CHAPTER 15

OFF STREET PARKING AND LOADING FACILITIES

SECTION:

9-15-1: General Requirements
9-15-2: Standards
9-15-3: Off Street Parking Design And Dimensional Tables
9-15-4: Parking Space Requirements

9-15-1: **GENERAL REQUIREMENTS**:

A. Parking And Loading Spaces Required: No building or structure shall be erected, substantially altered or its use changed unless permanently maintained off street parking and loading spaces have been provided in accordance with the provisions of this chapter.

B. Existing Structures: The provisions of this chapter, except where there is a change of use, shall not apply to any existing building or structure. Where the new use involves no additions or enlargements, there shall be provided as many such spaces as may be required by this chapter.

C. Changed Or Enlarged Structures: Whenever a building or structure constructed after the effective date hereof 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 in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing prior to the effective date hereof is enlarged to the extent of fifty percent (50%) or more in floor area, number of employees, number of housing units, seating capacity or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth herein.

9-15-2: **STANDARDS**:

A. Location Of Parking Spaces: The following regulations shall govern the location of off street parking spaces and areas:

1. Detached Residential Uses: Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve.

2. Commercial, Industrial, Institutional Uses: Parking spaces for commercial, industrial or institutional uses shall be located not more than five hundred feet (500') from the principal use.

3. Apartments Or Dormitories: Parking spaces for apartments, dormitories or similar residential uses shall be located not more than three hundred feet (300') from the principal use.

B. Loading Space Requirements And Dimensions: Off street loading spaces for commercial uses shall be provided in accordance with the following table:

Gross Floor Area (Square Feet)	***Quantity And Type***
14,000 - 36,000	(1) B
36,001 - 60,000	(2) B
60,001 - 100,000	(2) B plus (1) A

For each additional 75,000 square feet or fraction thereof, an additional type A space will be provided.

Type B spaces are 35 feet in length.

Type A spaces are 65 feet in length.

1. Minimum Size: The size of an off street loading space shall be not less than the following, exclusive of access platform and loading area:

Length: 35 feet or 65 feet (see above)

Width: 15 feet

2. Access: Convenient access to loading spaces from streets or alleys shall be provided.

3. Location Of Required Loading Facilities: The off street loading facilities required for the uses mentioned shall not project into the public right of way or setback area. In no case shall the required off street loading berths be part of the area used to satisfy the off street parking requirements.

4. Entrances And Exits: Design and location of entrances and exits for required off street loading areas shall be subject to the review of the zoning administrator.

C. Maintenance: The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of dust, trash and other debris.

D. Surface: The required number of parking and loading spaces as set forth in section 9-15-4 of this chapter, together with driveways, aisles and other circulation areas, shall be improved to provide a durable surface.

E. Drainage: All parking and loading areas shall provide for proper drainage of surface water.

F. Lighting: Any parking area which is intended to be used during nondaylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect light away from the adjoining property.

G. Ingress; Egress; Design: Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private street shall be traveling in a forward motion. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access driveway from a public or private street.

H. Striping And Paving: All parking areas with a capacity over twenty (20) vehicles shall be paved and striped with double lines, six inches (6”) both sides of center, between stalls to facilitate the movement into and out of the parking stalls.

I. Screening And/Or Landscaping: Whenever a parking area is screened on any sides which adjoin or face other properties, the fence, wall or planting screen shall be not less than four feet (4') nor more than six feet (6') in height and shall be maintained in good condition. The space between such fence, wall or planting screen and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition.

J. Wheel Blocks: Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.

K. Minimum Distance Of Setbacks: No part of any parking area for more than ten (10) vehicles shall be closer than twenty feet (20') to any dwelling unit, school, hospital or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen. In no case shall any part of a parking area be closer than four feet (4') to any established street or alley right of way.

L. Disabled Vehicles: Not more than two (2) inoperable and unregistered vehicles of any kind or type shall be parked or stored on any residential property other than in a completely enclosed building or carport, a permitted residential storage area, or a licensed junkyard[1].

M. Joint Use: Two (2) or more nonresidential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement approved by the zoning administrator shall be filed with the application for a building permit.

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[1]See also subsection 9-9-2D1 of this title.

9-15-3: **OFF STREET PARKING DESIGN AND DIMENSIONAL TABLES**:

Dimension	***45 Degrees***	***60 Degrees***	***90 Degrees***	***Parallel***
Width of parking space	13 feet	10 feet	9 feet	9 feet
Length of parking space	15 feet	18 feet	19 feet	23 feet
Width of driveway aisle	13 feet	17 feet	25 feet	12 feet

9-15-4: **PARKING SPACE REQUIREMENTS**: For the purpose of this title the following parking space requirements shall apply:

Type Of Use	***Parking Spaces Required***
Commercial	
Automobile service garages which also provide repair	1 for each 2 gasoline pumps and 2 for each service bay
Funeral parlors, mortuaries and similar type uses	1 for each 4 person capacity in the viewing and chapel areas
Hotels, motels	1 per each sleeping room plus 1 space for each 2 employees
Institutional	
Churches or other places of religious assembly	1 for each 5 seats
Hospitals	1 for each bed
Libraries, museums and art galleries	1 for each 400 square feet of floor area
Medical and dental clinics of examination, treating room, office and waiting room	1 for every 200 square feet of floor area
Sanitariums, homes for the aged, nursing homes, children homes, asylums and similar uses	1 for each 2 beds

Type Of Use	***Parking Spaces Required***
Manufacturing	
All types of manufacturing, storage and processing	1 for every 2 employees (on the largest shift for which the building is designed) plus 1 for each motor vehicle used in the business
Recreational Or Entertainment	
Auditoriums, sports arenas, theaters and similar uses	1 for each 4 seats
Bowling alleys	4 for each alley or for each 100 square feet of the area used for restaurant, cocktail lounge or similar use
Dance floors, skating rinks used for the activity	1 for each 100 square feet of floor area
Dining rooms, restaurants, taverns, nightclubs, etc.	1 for each 200 square feet of floor area
Outdoor swimming pools, public or community or club	1 person for each 5 person capacity plus 1 for each 4 seats or 1 for each 30 square feet of floor area used for seating purposes, whichever is greater
Retail And Services	
Banks, financial institutions and similar uses	1 for each 200 square feet of floor area
Offices, public or professional administration service buildings	1 for each 400 square feet of floor area
Retail stores	1 for each 250 square feet of floor area
All other types of business or commercial uses permitted in any business district	1 for each 300 square feet of floor area

Type Of Use	***Parking Spaces Required***
Residential	
Apartments or multi-family dwelling	1½ for each unit
Boarding houses, dormitories rooming houses, and fraternity houses which have sleeping rooms	1 for each sleeping room or 1 for each permanent occupant
Mobile home park	2 for each unit
Single-family or two-family dwelling	2 for each unit
Schools (Public, Parochial Or Private)	
Business, technical and trade schools	1 for each 2 students
Colleges, universities	1 for each 4 students
Elementary and junior high schools halls	2 for each classroom and 1 for every 8 seats in auditoriums or assembly
High schools	1 for every 10 students and 1 for each teacher and employee
Kindergartens, childcare centers, nursery schools and similar uses	2 for each classroom but not less than 6 for the building