

ARTICLE IV

PARKING AND LOADING REQUIREMENTS

Section 401. Off-Street Parking Requirements

There shall be provided at the time of the erection of any building or the establishment of any use or at the time any principal building or use is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, floor, storage or sales area; or before conversion from one type of use or occupancy to another, permanent off-street parking in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded open space.

The following regulations concerning required parking shall apply:

- 401.1 Each zoning permit application filed with the zoning administrator shall include information as to the location and dimensions of off-street parking space and the means of ingress and egress to such space. This information shall be in sufficient detail to enable the zoning administrator to determine whether or not the requirements of this section are met. No certificate of occupancy shall be issued until the parking requirements and regulations are fully met.
- 401.2 The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use, except that one-half (1/2) of the parking space required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.
- 401.3 If the off-street parking space required by this ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred (400) feet of the main entrance to such principal use.
- 401.4 Parking space sizes shall be governed by the following dimensions:

Parallel stall - 20' x 9.0'  
Angle stall ---- 19' x 8.5'  
90° stall ----- 19' x 9.0'

- 401.5 Minimum aisle widths shall be:

<u>Parking Angle</u>	<u>Aisle Width in Feet</u>	
	<u>One-Way Traffic</u>	<u>Two-Way Traffic</u>
0-15°	12	24 (0° only)
16-37°	11	-
38-57°	13	-
58-74°	18	-
75-90°	24	24

- 401.6 A safe means of ingress and egress shall be provided for all parking spaces and driveways for uses other than single and two-family residential shall be at least twenty-four (24) feet wide.
- 401.7 When off-street parking for more than twenty (20) vehicles is provided, the following regulations shall apply in addition to all other regulations in this article:
- 401.7.1 Surfacing: All such parking lots shall be graded and surfaced with compacted gravel, black top, concrete or other such surfacing material to ensure a dustless surface condition.
- 401.7.2 Markings: Each parking stall shall be marked off and maintained so as to be distinguishable.
- 401.7.3 Lighting: Any lighting shall be so arranged as to direct the light and glare away from streets and adjacent property.
- 401.7.4 Yards: All such parking lots shall observe a minimum front yard of not less than five (5) feet and a side yard on a corner lot of not less than five (5) feet. Parking lots in residential-agricultural and residential districts shall have front yards of not less than fifteen (15) feet and side and rear yards of not less than five (5) feet. Yards surrounding parking lots shall be planted and maintained in lawn or other appropriate planting or shall be improved otherwise in keeping with the character of adjacent property. When a parking lot is adjacent to residential-agriculture or residential zoned or used property, and a buffer as defined in Section 207 is not required, natural planting, hedge, or a decorative fence to a height of at least six (6) feet shall screen the residential property.
- 401.7.5 Curbs or Bumpers: The required yards shall be set off from parking areas by either continuous curb or one non-continuous stationary bumper for each parking space abutting on a yard, which curb or bumper shall not be less than five (5) inches or more than two (2) feet high.
- 401.7.6 Drainage: Parking lots shall not drain onto or across public sidewalks, or into adjacent property except into a natural watercourse or a drainage easement. In already developed areas where this condition would be impossible to meet, the zoning administrator may exempt the developer from this requirement, provided that adequate provision is made for drainage.
- 401.7.7 Separation of Bumper and Walkways: In the event any parking stall abuts upon a walkway there shall be a space of three and one-half (3½) feet between the wheel bumper or curb and the edge of the walkway.

- 401.7.8 Entrances and Exits: On all corner lots, all vehicular openings shall be located at least twenty (20) feet from the point of intersection of the established street right-of-way lines. No entrance or exit, whether on a corner lot or not, shall exceed thirty (30) feet in width at the property line or forty (40) feet at the curb line. There shall be a minimum distance between driveways of twenty-five (25) feet measured along the curb line unless such driveways are less than five (5) feet apart.
- 401.7.9 Internal Circulation: Sufficient area shall be provided within the property lines of the parking lot, exclusive of required yards, so that all vehicles may enter and leave the lot in a forward motion.
- 401.8 Exceptions:
- 401.8.1 The zoning administrator may withhold a permit or certificate of occupancy if a parking layout not specifically prohibited by this section would be likely to cause avoidable safety or traffic congestion problems until modification is made. The applicant may appeal the zoning administrator's decision to the Board of Adjustment under the normal procedure for an appeal.
- 401.8.2 If a peculiar characteristic of an establishment makes the requirements in this section clearly unrealistic, the Board of Adjustment may grant the applicant a parking modification.
- 401.8.3 In the central business district, the zoning administrator may allow a new use to be established in an existing building even if all parking requirements of this article cannot be met for the new use, provided that as much off-street parking as can reasonably be provided is provided by the use, and no foreseeable traffic congestion problems will be created.
- 401.9 The minimum number of required off-street parking spaces shall be calculated as provided in subsection 401.10. In the case of a building or use not expressly provided for, the number of off-street spaces shall be the same as for a similar use or inclusive category which is provided for. Where there is more than one use in a single structure, or on a single tract, or two or more instances of the same use, the minimum number of required off-street parking spaces shall be equal to the sum of the requirements of the various uses, except for shopping centers which are expressly provided for.

401.10 The following shall be the minimum number of off-street parking spaces which shall be provided:

<u>Use</u>	<u>Number of Required Off-Street Parking Spaces</u>
<u>Residential Uses</u>	
Dwellings, single, and two-family	2 per dwelling unit
Dwellings, multifamily	2 spaces for each dwelling unit plus 1 visitor space for each 4 dwelling units
Townhouses	2 spaces for each dwelling unit plus 1 visitor space for each 4 dwelling units
Group housing, such as boarding houses, dormitories and similar establishments	1.2 for each bedroom
Mobile homes on individual lots	2 per mobile home
Mobile home parks	2 spaces for each mobile home plus 1 visitor parking space for each 4 mobile homes
<u>Office and Institutional Uses</u>	
Financial institutions	1 for each 150 square feet of gross floor area or fraction thereof, plus safe facilities to accommodate passengers waiting in line for drive-in windows and banking machines, if any
Hospitals	1 space for each 150 square feet of gross floor area or fraction thereof
Libraries	1 space for each 200 square feet for use by the public or fraction thereof
Museums and Art galleries	1 space for each 800 square feet of gross floor area or fraction thereof
Nursing homes, family care homes and similar institutions	.4 times the maximum lawful number of occupants
Offices:	
- Doctor or dentist	6 for each doctor or dentist plus 1 for each other employee
- Other	1 for each 300 square feet of gross floor area or fraction thereof

Places of assembly, including clubs, lodges, churches, funeral parlors, auditoriums, gymnasiums, amusement parks and similar places

1 for each 3 seats, plus 1 for each 100 square feet of floor area used for assembly, but not containing fixed seats, or fraction thereof

Schools and Colleges:

- Day nurseries, kindergartens, elementary, junior high
- Senior high, and college, trade, vocational with dormitories
- College, trade, vocational without dormitories

2 for each 750 square feet of classroom floor area or fraction thereof, plus 1 for each administrative office, plus auditorium/gymnasium parking if applicable

5 for each 750 square feet of classroom floor area or fraction thereof, plus 1 for each administrative office, plus auditorium/gymnasium/dormitory parking requirement if applicable

10 for each 750 square feet of classroom floor area or fraction thereof, plus auditorium/gymnasium parking requirement if applicable

Commercial Uses

Bowling alley

5 per lane

Campground:

- Tent
- Recreational vehicle

1 for each campsite plus office parking requirement

1 for each campsite plus office parking requirement

Car wash

5 per wash lane

Golf course (not including putting greens accessory to multifamily dwelling or hotels or motels)

4 per hole

Hotel or motel

1.2 for each guest room plus requirement for restaurant or other facilities if provided

Restaurant:

- Drive-in or take-out

Minimum of 15 spaces, plus one additional for each 50 square feet of gross floor area or fraction thereof

- Other

1.2 for each 100 square feet of gross floor area or fraction thereof

Service Stations

2 for each gas pump, plus 3 for each grease rack or similar facility

Shopping centers  
(in lieu of individual store parking requirements)

5.5 per 1,000 square feet of gross leaseable area or fraction thereof

Low generator retail and service establishments such as furniture, appliance, household equipment, carpet and hardware stores, repair shops including shoe repair, contractors' showrooms, drapery, paint and wallpaper, upholstery, interior decorator, motor vehicles sales, plant nurseries

1 for each 500 square feet of gross floor area or fraction thereof, including any outdoor sales area

All other commercial uses such as retail stores, wholesale outlet stores, department stores, discount stores, drug stores, coin-operated laundries, variety stores

1 for each 200 square feet of gross floor area or fraction thereof, including any outdoor sales area

Industrial Uses

Industrial and research uses, warehousing and very low customer volume wholesaling operations

1 for each employee on premises at any one time

Section 402. Off-Street Loading Requirements

402.1 Every building or structure used for business, trade, industry, or office and institutional purposes, shall provide loading space as indicated in this section. Each loading space shall be no less than fifteen (15) feet in width, and thirty (30) feet in depth. Each space shall also be no less than fifteen (15) feet in height if such space is covered. It shall have access driveways to public streets or alleys which driveways shall be at least twenty-four (24) feet wide and with adequate turning radii for the delivery vehicles customarily associated with the particular use. If there is not more than one delivery and pickup during the hours when a retail trade, office, or institutional establishment is open to patrons such space may be combined with the existing parking space on the premises. Loading space shall be provided in accordance with the following schedule:

402.1.1 Retail Business - 1 space for each 20,000 square feet of gross floor area or fraction thereof.

402.1.2 Wholesale Trade and Industry - 1 space for each 10,000 square feet of gross floor space or fraction thereof.

402.1.3 Office and Institutional Uses including hotels and motels - 1 space for each 50,000 square feet of gross floor area or fraction thereof.



402.1.4 As well as meeting the requirements of 402.1.3 elementary, junior high, high schools, kindergartens, nurseries and day care centers shall also provide a safe place off the street for the loading and unloading of children from automobiles and buses.

402.2 Exceptions.

402.2.1 If a peculiar characteristic of an establishment makes the requirements in this section clearly unrealistic, the Board of Adjustment may grant the applicant a modification of the loading requirements in regard to that particular establishment.

402.2.2 In the central business district, the zoning administrator may allow a new use to be established in an existing building even if all loading requirements of this section cannot be met for the new use, provided that as much loading space as can reasonably be provided is provided by the use and traffic or safety hazards will not be created.