

## ARTICLE XII Off Street Parking

### Article 12: Off Street Parking

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#### **Section 12.1. 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, it shall be recognized that the requirements of this Article are minimum and that in certain uses of land, 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 space may be required to preserve the intent of this Article. It is recommended that low impact development products and designs are used that allow localization of storage and infiltration of low flow run off events. An area equal to five to ten percent (5-10%) of the impervious parking area should be designed to help storm water management with the use of bio-swales such as rain gardens, grass swale conveyances, or other low impact development techniques.

#### **Section 12.2. GENERAL PARKING AREA AND SURFACE REQUIREMENTS.**

All off-street parking areas shall comply with the following minimum area and surface requirements.

1. Where a lot does not abut on a public or private alley or easement of access, there shall be provided an access drive not less than ten feet (10') in width for a dwelling, and not less than twenty feet (20') in width for loading or unloading spaces and parking or storage areas required hereunder in such manner as to secure the most appropriate development of the property in question. Except where provided in connection with a use permitted in a residential district, such easement of access or access drive shall not be located in any residential district.
2. A "parking space" shall be not less than 200 square feet
3. All off-street parking spaces required by this regulation shall be located on the same zoning lot of the use it serves.
4. Enclosed parking areas or garages shall qualify to meet the minimum parking space requirements under this section
5. 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, easements, leases, or contract documents to establish such a joint area of use
6. Any residential lot may not be used for parking to serve a commercial or any other non-residential use.

7. A plan, drawn to scale, indicating how the off street parking and loading requirements are to be fulfilled, shall accompany an application for a zoning compliance permit. The plan shall show all elements necessary to indicate that the parking requirements are being fulfilled.

**Section 12.3. OFF STREET PARKING AREA REQUIREMENTS.**

In all districts, space for parking and storage of vehicles shall be provided in accordance with the following schedule; however, no parking area required hereunder shall be less than 1,000 square feet in area except in the case of dwellings and retail stores and shops under 500 square feet.

Residential Uses

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| 1. Single Family Residential   | 2 spaces (inclusive of private garages)   |
| 2. Two Family Residential (Duplex)   | 2 spaces per dwelling unit  |
| 3. Multi-Family Residential<br><i>(includes condominiums and townhouses)</i> | 2 spaces per dwelling unit for each of the first 12 dwelling units, and ¼ parking space for each additional dwelling unit. One garage parking space for each dwelling unit may be counted toward the parking requirement; or each garage parking space may be counted as a portion of the parking requirement when a separate visitor parking area equal to one space for each dwelling unit is provided. |
| 4. Mobile/Manufactured Home Residential                                      | 1 space per mobile/manufactured home and 1 space designated as a guest/visitor parking area per unit  |
| 5. Assisted Living Facilities  | 1 space per sleeping unit plus 1 space per each employee  |
| 6. Group Home or Group Care Facility   | 1 space per 4 persons of licensed capacity  |
| 7. Convalescent or Nursing Home  | 1 space per 3 beds plus 1 space per employee on the largest shift   |

Civic Uses

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| 8. Daycare   | 1 space per employee plus 1 space per each 10 persons of licensed capacity |
| 9. Educational Facilities (elementary)   | 1 space for every 20 students of occupancy plus 1 space per employee.      |
| Secondary schools  | 1 space for every 10 students of occupancy plus 1 space per employee       |
| College or other learning facilities   | 1 space for every 4 students of occupancy plus 1 space per employee        |
| Educational parking spaces required above shall be in addition to parking requirements for auditoriums, theatres or assembly halls that may be associated with a school. |  |
| 10. Libraries/community center uses  | 1 space for each 500 sq.ft. of gross floor area                            |

- 11. Public Assembly:  
(e.g. churches, auditoriums, theaters, etc.) 1 space for each four (4) seats of capacity and 1 space for each classroom
- 12. Social clubs, Dance Hall, Assembly Hall: 1 space for each 100 sq. ft. of gross floor area or 1 space for each four (4) seats of capacity, whichever is greater

Commercial Uses

- 13. Lodging Facilities  
(e.g. hotel, motel, bed & breakfast inn)  
resort enterprise 1 space per each rental room or suite of rooms for tourist accommodations and 1 space for each two (2) employees
- 14. Healthcare Facilities  
(e.g. hospitals, clinics, etc.) 1 space per each 4 patient beds and 1 space for each two (2) employees
- 15. Banks, Business & Professional Office 1 space per each 200 square feet of gross floor area and 1 parking space for each office in the principal building or 1¼ spaces for each person employed on the premises, whichever is greater.
- 16. Bowling Alleys Five (5) spaces for each alley and one (1) space for each five spectator seats.
- 17. General commercial and other retail stores: 1 space per 200 sq.ft. of gross floor area.
- 18. Automobile sales and service garages 1 space per 300 sq.ft. of gross floor area and 1 space per each repair stall
- 19. Equipment sales/rental 1 space per 500 sq.ft. of gross floor area
- 20. Bars, taverns & nightclubs 1 space per 50 sq.ft. of floor area devoted to patron use
- 21. Commercial Docks/Marinas  
(applies to commercial docks, marinas or rented boat slips, dock space or boat hoists) One (1) space per one (1) dock slip or hoist.
- 22. Campgrounds, camp site or RV parks 1 space per one (1) camping unit or RV site
- 23. Funeral Homes, Mortuaries and Chapels 15 spaces or 1 parking space for each 4 seats in the auditorium, or 4 spaces for each viewing room, whichever is greater. Additionally, 1 space is required for each two (2) employees.
- 24. Restaurants 1 space for each four (4) seats, plus 1 space for each four (4) employees
- 25. Veterinary services/commercial kennel 3 spaces per doctor and 1 space per employee
- 26. Manufacturing and Industry: 1 space for each 2 employees on the largest shift, or 1 space for each 1,000 sq.ft. of floor area up to 10,000 sq.ft. and then one parking space

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|  | for each additional 1,500 square feet, whichever is greater.   |
| 27. Wholesale and Warehousing            | 1 space for each employee.                                     |
| 28. Salvage Yards/Scrap Yards/Junk Yards | 1 space per one hundred (100) sq. ft. of display or floor area |

All Other Uses

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| 29. All Other Uses |  |
| over 2,000 sq.ft.  | 1 space for each 100 sq. ft. of floor area.  |
| under 2,000 sq.ft. | 1 space for each 500 square feet of floor area and 1 space for each employee, provided there are no less than five (5) parking spaces. |

**Section 12.4. 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 mentioned in Section 12.3 and to which said use is similar shall apply. Parking requirements will be determined by the Zoning Administrator.
2. Where fractional spaces occur, the parking spaces required shall be increased to be the next whole number.
3. Whenever a building or use constructed or established after the effective date of the ordinance is changed 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 percent (10%) 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 or changed 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 12.5. LOCATION AND TYPE OF PARKING.**

Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot shall be developed and maintained in accordance with the following requirements.

1. All parking spaces required herein shall be located on the same zoning lot as the building or use served.
2. Off-street parking spaces may be located within the required front yard in the C-1 General Commercial and R-2 Multiple Family Residential districts.
3. Off-street parking facilities for all uses, except one and two family dwellings fronting on a residential street, shall be designed so as to permit entrance and exit by forward movement of

the vehicle. The backing or backward movement of vehicles from an off-street parking facilities on to other than local streets as designated on the major streets plan shall be strictly prohibited.

4. All off-street parking areas, including commercial parking lots, for more than two (2) parking spaces shall be surfaced with asphaltic cement, portland concrete, or other such hard surfaced materials as approved by the Board of Adjustment so as to provide a durable parking surface. Furthermore, the parking area shall contain such Low Impact Development (LID) techniques that maximize on-site management and water treatment before discharging the excess runoff. Any parking lot shall be approved by an engineer chosen by the city so as to provide a durable and dustless surface and shall be so arranged and marked as to provide for orderly and safe loading and unloading and packing or storage of self-propelled vehicles.
5. Lighting used to illuminate any off-street parking areas, including any commercial parking lot, shall be so arranged as to reflect light away from adjacent premises and uses of land.
6. No part of any off-street parking space shall be closer than five feet (5') to any established street right-of-way or alley line. In cases where commercial or other non-residential parking lots adjoin a residential district, parking areas shall be set back at least five feet (5') from the residential district boundary and effectively screened by the use of a fence, hedge, or other similar methods.

#### **Section 12.6. OFF STREET LOADING SPACE REQUIREMENTS.**

With every building or part thereof hereafter erected, having a gross floor area of 10,000 square feet or more, which is to be occupied by uses requiring the receipt or distribution of materials or merchandise by vehicles such as manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other commercial building having secondary access from an alley, side street or otherwise shall have at least one permanently maintained off-street loading space for buildings in excess of 10,000 square feet.

1. Each loading space shall be no less than ten feet (10') in width and forty feet (40') in length.
2. Such loading space may occupy all or any part of any required side or rear yard or open space, except where adjoining a residential district. If the loading space is adjacent to a residential district, it shall be set back at least ten feet (10') from said district and be effectively screened from view.
3. All loading, unloading and parking must be conducted on private property and cannot be conducted on the public right-of-way, except for designated or approved delivery, parcel or moving vehicles intended for temporary parking and unloading. Furthermore, parking of vehicles or loading and unloading may be allowed on the public right-of-way or any street by the Board of Adjustment or City Council during community events, celebrations, or other special events.