

ARTICLE NINETEEN (19)

OFF-STREET PARKING AND LOADING REQUIREMENTS

Sec. 19.01 Purpose:

It is the purpose of these requirements that parking space shall be provided and adequately maintained by each property owner in every zoning district for the off-street storage of motor vehicles used by the occupants, employees or patrons of each building constructed or altered under the provisions of this Ordinance.

Sec. 19.02 Off-Street Parking General Provisions:

At the time any building or structure is erected, enlarged or increased in capacity, or uses established, off-street parking spaces shall be provided as hereinafter prescribed:

- a. Plans and specifications showing required off-street parking spaces, including the means of access and interior circulation shall be submitted to the Zoning Administrator for review at the time of application for a building permit.
- b. Off-street parking for other than residential uses shall be either on the same lot or within five hundred (500) feet of the building it is intended to serve, measured from the building entrance to the nearest point of the parking lot.
- c. No parking area which exists at the time this Ordinance becomes effective and is provided for the purposes of complying with the provisions of this Ordinance shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance.
- d. No commercial repair work, servicing or selling of any kind shall be conducted on any parking area except that which is specifically permitted by this Ordinance. No items such as plastic animals, streamers, cloth signs, children's' play area, mechanical entertainment devices or other similar devices shall be permitted in the parking area.
- e. Where the owners of two buildings, or uses, desire to utilize common off-street parking facilities, the Zoning Administrator may grant approval of such dual function off-street parking facilities, subject to a finding that the following conditions have been met:
 - (1) The common parking lot meets the off-street parking requirements of the larger building or use plus thirty-three (33) percent of said requirement.
 - (2) The common parking lot meets all locational requirements of this Ordinance with respect to each building or use.

- f. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.

Sec. 19.03 Schedule of Requirements:

Parking spaces shall be provided in accordance with the design standards of this ORDINANCE and the following schedule. For those uses not mentioned, the Board of Zoning Appeals may determine the parking requirements.

<u>Use</u>	<u>Number of Motor Vehicle Parking Spaces Required Per Unit Measure</u>
 <u>RESIDENTIAL</u>	
One Family and Two Family	Two (2) for each dwelling unit plus one (1) additional space for each roomer if any.
Multiple Family	Two (2) for each dwelling unit, plus expansion capacity of twenty-five (25) percent.
Mobile Home Parks	Two (2) for each mobile home or mobile home site.
 <u>INSTITUTIONAL</u>	
Churches or Temples	One (1) for each five (5) seats or ten (10) lineal feet of pews in the main room for worship.
Hospitals	One (1) for each one (1) bed.
Homes for the Aged and Convalescent Homes	One (1) for each two (2) beds.
Elementary and Junior High Schools	One (1) for each one (1) teacher, and administrator in addition to the requirements of the auditorium.
Senior High Schools	One (1) for each one (1) teacher, and administrator and one for each ten (10) students, in addition to the requirements of the auditorium.
Theaters and Auditoriums	One (1) for each four (4) seats plus one (1) for each two (2) employees.

Stadium, Sports Arena or similar place of outdoor assembly

One (1) for each three (3) seats or six (6) feet of benches.

Dance Halls, Civic Clubs, Fraternal Orders, Union Halls or any similar type use

One (1) space for every four (4) persons permitted to occupy the building by local ordinance or State law, plus additional parking for 25 percent excess capacity.

Private Golf Clubs, Ski Clubs, Swimming Clubs or Beaches, Tennis Clubs or similar uses

One (1) space per four (4) persons of maximum anticipated capacity as approved by the Planning Commission, plus additional parking for 25 percent excess capacity.

Golf Courses Open to the General Public, except Miniature or "Par-Three"

Six (6) for each one golf hole and one (1) for each employee.

BUSINESS AND COMMERCIAL

Shopping Centers or Discount Department Stores Containing at least 25,000 square feet

Six (6) per one thousand (1,000) square feet of gross leasable floor area.

Furniture and Appliance, Household Equipment, Repair Shops, Showroom of a Plumber Decorator, Electrician or Similar Trade, Shoe Repair and similar uses

One (1) for each eight hundred (800) square feet of usable floor area.

Supermarket, Self-Service Food or Beverage Shop

One (1) for each two hundred (200) square feet of usable floor area.

Motor Vehicle Sales and Service Establishments

One (1) for each two hundred (200) square feet of usable floor space of sales room and one (1) for each one (1) auto.

Retail Stores except as otherwise specified herein

One (1) for each one hundred and fifty (150) square feet of usable floor area.

Restaurants, Taverns, Bars and Nightclubs	One (1) for each 75 square feet of usable floor area, plus one for every four (4) seats, or one for 37.5 square feet of usable floor area, whichever is greater.
Drive-in and Fast-food Restaurants and Self-Service Restaurants	One (1) for every three (3) patron seats or one (1) for each thirty (30) square feet of usable floor area whichever is greater.
Barber Shops, Beauty Shops	Two (2) spaces for each chair.
Laundromats and Coin Operated Dry Cleaners	One (1) for each two (2) washing machines.
Drive-in Banks or Laundries	Three (3) standing spaces for each drive-in window in addition to normal parking required for banks or laundries.
Drive-in Car Washes, Automatic	Fifteen (15) standing spaces for each washing bay, plus one (1) space for each two (2) employees.
Drive-in Car Washes, Self-Service	Three (3) standing spaces for each washing bay.
Gasoline Service Stations	One (1) for each service bay, and one (1) for each two (2) employees.
Bowling Alleys	Five (5) for each one (1) alley, in addition to any requirement for other uses such as bar, restaurant, or billiard room.
Miniature or "Par-three" Golf Courses	Three (3) for each one (1) hole plus one (1) for each one (1) employee.
Mortuary Establishments	One (1) for each fifty (50) square feet of usable floor space.
Motels, Hotels, or other commercial lodging establishments	One (1) for each one (1) occupancy unit plus extra spaces for dining rooms, ball rooms or meeting rooms as required by this Title. Should units revert to multiple-type use then two (2) spaces per unit shall be provided.

OFFICES

Business or Professional Offices and Banks, Medical	One (1) for every one hundred and fifty (150) square feet of floor
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Offices and Clinics area.
INDUSTRIAL

Industrial or Research Establishments One (1) for every two (2) employees in the largest working shift.

Warehousing or Wholesale Establishments One (1) for every two (2) employees in the largest working shift, or one (1) for every seventeen hundred (1,700) square feet of usable floor space, whichever is greater.

Sec. 19.04 Off-Street Parking Development Standards:

Whenever the off-street parking requirements in Sec. 19.03 require the building of an off-street parking facility, such off-street parking lots shall be designed, constructed and maintained in accordance with the following standards and regulations.

- a. Plans for all off-street parking lots providing spaces for more than five (5) vehicles shall be submitted as part of the Site Plan Review process and must be approved by the Planning Commission prior to construction.
- b. Each off-street parking space for vehicles shall not be less than one hundred eighty (180) square feet in area, exclusive of access drives or aisles.
- c. Each space shall be clearly marked and reserved for parking purposes.
- d. There shall be provided a minimum access drive of twenty (20) feet in width and so located as to secure the most appropriate development of the individual property. Where a turning radius is necessary, it shall be of an arc that reasonably allows an unobstructed flow of vehicles.
- e. 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 in accordance with the following minimum regulations:

<u>Parking Pattern</u>	<u>Maneuvering Lane Width</u>		<u>Parking Space Width</u>	<u>Parking Space Length</u>	<u>Total Width of Two Tiers of Spaces Plus Maneuvering Lane</u>	
	<u>One Way</u>	<u>Two Way</u>			<u>One Way</u>	<u>Two Way</u>
0° (parallel parking)	11 Ft.	18 Ft.	8.5 Ft.	8.5 Ft.	28 Ft.	35 Ft.
30° to 53°	12 Ft.	20 Ft.	9 Ft.	21 Ft.	54 Ft.	62 Ft.

54° to 74°	13 Ft.	22 Ft.	9 Ft.	21 Ft.	55 Ft.	64 Ft.
75° to 90°	15 Ft.	24 Ft.	9.5 Ft.	20 Ft.	55 Ft.	64 Ft.

- f. All off-street parking areas shall be drained so as to eliminate surface water ponding and prevent drainage onto abutting properties. The surface of the parking lot, including drives and aisles, excepting landscaped areas, shall be constructed of a dustless and durable all-weather surface.
- g. Any lighting fixtures used to illuminate off-street parking shall be down casting (shoebox style) and shall be arranged as to reflect the light away from any adjoining residential properties, institutional premises, or street and highways; and shall be installed in such manner as to allow the reduction of the amount of light after normal parking hours each day.
- h. Where a parking area with a capacity of five (5) or more vehicles adjoins a residential district, a buffer at least twenty (20) feet in width shall be provided between the parking area and the adjoining property and a vertical screen shall be erected consisting of structural (fence) or plant materials no less than five (5) feet in height.
- i. Where a parking area with a capacity of five (5) or more vehicles adjoins a public street, a buffer at least ten (10) feet wide shall be provided between the parking area and the adjacent street. Plantings or a berm shall be provided to screen the parking area from view along the entire length of this buffer strip. Plantings in this buffer area shall be maintained in a healthy condition. No more than two (2) driveway approaches may be permitted to break this buffer from a major street or no more than one (1) driveway from a minor street. When parking lots are larger than fifty (50) vehicles the required buffer shall be twenty (20) feet between the parking area and the public street.
- j. In addition to any landscaping required in any particular district or article, all parking areas of ten (10) or more vehicles shall be landscaped within the parking area. Such landscaping shall be accomplished throughout the parking area on the basis of two hundred (200) square feet of grass and planted area (parking island) for each ten (10) parking spaces. All landscaping shall be adequately maintained in a healthy condition.

Sec. 19.05 Off-Street Loading and Unloading:

On the same premises with every building, or part thereof, erected and occupied for manufacturing, storage, warehouse, goods display, department store, wholesale store, market, laundry, dry cleaning, or other uses similarly involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interferences with public use of the streets, alleys, or any required

access aisles for off-street parking areas.

- a. Such loading and unloading space, unless adequately provided for within a building, shall be an area ten (10) feet by forty (40) feet, with fifteen (15) foot height clearance, and shall be provided according to the following schedule:

<u>Gross Floor Area In Square Feet</u>	<u>Loading and Unloading Spaces Required In Terms of Square Feet of Gross Floor Area</u>
0 - 1,999	None.
2,000 - 19,999	One (1) space.
20,000 - 99,999	One (1) space plus one (1) space for each 20,000 square feet in excess of 20,000 square feet.
100,000 - 500,000	Five (5) spaces plus one (1) space for each 40,000 feet in excess of 100,000 square feet.

- b. The location and design of loading and unloading areas shall be reviewed at the time of Site Plan submission to insure adequate protection is afforded adjacent districts, especially residential districts, from noise and other disruptive elements normally associated with such facilities.