shall be:
 - a. for ninety (90) degree parking, the aisle shall not be less than twenty-four (24) feet in width.
 - b. for sixty (60) degree parking, the aisle shall not be less than eighteen (18) feet in width.
 - c. for forty-five (45) degree parking, the aisle shall not be less than thirteen (13) feet in width.
 - d. for parallel parking, the aisle shall not be less than twelve (12) feet in width, for one-way traffic, or twenty-four (24) feet for two-way traffic.
- C. Off-street parking facilities for trucks at restaurants, service stations, and similar establishments shall be of sufficient size to adequately serve trucks and not interfere with other vehicles that use the same facilities.

SECTION 11.03 - RULES FOR CALCULATING REQUIRED NUMBER OF PARKING SPACES

- A. Where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that floor area used for parking within the principal building, incidental service, storage, installations of mechanical equipment, hearing systems, and similar uses need not be included.
- B. In stadiums, sport arenas, churches and other places of assemble in which those in attendance occupy benches, pews or other similar seating facilities, each eighteen (18) inches of such seating shall be counted as one (1) seat. In cases where a place of assemble has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.
- C. For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.
- D. For requirements stated in terms of capacity or permitted occupancy, the number shall be determined on the basis of the largest ratings by the local county or state building, fire or health codes.

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- E. Any fractional space shall be counted as one additional required space.
- F. The number of parking spaces required for land or buildings used for two or more purposes shall be the sum of the requirements for the various uses computed in accordance with this ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except as provided in Section 11.03G and 11.03H, herein.
- G. If a parking lot serves two or more uses where the operating hours of the uses do not overlap, the total number of required spaces may be less than the sum of requirements for each use, to a limit of the sum of one-half (1/2) of the parking requirements of each use. In no case, however, shall the number of spaces required be less than the sum of the largest number of spaces required for one use plus one-half (1/2) of the required spaces for each additional use. The Zoning Administrator shall determine the conditions of overlapping requirements and the amount of reductions in the required number of spaces which shall be permitted, in accordance with this subsection.
- H. Off-street parking spaces required for churches may be reduced by fifty (50) percent where churches are located in non-residential districts and within three hundred (300) feet of existing usable public or private off-street spaces. The Zoning Administrator shall determine if such public or private spaces qualify under this Section. The required number of off-street parking spaces may also be reduced in accordance with Section 11.03G, herein, if applicable.
- I. Where a use is not specifically listed in the Schedule of Requirements, the parking requirements of a similar use shall apply. The Zoning Administrator shall make the interpretation.

SECTION 11.04 - SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

A. Uses permitted in recreation-conservation, agriculture, and residence districts:

- 1. Dwellings - single-family One (1) space for each dwelling unit
- 2. Dwellings - Mobile Home Park Two (2) spaces per unit plus one (1) space
..... for each two (2) employees of
..... the park.
- 3. Hospitals One (1) space for each bed, excluding
..... bassinets, plus one (1) space for
..... each two (2) employees.
- 4. Sanitariums, nursing homes, One (1) space for each four
children's homes (4) plus one (1) space for each two (2) employees.
- 5. Elementary and Junior High One (1) space for each
Schools employee plus one (1) space for
each classroom, including portables.
- 6. Senior High Schools One (1) space for each
Colleges, Universities employee plus one (1) space for each four
..... (4) students of the seated ca
..... pacity, plus one- half (1/2) the
..... requirements for auditoriums.
- 7. Churches, Auditoriums, Sport One (1) space for each four
Arenas, Theaters, Assembly (4) seats of maximum
Halls capacity
- 8. Libraries, Museums One (1) space for each five hundred (500)
square feet of floor space.

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- 9. Swimming pool clubs, tennis One (1) space for each two clubs, and similar uses (2) member families, plus spaces as required for each accessory use, such as a restaurant.
- 10. Golf courses, except miniature Six (6) spaces for each golf and "par 3" courses hole and one (1) space for each employee plus spaces required for each accessory use, such as a restaurant.
- 11. Nursery school, day nurseries, One (1) space for each three child care centers hundred fifty (350) feet of floor area.

B. Uses permitted in business districts:

- 1. General retail sales establishments, One (1) space for each two not elsewhere hundred (200) square feet of gross floor area.
- 2. Barber and beauty shops Two (2) spaces for each chair, plus one (1) space for each employee.
- 3. Restaurants, Cocktail lounges, One (1) space for each two Taverns, Night Clubs (2) patrons of maximum seating capacity plus one (1) space for each two (2) employees.
- 4. Professional and Business Offices One (1) space for each two hundred (200) square feet of gross floor area.
- 5. Medical and dental offices, One (1) space for each one clinics, banks hundred (100) square feet of floor area plus one (1) space for each employee.
- 6. Self-serve Laundry or Dry One (1) space for each two Cleaning Stores (2) washing, drying, or dry cleaning machines.
- 7. Automobile Service Stations One (1) space for each gasoline pump, plus two (2) spaces for each lubrication stall.
- 8. Funeral Homes Four (4) spaces for each parlor or one (1) space for each fifty (50) square feet of floor area in parlors, whichever is greater, plus one (1) space for each fleet vehicle.
- 9. Shopping Centers Five and one-half (5 1/2) spaces for each one thousand (1,000) square feet of gross leasable floor area.
- 10. Private Clubs, Lodge Halls One (1) space for each three (3) persons of maximum capacity.

C. Uses permitted in industrial districts:

- 1. Manufacturing, Fabricating, One (1) space for each one Processing, Research and and one-half (1 - 1/2) Testing Establishments employees.

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- 2. Utility Substations One (1) space for each employee.
- 3. Contractors Establishments One (1) space for each employee
..... plus one (1) space for each vehicle
..... stored on the premises.
- 4. Junk yards One (1) space for each employee plus
..... one (1) space for each operating vehicle
..... stored on premises, plus spaces for each
..... acre of land in yard.

SECTION 11.05 - GENERAL PROVISIONS FOR OFF-STREET LOADING FACILITIES

- A. In connection with every building or part thereof hereafter erected, except single-family dwellings, off-street loading and unloading spaces for uses which customarily receive or distribute material or merchandise by vehicle shall be provided on the same lot with such buildings. Off-street loading spaces are hereby required in order to avoid interference with public use of streets and parking areas.
- B. Plans and specifications showing required loading and unloading spaces and the means of ingress and egress and internal circulation shall be submitted to the Zoning Administrator for review at the time of application for a building permit for the erection or enlargement of a use of a building or structure or at the time such spaces are added or altered, unless a site plan is required under ARTICLE 5, herein, in which case this requirement shall not apply.

SECTION 11.06 - SPECIFICATIONS FOR LOADING FACILITIES

- A. Each off-street loading-unloading space shall not be less than the following.
 - 1. In any rural, rural or urban residential district, a loading space shall not be less than ten (10) feet in width and twenty-five (25) feet in length, and, if a roofed space, not less than fifteen (15) feet in height.
 - 2. In any business or industrial district, a loading space shall not be less than ten (10) feet in width and fifty-five(55) feet in length, and, if a roofed space, not less than fifteen (15) feet in height.
- B. Subject to the limitations of paragraph D following, a loading space may occupy part of any required side or rear yard, except the side yard along a street in the case of a corner lot shall not be occupied by such space. No part of a required front yard shall be occupied by such loading space.
- C. Any loading space shall not be closer than fifty (50) feet to any lot located in residential district unless wholly within a completely enclosed building or unless enclosed on all sides by a wall, fence, or compact planting strip ;not less than six (6) feet in height, in which case such space shall not be located closer to the lot line than the required yard.
- D. Off-street loading facilities that make it necessary or possible to back directly into a public street shall be prohibited. All maneuvering of trucks and other vehicles shall take place on the site and not within a public right-of-way.

SECTION 11.07 - SCHEDULE OF OFF-STREET LOADING REQUIREMENTS

- A. Off-street loading-unloading spaces where required shall be provided at the rate of one (1) space for the first five thousand (5,000) square feet of gross floor area, and one (1) space for each additional twenty-thousand (20,000) square feet of gross floor area, or fraction thereof.
- B. Required off-street parking spaces shall not be included in the count of required loading spaces.
- C. In the case of mixed uses on one lot or parcel the total requirements for off-street loading facilities shall be the sum of the various uses computed separately.

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