

CHAPTER 1107

OFF-STREET PARKING AND LOADING

1107.01 OFF-STREET PARKING REQUIRED

In all districts, in connection with every building or part thereof hereinafter created, off-street parking facilities shall be provided as prescribed by this chapter. Any use not specifically mentioned below shall meet the requirements for off-street parking for a use which is so mentioned, and to which such use is similar.

1107.02 ESTABLISHMENT OF REGULATIONS

Accessory off-street parking and loading facilities shall be provided for all residential, institutional, office, business, service and industrial uses in conformance with the provisions of this chapter.

1107.03 DEFINITIONS

Definitions and standards are hereby established for determining required parking and loading facilities as follows.

- A. Off-street parking space means an open or enclosed area, directly accessible from a public street, directly accessible from a drive or aisle, and not less than 300 square feet, inclusive of all drives, aisles, ramps and turning space.
- B. Floor area for determining parking requirements means the total area of the floors of the building, or those parts used by the principal use or activity.
- C. Seating capacity for places of assembly means the number of seating units indicated on plans or based on six square feet of floor area per seat, exclusive of all aisles.
- D. Off-street loading space means an open or enclosed part of a building, directly accessible to a public street, used for the loading of goods and products accessory to the main use.

1107.04 SCHEDULE OF PARKING REQUIREMENTS

Accessory off-street parking spaces shall be provided not less than as set forth in the following schedule:

- A. Residential:

Building, Use or
Activity

Minimum Spaces Required

One-, two-, and multiple family dwellings 2 per dwelling unit. All single-family dwellings and two-family dwellings shall have one or more enclosed garage spaces per dwelling dwelling unit. The garage may be attached or detached from the dwelling unit.

Rented rooms 1 per rented room, plus 1 per resident family

Hotel, motel, tourist home 1 per rental unit, plus 1 for each employee

B. Community Facilities and Institutions

Art galleries, libraries, museums 4 per 1,000 square feet of floor area

Auditoriums, gymnasiums, places of worship (excluding schools) 1 per 3 seats of area used for public assembly

Elementary, middle and high schools Parking for these uses shall be developed so as to be sufficient to meet all the parking needs of the proposed use. No parking, loading or servicing shall be done on the street right-of-way or landscaped areas.

Child care, nursery schools 1.5 per employee

Health facilities; general and special use hospitals 2.5 per bed

Nursing home, sanitarium 1 per 2 beds

Funeral homes and mortuaries 20 spaces or 1 space per 100 square feet of area used for services, whichever is greater

C. Recreation: Community and Commercial

Dance hall, skating rink,
swimming pool, lodge hall,
assembly room 1 per 75 square feet of the area
devoted to recreational activity
and to spectators

Party center 1 per 50 square feet of floor area

Tennis courts 4 per court

Bowling alleys 10 per lane

Indoor theater 1 for each 3 seats

D. Businesses and Offices

Shopping Centers:

More than 4 uses,
but less than 400,000
square feet gross
leasable area GLA 5.5 per 1,000 square feet
Gross Leasable Area (GLA)

More than 400,000
square feet GLA 5.0 per 1,000 square feet
GLA

Retail Stores and Services:

Less than 4,000 square
feet per unit 8 per 1,000 square feet of
customer service area, but not
less than 6 spaces

4,000 to 10,000 square
feet per unit 7 per 1,000 square feet of
customer service area

10,000 square feet or
more per unit GLA 5.5 per 1,000 square feet
GLA

Places serving food and
drink 1 per 75 square feet of customer
service area or 1 per each 2 seats

Automobile Laundry More than 1 stall or automatic production line type:
10 spaces for each automatic laundry
unit. Also must provide drive-
in storage area as provided in 1107.04(N).

Offices:

Medical and dental,
banks 5 per 1,000 square feet gross
floor area but not less than 1 space

Other types 4 per 1,000 square feet gross floor area but not less than 1 space

E. Manufacturing, Warehousing, Distribution

Manufacturing 1 per 1,000 square feet gross floor area but not less than 1 space

Wholesaling 1 per 1,000 square feet gross floor area but not less than 1 space

Warehousing 1 per 5,000 square feet gross floor area but not less than 1 space

F. Airport Hangar. Pleasure aircraft hangar, 1 space for each aircraft stored therein. Parking space within a hangar may be utilized if actual room therein permits.

G. Requirements for Additional Buildings or Uses. For buildings or uses not scheduled above, the Planning Commission shall apply the unit of measurement set forth in the above schedule which is deemed to be most similar to the proposed building or use.

H. Parking for Single and Mixed Uses. A building or group of buildings occupied by two to four different uses or activities operating normally during the same hours shall provide spaces for not less than the sum of the spaces required for each use. A unit development of five or more retail stores and services, such as shopping centers, shall provide spaces for the total area of the building or buildings, as set forth in the schedule instead of the total requirements based on separate uses. Whenever a group of adjoining commercial sites have been developed and are owned separately, the Commission may find it to be in the public interest to encourage the coordination of the circulation system by agreements covering shared parking facilities, including coordination and unification of ingress and egress driveways.

I. Joint Use. Institutions and places of amusement or assembly may make arrangements with business establishments which normally have different hours of operation for sharing up to, but not more than, fifty percent (50%) of their requirements. The Commission shall require evidence of an agreement covering shared facilities. Should a change in conditions cause a shortage in parking spaces, the required spaces shall be provided elsewhere as a condition precedent to the continued use of the building or use. The parking space must be within 500 feet as measured along lines of public access. Church parking (see Section 1107.07(B)).

- J. Parking District. Commercial uses which shall be subject to a parking assessment or fee levied within a parking district, when established, shall be exempt from the requirements of this section.
- K. Senior Citizen Housing. The Commission may reduce the number of parking spaces required for senior citizen housing (well elderly or congregate type) where the applicant demonstrates that fewer spaces shall be necessary. When considering a reduction in the parking standard, the Commission shall review the expected economic status of potential residents, available public transportation, retail and personal services within walking distance and community facilities within the building(s) to be used by nonresidents. If the Commission permits a reduction in parking requirements, an area equal to the difference between one space per living unit and the number of spaces actually provided, shall be reserved on the site for expansion of the parking area if necessary in the future. The potential expansion area shall be landscaped. The Commission may also increase the parking standard when significant numbers of nonresidents shall use community facilities within the building(s).
- L. Illumination of Parking Areas. Parking areas shall be illuminated to protect the public safety whenever the public street lights are lit and when the buildings served are in operation. The lighting fixtures shall be designed and located so as not to reflect direct rays of light in adjoining residential districts and streets. Intensity shall not be of excessive brightness or cause a safety hazard to users of such parking spaces or occupants of adjoining premises. Flickering or moving of intermittent illumination shall not be permitted.
- M. Landscaping. Landscape features or other visual barriers between all parking areas and a side or rear lot line of an adjoining residential district shall be required. In all commercial and residential districts landscaping shall also be required within parking lots with a capacity of more than twenty cars. Such landscaping shall also be required around the perimeter of parking areas adjacent to a public street.
- N. Drive-In Storage Area. Drive-in facilities which provide services to customers waiting in their cars, such as fast food pick-up windows, drive-in bank windows and car washes, shall provide storage area for 15 waiting vehicles in order to ensure that waiting vehicles shall not extend into a public right-of-way. The Commission may increase the required storage area for uses which shall require additional vehicle storage space.
- O. Parking Requirements When Nonconforming Use Changed to a Permitted Use. When a nonconforming use is changed into a permitted use or a conditionally permitted use and there is no new building or addition to a building made, then no additional parking need be required if the permitted use or conditionally permitted use will not create the need for more parking space

than the pre-existing nonconforming use, if approved by the Planning Commission.

- P. Parking requirements may be waived by the Planning Commission for Central Business Development District (CBDD) uses, provided adequate public parking is available nearby. This section does not preclude the establishment of a Parking District, if necessary.

(Ord. 78-95. Passed 12-4-95.)

1107.05 LOADING AND UNLOADING FACILITIES

- A. Allocation of Use. Space required and allocated for any off-street loading shall not, while so allocated, be used to satisfy the space requirements for off-street parking. An off-street loading space shall not be used for repairing or servicing of motor vehicles and shall be available for its designated purpose when needed.
- B. Location of Facility. A loading space shall not be permitted in any required front, side or rear yard. Loading spaces may be located within any area between a building which it serves and a required yard.
- C. Access Driveways. Each required off-street loading space shall be designated for direct vehicular access by means of a driveway, or driveways, to a public street in a manner which shall least interfere with the movement of traffic.
- D. Improvements. All accessory off-street loading spaces shall be improved as required for parking areas as set forth in this chapter.
- E. Off-street loading facilities shall be provided in accordance with the following schedule.
 - 1. Retail sales establishments:
 - 5,001 to 20,000 square feet - 1 berth
 - 20,001 to 40,000 square feet - 2 berths
 - 40,001 to 100,000 square feet - 3 berths
 - Each additional 60,000 square feet - 1 berth
 - 2. Offices and uses other than retail:
 - 25,001 to 100,000 square feet - 1 berth
 - 100,001 to 200,000 square feet - 2 berths
 - 200,001 to 350,000 square feet - 3 berths
 - Each additional 250,000 square feet - 1 berth
 - 3. Manufacturing and wholesale:
 - 5,001 to 30,000 square feet - 1 berth

30,001 to 80,000 square feet - 2 berths
80,001 to 175,000 square feet - 3 berths
Each additional 100,000 square feet - 1 berth

- F. Minimum Height of Enclosure. The minimum height for each enclosure shall be 14 feet. Each berth shall be at a minimum 14 feet in width and 60 feet in depth.

1107.06 OFF-STREET PARKING AREA DESIGN AND CONSTRUCTION

- A. Off-street parking areas shall have parking spaces not less than one hundred-eighty (180) square feet in area exclusive of access drives or aisles, and shall be functionally arranged and provided with adequate maneuvering lanes.
- B. Ingress and egress points shall be located to minimize traffic congestion and avoid undue interference with pedestrian movement. There shall be no more than two (2) accessways abutting on any one street. Accessways shall not be less than twenty (20) feet in width at the sidewalk line nor more than thirty (30) feet at the curb cut line of the street. Residential uses shall not have accessways of less than eight (8) feet.
- C. Off-street parking areas shall be improved with bituminous, concrete, or equivalent surfacing, and so graded and drained as to dispose of all surface water accumulation within the parking area. Wheel guards or bumper guards as may be necessary shall be provided in connection with any off-street parking area of five (5) parking spaces or more to contain cars on sloping surfaces and to prevent the bumpers of cars from projecting over sidewalks or property lines. All lighting used to illuminate parking areas shall be so arranged as to direct the light away from adjoining properties or streets. No open light sources, such as the stringing of light bulbs, shall be permitted.
- D. Off-street parking areas for nonresidential uses abutting on a residential district shall be provided with a completely obscuring wood or masonry wall or fence six (6) feet in height measured from the surface of the parking lot on all sides.

1107.07 OFF-STREET PARKING AREA LOCATION

- A. Parking spaces required for dwelling units shall be located on the same lot as the dwelling unit. Parking spaces required for purposes other than dwelling units shall be located within five hundred (500) feet of the use measured along lines of public access to the property.
- B. Parking spaces already provided to meet off-street parking requirements for places of public assembly, commercial and industrial establishments, lying within five hundred (500) feet of a church measured along lines of public access; and that are not normally used between the hours of 6 a.m. and 6 p.m. on Sundays; and that are made available for other parking, may be used to meet not more than seventy-five (75) per cent of the off-street parking requirements of such church.

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