

ARTICLE XVI. OFF-STREET PARKING, LOADING AND UNLOADING

Section 1601. GENERAL

In all Zoning Districts, there shall be provided, before any building or structure is occupied, enlarged, increased in capacity, or use changed, off-street parking for motor vehicles.

- A. Accessory off-street parking and off-street loading facilities shall be provided as required by the regulations of this Article for all buildings and structures erected and all uses of land established in each district after the effective date of this Ordinance.
- B. When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement in the amount specified herein requiring parking or loading facilities, such additional parking and loading facilities as required herein shall be provided.
- C. Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if the said building or structure was erected prior to the effective date of this Ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use, if the latter were subject to the parking and loading provisions of this Ordinance.

Section 1602. EXISTING PARKING FACILITIES

Accessory off-street parking facilities in existence on the effective date of this Ordinance and located on the same lot as the building or use served shall not hereafter be reduced below, or if already less than shall not be further reduced below the requirements for a similar new building or use under the provisions of this Ordinance.

Section 1603. PERMANENCY OF SPACES PROVIDED

Any parking or loading space established prior to the effective date of this Ordinance which is used or intended to be used in connection with any building, structure or use, or any space designed and intended to comply with the requirements of this Ordinance for any such building or structure erected after such effective date shall hereafter be maintained in conformance with the provisions of this Ordinance.

Section 1604. OFF-STREET PARKING

In all districts, in connection with industrial, business, institutional, agricultural, recreational, residential, or other use, there shall be provided at the time any building is

erected, or uses established, enlarged or increased in capacity, off-street parking spaces for automobiles with the requirements herein specified.

- A. Plans and specifications showing required off-street parking spaces, including the means of access and interior circulation, for the above uses, shall be submitted to the Zoning Administrator for review at the time of application for a building permit. Required off-street parking facilities shall be located on the same lot as the principal building. This distance specified shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve.
- B. 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 provisions of this Ordinance shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance, unless additional parking area or space is provided sufficient for the purpose of complying with the provisions of this Ordinance within 300 feet of the proposed or existing uses for which such parking will be available.
- C. All parking spaces, access drives, and aisles shall have an improved durable surface approved by the Zoning Administrator. Each off-street parking space for automobiles shall not be less than nine (9) x twenty (20) feet, exclusive of access drives or aisles, and shall be of usable shape and condition. There shall be provided a minimum access drive of 10 feet in width, and where a turning radius is necessary, it will be of such an arc as to reasonably allow a minimum of an unobstructed flow of vehicles. Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of a parking space. The minimum width of such aisle shall be:
 - 1. For 90 degree perpendicular parking the aisle shall not be less than 22 feet in width.
 - 2. For 60 degree parking the aisle shall not be less than 18 feet in width.
 - 3. For 45 degree parking the aisle shall not be less than 13 feet in width.
 - 4. For parallel parking the aisle shall not be less than 10 feet in width.
- D. Off-street parking facilities required for churches may be reduced by 50 percent where churches are located in nonresidential districts and within 300 feet of usable public or private off-street parking areas. Off-street parking facilities for trucks at restaurants, service stations and other similar and related uses shall be of sufficient size to adequately serve trucks and not interfere with other vehicles that use the same facilities. Such truck spaces shall not be less than 10 feet in width and 55 feet in length.

- E. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following requirements:
1. All off-street parking spaces shall not be closer than five (5) feet to any property line, except in commercial or Industrial zones where a wall, fence or compact planting strip exists as a parking barrier along the property line.
 2. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining premises and streets.
 3. Any off-street parking area providing space for five (5) or more vehicles shall be effectively screened on any side which adjoins, or faces property adjoining a residential lot or institution, by a wall, opaque fence, or compact planting not less than four (4) feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property.
 4. All off-street parking areas that make it necessary for vehicles to back out directly into a public road are prohibited, provided that this prohibition shall not apply to off-street parking areas of one or two family dwellings.
 5. Combined parking facilities are allowed when two or more uses occur on one property or when a building(s) on one property contain two or more uses provided that the permanent allocation of the required number of parking spaces shall be the sum of the requirements for the various uses and 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 churches.
- F. Any sign intended to advertise parking or a loading facility shall be constructed in accordance with the regulations specified in Article XVIII.
- G. A business involving the repair, service, sale or display of vehicles is prohibited in areas used for parking or loading.
- H. For the purposes of determining off-street parking requirements the following units of measurement shall apply:
1. Floor Area: In the case of uses 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 such floor area need not include any area used for incidental service, storage, installations or mechanical equipment, penthouses, housing ventilators and heating systems, and similar uses.

2. Places of Assembly: In stadiums, sport arenas, churches, and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, each 18 inches or such seating facilities shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.
3. Fractions: When units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction up to and including one half (1/2) shall require one (1) parking space.
4. The minimum required off-street parking spaces shall be set forth as follows:

Automobiles or Machinery Sales and Service Garages: One space for each 200 square feet of showroom floor area plus two spaces for each service bay plus one space for each two employees on the maximum shift.

Banks, Business and Professional Offices: Two parking spaces for each 200 square feet of floor area plus one parking space for each employee working within the building.

Barber Shops and Beauty Parlors: Two spaces for each chair plus one space for each employee.

Boarding and Lodging Houses, Fraternities: Two parking spaces for each three beds.

Bowling Alleys: Five parking spaces for each alley plus one space for each employee per shift.

Churches, Auditoriums, Stadiums, Sports Arenas, Theaters, Dance Halls, Assembly Halls other Schools: One space for each four seats, or for each four persons permitted in such edifice as stated by the fire marshal.

Clinics: Four spaces for each doctor plus one space for each employee per shift.

Convalescent Home, Orphanage, or Similar Use: One parking space for each four beds plus one space for each employee, including nurses, per shift.

Drive In Banks, Cleaners and Similar Businesses: Storage space for five cars between the sidewalk area and the service window and one parking space for each two employees.

Drive In Eating Establishments: Ten parking spaces, plus one parking space for each 20 square feet of floor area.

Dwellings (Single and Two Family): Two parking spaces for each family dwelling unit.

Funeral Homes and Mortuaries: Four spaces for each individual chapel or one space for each 50 square feet of floor area, whichever is greater, plus one space for each fleet vehicle.

Furniture, Appliance Stores, Household Equipment and Furniture Repair Shops: One space for each 400 square feet of floor area.

Gasoline Filling and Service Stations: One parking space for each repair and service stall, plus one space for each employee per shift.

General Office Building: One parking space for each 400 square feet of gross floor area excluding auto parking within or on the building, plus one parking space per two employees per shift.

Hospitals: One space for each bed plus one space for each two employees.

Hotels, Motels, Lodging Houses, Tourist and Boarding Homes: One space for each living unit plus one space for each two employees per shift.

Home Occupations: Provide one additional space for each client/customer on site.

Libraries, Museums, Post Offices: One parking space for each 800 square feet of floor area plus one parking space for each two employees per shift.

Livestock Auction: Two square feet of parking area for each one square foot of buildings, pens, and all enclosed area on the premises of the auction facility.

Manufacturing, Fabricating, Processing and Bottling Plants, Research and Testing Laboratories: One space for each two employees on maximum shift. Restaurants, Taverns, Night Clubs and Private Clubs: One parking space for each two patron seats, plus one parking space for each two employees per shift.

Retail Stores, Except as Otherwise Specified Herein: One parking space for each 150 square feet of floor area excluding auto parking space within or on the building.

Roadside Stands: Five parking spaces, plus one parking space for each twenty-five (25) square feet of floor area.

Schools, Private or Public Elementary and Junior High Schools: One (1) space for each employee normally engaged in or about the building or grounds plus one space for each 30 students enrolled.

Senior High School and Institution of Higher Learning, Private or Public: One (1) parking space for each employee (including teachers and administrators:) plus one (1) space for each ten (10) students in addition to the requirements of the auditorium.

Self-service Laundry or Dry Cleaning Stores: One (1) space for each two (2) washing and/or dry cleaning machines.

Special Uses: Number of spaces shall be set by the Planning Commission as part of the review process. Standards set in these regulations shall be used as a guide in evaluating and setting reasonable requirements. Super Market, self-service Food and Discount Stores: Two spaces for each 200 square feet of floor area plus one space for each two (2) employees per shift.

Wholesale Establishments and Warehouses: One space for each 400 square feet of floor area plus one space for each two (2) employees.

5. For uses not specifically mentioned herein, off-street parking requirements shall be established by the Zoning Administrator from requirements for similar uses.

Section 1605. LOADING - UNLOADING REQUIREMENTS

In connection with every building or part thereof hereafter erected, except single and two family dwelling unit structures, there shall be provided on the same lot with such buildings, off-street loading and unloading spaces for uses which customarily receive or distribute material or merchandise by vehicle.

- A. Plans and specifications showing required loading and unloading spaces including the means of ingress and egress and interior 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.
- B. Each off-street loading - unloading space shall not be less than the following:
 1. In a Residential District a loading - unloading 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 fourteen (14) feet in height.

2. In any Commercial or Industrial District a loading - unloading space shall not be less than ten (10) feet in width and 55 feet in length, and if a roofed space, not less than fifteen (15) feet in height.
- C. Subject to the limitations of the next paragraph, a loading - unloading space may occupy all or any part of any required side or rear yard; except the side yard along a side street in the case of a corner lot. In no event shall any part of a required front yard be occupied by such loading space
- D. Any loading - unloading space shall not be closer than fifty (50) feet to any other lot located in any residential district unless wholly within a completely enclosed building or unless enclosed on all sides by a wall, opaque fence or compact planting not less than six (6) feet in height.
- E. In the case of mixed uses, on one lot or parcel the total requirements for off-street loading - unloading facilities shall be the sum of the various uses computed separately.
- F. All off-street loading - unloading facilities that make it necessary to back out directly into a public road shall be prohibited.
- G. Off-street loading space and access drives shall be paved, drained, lighted and shall have appropriate bumper or wheel guards where needed and any light used for illumination shall be so arranged as to reflect the light away from the adjoining premises and Streets.
- H. Off-street loading - unloading requirements for residential (excluding single family dwellings), hotels, hospitals, mortuaries, public assembly, offices, retail, wholesale, industrial or other uses similarly involving the receipt or distribution by vehicles, the uses having over 5,000 square feet of gross floor area shall be provided with at least one off-street loading - unloading space, and for every additional 20,000 square feet of gross floor space, or fraction thereof, one additional loading - unloading space, the size of such, loading - unloading space subject to the provisions of this Ordinance.
- I. For uses not specifically mentioned herein, loading - unloading requirements shall established by the Zoning Administrator from requirements for similar uses.