

ARTICLE 20

Off Street Parking and Loading Space

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Section 20.1. INTENT

It is the intent of this article to prevent traffic congestion and to provide for proper traffic safety by preserving the public thoroughfares for the unimpaired movement of pedestrian and vehicular traffic.

Therefore, after the effective date of this ordinance, in all districts, there shall be provided at the time any new building or structure is erected, off-street parking spaces in accordance with the requirements set forth herein. The requirements of this Article are minimum standards, and in certain uses these requirements may be inadequate. Where review of the site plans and intended land use indicate through the application of proven standards or experienced statistics that the requirements herein are inadequate for the specific land use adaptation, a greater requirement for off-street parking may be required to preserve the intent of this ordinance.

Section 20.2. GENERAL PARKING AREA AND SURFACE REQUIREMENTS

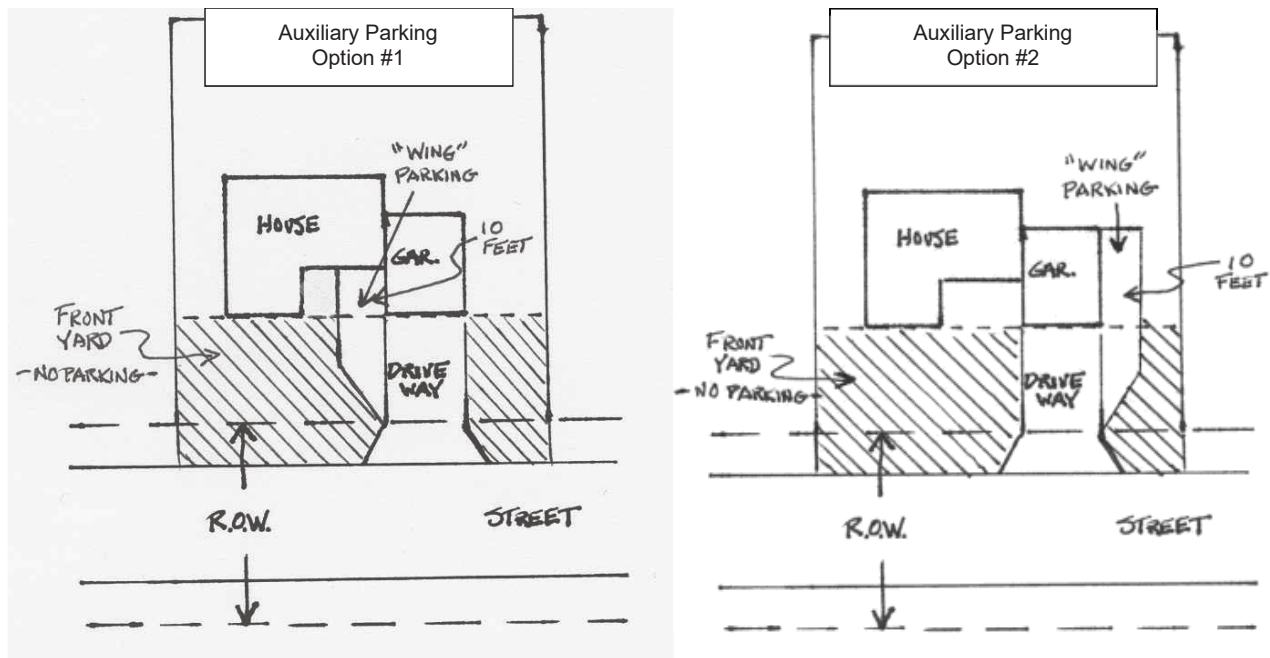
All off-street parking areas as required in this Section shall comply with the following minimum area and surface requirements.

1. Owners of two (2) or more uses or parcels of land may agree to jointly utilize the same parking spaces provided that satisfactory legal evidence is presented in the form of deeds, leases, or contract documents to establish such a joint area of use.
2. In order to provide mutually beneficial cross circulation and access, the parking lots for abutting or adjoining similar commercial, retail, and office uses shall be interconnected unless impractical due to the topography or other physical constraints of either site. Sites that abut properties that are anticipated to be developed or redeveloped with a similar use shall provide for the future interconnection of parking lots when physically practical.
3. A "parking space" shall be not less than nine feet (9') in width and nineteen feet (19') in length. All access driveways, access drives, and drive aisle shall be a minimum 24-feet wide for two-way traffic and 16-feet wide for one-way traffic.
4. All driveways, access drives, drive aisles and off-street parking and loading areas shall be paved with hot mix asphalt (HMA), Portland cement concrete (PCC), or pavers (including permeable pavement and paver systems). The design and construction of said pavement or

pavers shall be of sufficient thickness, reinforcement, and sub-base necessary to provide a durable, dustless surface designed and rated for the traffic it is anticipated to carry. All paved areas shall be so graded and drained as to dispose of all surface water accumulation within the area and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.

Industrially zoned and developed properties may be permitted to gravel surface their outdoor storage and staging yards providing the gravel surfacing is properly maintained to prevent the ponding of water and to prevent dust, silt, dirt, and gravel from leaving the site.

5. No vehicles or trailers shall be parked or storage upon an unpaved surface except as may be permitted within a designated and approved outdoor storage area.
6. Enclosed parking areas or garages shall qualify to meet the minimum parking space requirements under this section.
7. Requirements as to number and size of parking space in this section are minimum requirements only and shall not be construed as limitations.
8. Willful failure to permanently maintain and provide parking spaces as required under this section shall be deemed in violation of this ordinance and subject to the penalty listed in Article 27 "Violation and Penalty."
9. General parking requirements for all Single Family, Two-Family, and Townhouse or Row Dwellings shall include:
 - a. No parking in front yards, except on a paved driveway or paved auxiliary parking area as defined herein this section.
 - b. Driveways for dwelling units that directly front a public or private street shall be no less than 8-feet wide and no greater than 24-feet wide or the width of a garage door opening that faces the street, whichever width is greater.
 - c. Additional parking of vehicles is permitted on a surfaced area or "wing" off to the side of a driveway. An auxiliary surfaced parking or driveway "wing" is permitted on one side of the driveway, but not both sides.
 - d. Auxiliary "wing" parking areas shall be no more than 10 feet (10') in width and shall not encroach into the right-of-way.
 - e. Parking within the driveway or auxiliary wing shall be tandem style and shall not be designed with angled or ninety-degree parking spaces.



Section 20.3. OFF STREET PARKING REQUIREMENTS

At the time of construction, alteration, or enlargement of a structure or building, or change in the use of the land; off-street parking spaces and loading areas shall be provided, constructed, and maintained for all uses as follows.

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| 1. Single Family Residential: | 2 space per unit |
| 2. Multi- Family Residential: | 1 space per bedroom |
| 3. Mobile Home Residential: | 2 spaces per mobile home |
| 4. Hotel / Motel: | 1 space per room |
| 5. Hospital: | 1 space for each four hospital beds, plus 1 space for each two employees on the major shift |
| 6. Public Assembly: | 1 space for each six (6) seats of seating capacity provided |
| - Churches, Auditoriums, Stadiums, Etc. | |
| - Schools (see requirements below) | |
| 7. Bowling Alley | 3 spaces per alley |
| 8. Skating rinks or dance halls: | 1 space for each 300 sq. ft. of gross floor area. |
| 9. General Retail Sales/ Professional Office: | 1 space per 300 feet of gross floor area |
| 10. Restaurants: | 1 space for each four seats, plus 1 space for each |

	two employees
11. Lounges/Bars/Taverns:	1 space for each two seats
12. Primary Educational Facility:	1 space per regularly employee and 1 space for every ten seats in the largest facility for public assembly.
13. Secondary Education/College Facilities:	1 space per regular employee or 1 space for every six (6) seats in the largest facility for public assembly, whichever is greater.
14. Convalescent/Nursing Home:	1 Space for each eight beds, plus 1 space for each 3 employees on the largest shift.
15. Industry/Bioscience/Research:	1 Space for every two employees on the largest shift.
16. All Other Uses:	All other buildings having a gross floor area of more than two thousand (2,000) square feet shall provide one (1) off-street parking space for each one thousand (1,000) square feet of floor space on the same lot as the principal building.

Section 20.4. COMPUTATION OF PARKING SPACES

1. In the case of any building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which is so mentioned and to which said use is similar, shall apply, as determined by the Zoning Administrator.
2. Where fractional spaces occur, the parking spaces required shall be construed to be the nearest whole number.
3. Whenever a building or use constructed or established after the effective date of this ordinance is changed, altered, or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of ten (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this ordinance is enlarged to the extent of fifty percent (50%) or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.
4. In the case of mixed or joint uses, the parking spaces required shall equal the sum of the requirements of the various uses if computed separately.

Section 20.5. LOCATION AND TYPE OF PARKING

All parking spaces required herein shall be located on the same lot as the building or use served,

except that where an increase in the number of spaces is required due to a change or enlargement of use or where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located and maintained no more than three hundred feet (300') from an institutional or other non-residential building being served.

1. In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes, shall be properly drawn and executed by the parties concerned, approved as to form and execution, and shall be filed with the application for a building permit.
2. Any lighting used to illuminate any off-street parking areas shall be arranged to reflect light away from adjacent lots and uses of land.
3. Parking in any district is not permitted on rights-of-way.
4. The following table identified the setback requirements for all off-street parking and loading areas.

Off-Street Parking and Loading Area Setback Table												
Required Setbacks	Zoning District											
	AG	RS	R-1	R-2	R-3	MH	MU	PO	GC	HC	GI	IP
Front Yard Setback	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	5 ft	5 ft	10 ft	10 ft	10 ft
Side Yard Setback ¹	10 ft ²	10 ft ²	10 ft ²	10 ft ²	10 ft	10 ft ²	5 ft	5 ft	5 ft	10 ft	5 ft	5 ft
Rear Yard Setback ³	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft	5 ft
¹ No side yard setback required between adjoining parcels that share a driveway or have interconnected parking lots.												
² Side yard setback is 1-ft for individual driveways of Single Family, Two-Family, and Townhouse or Row Dwellings.												
³ Rear Yard Setback is required from any alley line. A 20 ft setback is required for garages that face an alley.												
No off-street parking or loading area shall be located within 10 feet of an abutting residential district.												

Section 20.6. OFF STREET LOADING REQUIREMENTS

At the time of construction, alteration, or enlargement of every building hereafter erected, every hospital, hotel, institution, manufacturing, storage, warehouse, retail store, wholesale store, or other similar commercial or industrial building having secondary access from an alley, side street or otherwise shall have one permanently maintained loading space for buildings in excess of ten thousand (10,000) square feet.

1. Each loading space shall be no less than ten feet (10') in width, forty feet (40') in length and fifteen feet (15') in height.
2. No truck or trailer, for purposes of loading, unloading or parking will be permitted to be located on any street or other public right-of-way.