

ARTICLE 11

OFF-STREET PARKING AND LOADING FACILITIES

SECTION 1100

GENERAL REQUIREMENTS

1. 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 resolution.

2. The provisions of this Article, 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 of such spaces as may be required by this resolution;

3. Whenever a building or structure constructed after the effective date of this resolution 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 of this resolution is enlarged to the extent of fifty (50) percent 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.

SECTION 1110

PARKING SPACE DIMENSIONS

A parking space shall have minimum rectangular dimensions of not less than nine (9) feet in width and nineteen (19) feet in length for ninety (90) degree parking, nine (9) feet in width and twenty-three (23) feet in length for parallel parking, ten (10) feet in width and nineteen (19) feet in length for sixty (60) degree parking, and twelve (12) feet in width and nineteen (19) feet in length for forty-five (45) degree parking. All dimensions shall be exclusive of driveways, aisles, and other circulation areas. The number of required off-street parking spaces is established in Section 1130 of this resolution.

SECTION 1111

LOADING SPACE REQUIREMENTS AND DIMENSIONS

A loading space shall have minimum dimensions of not less than twelve (12) feet

in width, fifty (50) feet in length, exclusive of driveways, aisles, and other circulation areas, and a height of clearance of not less than fifteen (15) feet. One off-street loading space shall be provided and maintained on the same lot for every separate occupancy requiring delivery of goods and having a modified gross floor area of up to five thousand (5,000) square feet. One loading space shall be provided for each additional ten thousand (10,000) square feet or fraction thereof.

SECTION 1112

PAVING

The required number of parking and loading spaces as set forth in Section 1111 and 1130, together with driveways, aisles, and other circulation areas, shall be improved with such material to provide a durable and dust-free surface.

SECTION 1113

DRAINAGE

All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water unto adjacent properties or walkways.

SECTION 1114

MAINTENANCE

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

SECTION 1115

LIGHTING

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

SECTION 1116

LOCATION OF PARKING SPACES

The following regulations shall govern the location of off-street parking spaces and areas:

1. Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve;
2. Parking spaces for commercial, industrial, or institutional uses shall be

located not more than seven hundred (700) feet from the principal use;

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

SECTION 1117

SCREENING AND/OR LANDSCAPING

Whenever a parking area is located in or adjacent to a residential district it shall be effectively screened on all sides which adjoin or face any property used for residential purposes, by an acceptably designed wall, fence, or planting screen. Such fence, wall, or planting screen shall be not less than four (4) feet nor more than six (6) feet 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. In the event that terrain or other natural features are such that the erection of such fence, wall, or planting screen will not serve the intended purpose, then no such fence, wall, or planting screen and landscaping shall be required.

SECTION 1118

DISABLED VEHICLES

The parking of a disabled vehicle within any district for a period of more than two (2) weeks shall be prohibited, unless such vehicle is stored in an enclosed garage or other accessory building. Parking of a disabled vehicle within a C-2 District in conjunction with an auto repair or service business shall be allowed for four weeks in an unenclosed parking lot.

SECTION 1119

MINIMUM DISTANCE AND SETBACKS

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen. If on the same lot with a one-family residence, the parking area shall not be located within the front yard required for such building. In no case shall any part of a parking area be closer than four (4) feet to any established street or alley right-of-way.

SECTION 1120

JOINT USE

Two or more non-residential 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 Inspector shall be filed with the application

for a zoning permit.

SECTION 1121

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.

SECTION 1122

WIDTH OF DRIVEWAY AISLE

Driveways serving individual parking spaces shall be not less than twenty-five (25) feet wide for ninety (90) degree parking, twelve (12) feet wide for parallel parking, seventeen and one-half (17 1/2) feet for sixty (60) degree parking, and thirteen (13) feet for forty-five (45) degree parking.

SECTION 1123

ACCESS

Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or into 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 for a reasonable distance to any pedestrian or motorist approaching the access or driveway from a public or private street.

SECTION 1124

WIDTH OF ACCESS DRIVEWAY

The entrances and exits to the parking area shall be clearly marked. Interior vehicular circulation by way of access roads shall maintain the following minimum standards: For one way traffic the minimum width of fourteen (14) feet except for forty-five (45) degree parking in which case the minimum width of the access road shall be seventeen (17) feet. Access roads for two way traffic shall have a minimum width of twenty-four (24) feet. Parking areas having more than one aisle or driveway shall have directional signs or markings in each aisle or driveway.

SECTION 1125

STRIPING

All parking areas with a capacity over twelve (12) vehicles shall be striped with double lines (six (6) inches both sides of center) between stalls to facilitate the movement into and out of the parking stalls.

SECTION 1130

PARKING SPACE REQUIREMENTS

For the purpose of this resolution the following parking space requirements shall apply:

SECTION 1131

RESIDENTIAL

1. Single family or two family dwelling requires two for each unit.
2. Apartments, or multi-family dwellings require two for each unit.
3. Boarding houses, rooming houses, dormitories, and fraternity houses which have sleeping rooms require one for each sleeping room or one for each permanent occupant.
4. Mobile homes require two for each unit.

SECTION 1132

COMMERCIAL

1. Automobile service garages which also provide repair require one for each two gasoline pumps and two for each service bay.
2. Hotels and motels require one per each sleeping room plus one space for each two employees.
3. Funeral parlors, mortuaries and similar type uses require one for each 100 square feet of floor area in slumber rooms, parlors, or service rooms.

SECTION 1133

RECREATIONAL OR ENTERTAINMENT

1. Dining rooms, restaurants, taverns, night clubs, etc. require one for each 200 square feet of floor area.
2. Bowling alleys require four for each alley or lane plus one additional space for each 100 square feet of the area used for restaurant, cocktail lounge, or similar use.
3. Dance floors and skating rinks require one for each 100 square feet of floor area used for the activity.
4. Outdoor swimming pools, public or community or club, require one for each 5 persons capacity plus one for each 4 seats or one for each 30 square feet floor area used for seating purposes whichever is greater.

5. Auditoriums, sport arenas, theaters, and similar uses require one for each 4 seats.
6. Retail stores require one for each 250 square feet of floor area.
7. Banks, financial institutions and similar uses require one for each 200 square feet of floor area.
8. Offices, public or professional administration, or service buildings require one for each 400 square feet of floor area.
9. All other types of business or commercial uses permitted in any business or commercial district require one for each 300 square feet of floor area.

SECTION 1134

INSTITUTIONAL

1. Churches and other places of religious assembly require one for each 5 seats.
2. Hospitals require one for each bed.
3. Sanitariums, homes for the aged, nursing homes, children homes, asylums, and similar uses require one for each 2 beds.
4. Medical and dental clinics require one for every 200 square feet floor area of examination, treating room, office, and waiting room.
5. Libraries, museums, and art galleries require one for each 400 square feet floor area.

SECTION 1135

SCHOOLS (PUBLIC, PAROCHIAL, OR PRIVATE)

1. Elementary and junior high schools require two for each classroom and one for every eight seats in auditoriums or assembly halls.
2. High schools require one for every ten students and one for each teacher and employee.
3. Business, technical, and trade schools require one for each two students.
4. Colleges and universities require one for each four students.
5. Kindergartens, child care centers, nursery schools, and similar uses require two for each classroom but not less than six for the building.

SECTION 1136

INDUSTRIAL

1. All types of industrial, storage, and wholesale uses permitted in any industrial district require one for every 2 employees (on the largest shift for which the building is designed) plus one for each motor vehicle used in the business.
2. Cartage, express, parcel delivery, and freight terminals require one for every 2 employees (on the largest shift for which the building is designed) and one for each motor vehicle maintained on the premises.

SECTION 1140

GENERAL INTERPRETATIONS

In the interpretation of this Article, the following rules shall govern:

1. Parking spaces for other permitted or conditional uses not listed in this Article shall be determined by the Board upon an appeal from a decision of the Zoning Inspector.
2. Fractional numbers shall be increased to the next whole number.
3. Where there is an adequate public transit system or where for any other reason parking demand is unusually low, then the parking space provisions cited above may be reduced proportionately by the Board upon an appeal from a decision of the Zoning Inspector.