

PART II
ARTICLE VII

OFF STREET PARKING AND LOADING REQUIREMENTS

Section 700 General Off-Street Parking Requirements

Off-street vehicular parking in conjunction with all land or building uses shall be provided, prior to the issuance of a Certificate of Occupancy as herein prescribed. In all zoning, off-street parking requirements for the storage and parking of motor vehicles for the use of occupants, employees, and patrons of any building erected, altered, or extended after the effective date of this Ordinance, shall be provided as prescribed in this Article.

1. CALCULATION OF REQUIRED PARKING SPACES

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

2. LOADING SPACE

The loading space as required in Section 780 of this Article shall not be construed as supplying off-street parking space.

3. LOCATION OF PARKING

A. Non-Residential - Off-street parking for other than residential use shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve, measured without crossing any major thoroughfare, from the nearest point of the build/rig to the nearest point of the off-street parking facilities and such off-street parking shall be provided either by an off-street parking lot or by a private garage. In the case that off-street parking is provided in a private garage, the maximum height of such garage shall be twenty (20) feet and may occupy the required side or rear open space, but shall not be closer than twenty (20) feet from a lot line in a residential district.

B. Residential - Residential off-street parking spaces shall consist of a parking strip, driveway, or combination thereof and shall be located on the premises they are intended to serve, not closer than three (3) feet from any street lot line. Garages and carports shall conform to the appropriate regulations of the zoning district in which they are located.

Driveways leading to garages or carports (including those for multiple family and two family uses) shall be designed so as to provide a minimum of a 9' by 20' space for off-street parking, and to avoid the parking of vehicles across pedestrian sidewalks, walkways, or pathways, whether public or private.

4. USES NOT SPECIFIED

For uses not specifically mentioned in this Article, the requirements for off-street parking facilities for a use which is mentioned, and which use is most similar interpreted by the Board of Zoning Appeals shall apply. For mixed uses, the parking facilities required shall be the sum of the requirements for the various individual uses in one building or on the same lot.

5. EXTENT OF CONTROL

The off-street parking and loading requirements of this Article shall apply as follows:

A. New Structures and Uses: All buildings and structures erected or enlarged and land uses initiated after the effective date of this Ordinance shall provide accessory off-street parking or loading facilities as requested hereinafter for the use thereof, except that a

building or structure for which a building permit has been issued prior to the effective date of this Ordinance shall not be required to furnish parking or loading facilities as required hereinafter if construction is begun thereon within six (6) months of the effective date of the building permit. However, the parking and loading requirements in effect at the time of issuance of the building permit shall be met.

- B. Decrease in Required Parking - When a building or structure is altered and undergoes a decrease in number of dwelling units, gross floor area, seating capacity, number of employees, or other unit of measurement specified hereinafter for required parking or loading facilities, and further, when said decreases would result in a requirement for fewer total parking or loading spaces through application of the provisions of this Ordinance thereto, parking and loading facilities may be reduced accordingly.
- C. Increase in Required Parking: When a building or structure shall undergo any increase in number of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for receipted parking or loading facilities, and further, when said increase would result in a requirement for additional total parking or loading spaces through application of the provisions of this Ordinance thereto, parking and loading facilities shall be increased accordingly, provided that existing parking or loading facilities shall be so increased that the facilities would at least equal or exceed the parking or loading requirements resulting from application of the provisions of this Ordinance to the entire building or structure as modified.
- D. Change in Off-street Parking Designation: Any area once designed as required off-street parking shall never be changed to any other use unless and until equal facilities are provided elsewhere. Upon the abandonment of such area as a parking lot for a period of six (6) months, it shall revert to its immediate prior use classification.
- E. Existing Off-street Parking: Off-street parking existing at the effective date of this Ordinance in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or prior use.

6. USE OF PARKING

The required off-street parking shall be for occupants, employees, visitors and patrons and shall be limited in use to motor vehicles. The storage of merchandise, motor vehicles for sale, or the repair of vehicles is prohibited. This requirement shall not be interpreted to prohibit the posting of a "For Sale" sign in a personal vehicle which is used regularly by a resident of the structure for which the parking space is an accessory

7. JOINT USE OF PARKING

Two or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately. Where the required number of parking spaces exceeds one hundred (100) cars, the requirements may be reduced by twenty (20) percent.

In cases of dual functioning of off-street parking where operating hours do not overlap, the Board of Zoning Appeals may grant an exception. Parking, spaces already provided to meet off-street parking requirements for theaters, stadiums, auditoriums and other places of public assembly, stores, office buildings and industrial establishments located within five hundred (500) feet of a church as measured along lines of public access, that are not normally used

between the hours of 6:00 am and 6:00 pm on Sundays, and that are made available for other parking, may be used to meet not more than seventy-five (75) percent of the off-street parking requirements of a church. There shall be a written agreement between all parties concerned where this arrangement, or other similar situations and arrangements, can be made.

8. LIGHTING

Lighting facilities provided for off-street parking areas shall be so arranged as to reflect the light away from the adjacent properties and public thoroughfares.

Section 720 Off-Street Parking Requirements By Use

The amount of required off-street parking space for new uses or buildings and additions to new and existing buildings as specified above shall be determined in accordance with the following table, and the space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use in accordance with the provisions of the previous Section.

USE	REQUIRED PARKING SPACES	PER EACH UNIT OF MEASURE AS FOLLOWS
Banks, post offices, business offices, or professional office of lawyers, architects, engineers, or similar or allied professions	1	200 square feet of usable floor space
Beauty parlor or barber shops	3	Each barber and/or beauty shop operator
Bowling alleys	5	Each bowling lane
Churches with fixed seats/pews	1	8 feet of pew or 4 seats
Clubs and lodges	1	Each 300 square feet of area devoted to club or lodge activities, plus one additional space per each 3 employees
Dance halls, exhibition halls, assembly halls, Billiard halls, churches without fixed seats, and skating rinks	1	100 square feet of floor space
Elementary schools and intermediate schools	1	2 teachers, employees or administrators in addition to the requirements of the auditorium or assembly hall
Establishment for sale and consumption on the premises of beverages, food or refreshments	1	100 square feet of usable floor area
Furniture & appliances, household equipment, repair shops, showroom of a plumber, decorator, electrician or similar trade, clothing & shoe repair	1	800 square feet of usable floor area exclusive of the usable floor area occupied in processing or manufacturing for which

& laundry, motor vehicle sales showroom, hardware stores, wholesale stores & machinery stores		requirements are listed below
USE	REQUIRED PARKING SPACES	PER EACH UNIT OF MEASURE AS FOLLOWS
Homes for the aged, convalescent or nursing homes, sanitariums and children's home	1	6 beds, plus one space for each staff or visiting doctor
Hospitals	1	Each 3 hospital beds, plus one space for each 3 employees, plus one space for each staff doctor
Hotels and Motels	1	Guest room, plus one space for each 3 employees, plus one space for each 500 square feet of floor area devoted to generative activities, such as bars and dining room
Industrial establishments including manufacturing, research and testing laboratories, creameries, bottling works, printing, plumbing or electrical workshops	1	2 employees computed on the basis of the greatest number of persons employed at any one period during the day or night. Space on site shall also be provided for all construction workers during periods of plant construction
Lodging and boarding houses, fraternities, dormitories and cooperative households occupying single-unit dwellings	1	For each 2 beds, plus 1 space for each manager and/or employee
Mortuary establishments and funeral homes	1	50 square feet of floor space in the slumber rooms, funeral service rooms
Professional offices for doctors and dentists	1	250 square feet of floor space, or a minimum of not less than 4 spaces, whichever is greater
Single room occupancy units and buildings	1	For each unit, plus 1 space for each nonresident manager and/or employee
Residential - Single family	1	Dwelling unit
Residential - Two unit dwellings and multiple dwellings excluding motels and hotels	2	Dwelling unit
Retail store, except as otherwise specified herein	1	150 square feet of usable floor area
Senior high school	1	2 teachers, employees or administrators, and for every 10

		students in addition to the requirements of the auditorium or assembly hall
USE	REQUIRED PARKING SPACES	PER EACH UNIT OF MEASURE AS FOLLOWS
Stadiums, sports arenas, auditoriums and theaters	1	4 seats or 6 feet of benches based on maximum seating capacity in the main place of assembly
Tourist homes	1	Guest bedroom

Section 750 Off-Street Parking Lot Layout, Construction and Maintenance

Whenever an off-street parking lot is a requirement, it shall be laid out, constructed and maintained according to the following regulations:

1. Layout of Off-Street Parking.
 - A. Adequate ingress and egress to the parking lot by means of a clearly defined drive shall be provided for all vehicles.
 - B. All spaces shall be laid out in the dimensions of nine (9) by twenty (20) feet, or one hundred eighty (180) square feet of space, exclusive of area required in other parts of this Section.
 - C. All access drives and off-street parking facilities shall either be paved with concrete or with other approved surfacing material to adequately provide a durable and dust free surface.

2. Plans for Layout: Plans for the layout of the parking lot must be approved by the Building Commissioner. Plans for the layout of the parking lot shall show a total dimension across two (2) tiers of spaces and one (1) aisle (maneuvering lane) of at least the following for the various patterns:
 - A. 90 Degree Pattern - Sixty (60) feet for two (2) tiers of space including one (1) aisle (maneuvering lane), with the minimum aisle being twenty (20) feet in width.
 - B. 60 Degree Pattern - Fifty-five (55) feet for two (2) tiers of space including one (1) aisle (maneuvering lane), with the minimum aisle being fifteen (15) feet in width.
 - C. 45 Degree Pattern - Fifty (50) feet for two (2) tiers of spaces and one (1) aisle (maneuvering lane), with the minimum aisle being twelve (12) feet in width.
 - D. 45 Degree Herringbone Pattern - Forty-three (43) feet for two (2) tiers of spaces and one (1) aisle (maneuvering lane), with the minimum aisle being twelve (12) feet in width.

3. Setback Requirements:
 - A. Where the parking lot is contiguous to a residentially zoned district which has common frontage in the same block with the parking lot, there shall be established a setback line ten (10) feet from the front lot line.
 - B. Where a parking lot lies across the street and opposite a residentially zoned district wherein the lots front on such street, there shall be established a setback line ten (10) feet from the front lot line.
 - C. Where the parking lot ties across the street and opposite or contiguous to and in the same

block with residentially zoned property which has only side lot lines on the street, there shall be established a setback line ten (10) feet from the front lot line.

- D. Where the parking lot abuts rear property lines of a residentially zoned district, there shall be established a setback line of five (5) feet from the rear property line.
 - E. The setback requirements contained in this Section may be modified by the Board of Zoning Appeals with respect to the number of feet required in any case in which it appears an undue hardship will arise from the strict enforcement of the distance requirements in this Section.
4. Buffer Strip Requirements: The land between the setback line and the lot line of the parking lot will be maintained as a buffer strip and subject to the following requirements and the requirements of Article IV, Section 475:
- A. There shall be bumper stops or wheel chocks of concrete or similar permanent material provided to prevent any vehicle from projecting over the buffer strip.
 - B. Wherever a screen planting is not practical or reasonable, a continuous non-pierced masonry wall of specified height and materials may be substituted for buffer strips if approved by the Commission with recommendation to, and approval of, the Board of Zoning Appeals.
 - C. Where the parking lot boundary adjoins property zoned for residential use and when an evergreen screen planting or other similar type of planting can be used to screen such parking lot without hindering the use of the parking lot then such screen planting shall be required. In addition a suitable chain link wire fence not less than three nor more than six feet in height shall be provided adjacent to said boundary line, but shall not extend into the required front open space, and the same shall be erected within thirty (30) days of the completion of the parking lot surface.

The criteria that shall be used to determine whether such a screen planting will be required, shall be:

- 1.) That the adjacent property zoned for residential use consists of more than one residential lot and is shown in the Comprehensive Plan to be utilized for residential purposes.
 - 2.) That the screen planting will not eliminate any required parking spaces and will not create any potential visual or ingress or egress situations.
5. Drainage: All open off-street parking areas except for parking spaces accessory to a single-family dwelling shall be designed so as to permit such parking spaces to be used as temporary storm water detention areas.
6. Residential Driveway Design: Driveways leading to garages or carports (including those for multiple family and two family uses) shall be designed so as to provide a minimum of a 9' by 20' space for off-street parking, and to avoid the parking of vehicles across pedestrian sidewalks, walkways, or pathways, whether public or private.

Section 780 Off-Street Loading and Unloading

On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage warehouse, goods display, department store, wholesale store, market,

hotel, hospital, mortuary, laundry, dry cleaning establishment, or other uses similarly involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading and unloading services adjacent to the opening used for loading and unloading in order to avoid undue interference with public use of the streets or alleys. Such Off-Street loading or unloading facilities shall be required in accordance with the following requirements:

- A. For hotels or apartment hotel buildings wherein there are contained exhibition halls, convention halls, auditoriums, office facilities or retail shops, - one off street loading and unloading space for the first forty thousand (40,000) square feet of gross floor area plus one such additional space for each additional twenty thousand (20,000) square feet.
- B. For hospitals, sanitariums or nursing homes containing twenty thousand (20,000) to one hundred thousand (100,000) square feet of gross floor area, - one off street loading and unloading space plus one additional such space for each additional one hundred thousand (100,000) square feet.
- C. For buildings containing bowling alleys, taverns, restaurants, or any retail shops or a combination of such uses in one building and having ten thousand (10,000) to one hundred thousand (100,000) square feet of gross floor area, - one off street loading and unloading space, plus one additional such space for each additional twenty thousand (20,000) square feet of gross floor area.
- D. For banks, business or professional offices or public administration buildings containing forty thousand (40,000) to one hundred thousand (100,000) square feet of gross floor space, - one off street loading and unloading space plus one additional such space for each additional forty thousand (40,000) square feet of gross floor area.
- E. For buildings containing manufacturing or industrial uses, research and testing laboratories, laundry and dry cleaning establishments, printing, binding, publishing and issuing of newspapers, periodicals, books and other reading matter, warehouse and storage facilities, engraving shops, assembly of materials and products, and other similar uses having more than eight thousand (8,000) square feet of gross floor area exclusive of basement area and less than forty thousand (40,000) square feet of gross floor area, - one off street loading and unloading space, plus one additional such space for each additional forty thousand (40,000) square feet.

It should be noted that the area zoned C-4 Central Business District is exempt from these requirements, however, whenever it is possible to provide a loading or unloading facility off-street, they should do so.

Section 790 Parking Standards

- A. Parking areas may be required to be arranged so as to prevent through traffic to other parking areas.
- B. Parking areas shall be screened from adjacent non-related structures, roads and traffic arteries with plantings, earth berms, walls or changes in grads, when deemed necessary.
- C. All parking areas shall be marked so as to provide for orderly and safe parking, storage and movement.
- D. When it is in the interest of safety and better vehicle and pedestrian circulation, the use of landscape elements to provide physical separation of use areas may be required.
- E. All parking areas shall be adequately lighted. All such lighting shall be so arranged as to

direct the light away from adjoining residential real estate.

- F. All parking areas and off-street loading areas shall be graded and drained to remove all surface water without erosion and flooding.