

**ARTICLE XXXIV
OFF-STREET PARKING AND LOADING REQUIREMENTS**

Section 34.01 Purpose

The purpose of these requirements is to encourage the orderly development of parking areas within the City and to promote the safety of residents and visitors by insuring the efficient handling of vehicular traffic.

Section 34.02 Provision for Parking and Loading Required

In all zoning districts, at the time any building, structure or use is changed, established, erected, developed, or is enlarged or increased in capacity, there shall be provided off-street parking and loading spaces in accordance with the provisions of this Article.

Section 34.03 General Specifications and Requirements

34.03.01 Area and dimensions - Parking Spaces

| | <u>Minimum Width</u> <u>(Measured in Feet</u> <u>Parallel to Aisle)</u> | <u>Minimum</u> <u>Length</u> <u>(Feet)</u> | <u>Maneuvering Lane</u> <u>Width</u> <u>(Feet)</u> |
|----------------------------|---|--|--|
| Parallel Parking | 9 | 23 | 12 |
| 30-53 Degree Angle Parking | 13 | 20 | 15 |
| 54-74 Degree Angle Parking | 10 | 20 | 20 |
| 75-90 Degree Angle Parking | 10 | 20 | 20 |

34.03.02 Area and Dimensions- Loading Spaces

Loading spaces shall conform to the following minimum requirements:

| <u>Length</u> | <u>Width</u> | <u>Height Clearance</u> |
|---------------|--------------|-------------------------|
| 30 feet | 12 feet | 15 feet |

34.03.03 Access

All off-street parking and loading areas provided in accordance with this Section shall have direct access to an improved street or alley.

34.03.04 Surfacing

All off-street parking and loading areas shall be properly graded, drained, marked and surfaced so as to provide a hard, durable and dustless surface.

34.03.05 Lighting

Any lighting used to illuminate any off-street parking or loading area shall be so arranged as to reflect light away from any adjoining premises in any zoning district where residences are a permitted use. In addition, such lighting shall be so arranged as to not interfere with traffic on any adjoining street or to be confused with any traffic control lighting.

34.03.06 Location of Parking and Loading Spaces

34.03.06.01 Proximity to Street Right-of-Way

- A. In the AR, GB, I, LIC and SU Districts, no off-street parking space, or portion thereof, shall be located closer than twenty (20) feet from any established street right-of-way line.
- B. In all other districts, a five (5) foot clear zone shall be maintained between the street right-of-way line, and any vehicle. Parking areas shall be so designed and arranged as to not allow the protruding of any vehicle (or portion thereof) over the clear zone.

34.03.06.02 Proximity to Use

In the DE District, required parking spaces may be located within 300 feet of the use they serve. In all other districts, required parking spaces shall be provided on the same lot as the use they serve.

34.03.06.03 Joint Provision of Parking Facilities

Two or more buildings or uses located in the same area may meet parking and loading requirements by the joint provision of parking and loading facilities, provided the number of spaces so provided shall not be less than the sum of required spaces as per Section 34.05 of this Ordinance. A written agreement between the parties, stating the terms under which the proposed parking shall be developed and maintained, shall be filed with the application for a zoning permit.

Section 34.04 Parking Limitations in Residential

Travel trailers, motor homes, pick-up campers, folding tent trailers, boats or boat trailers and similar recreational equipment, as well as storage trailers, shall not be parked on streets or alley in any district where residences are a permitted use, for a period of time exceeding forty-eight (48) hours. The storage of such equipment shall be subject to the following requirements:

- A. Such recreational equipment and/or storage trailers shall not be parked or stored within the street right-of-way.
- B. Not more than two (2) pieces of recreational equipment and/or storage trailers shall be permitted to be stored outside on a parcel containing a single family or two-family dwelling. For the purpose of this Section, a boat stored on a boat trailer shall be deemed one piece of recreational equipment. For multi-family uses, an area shall be designated for storage of recreational equipment and/or storage trailers and shall be limited in area to accommodate no more than one (1) piece of recreational equipment for each fifteen (15) dwelling units.
- C. Not more than one (1) piece of recreational equipment and/or storage trailer, not exceeding twenty feet (20') in overall length may be stored in the front yard of any lot where residences are a permitted use. Such equipment or trailer shall be located in the driveway of the principal residence. Any additional pieces of recreational equipment and/or storage trailers, or any such piece of equipment and/or storage trailers and shall be or stored in the side or rear yard, not less than ten feet (10') from any property line.
- D. Recreational equipment shall not be occupied or used for living, sleeping, housekeeping, storage or business purposes.

Section 34.05 Required Number of Off-Street Parking Spaces

Parking spaces shall be provided according to the following schedule of uses. If a use consists of more than one component use (e.g., a school with a stadium) the required number of parking spaces shall be the sum of the required spaces for those component uses.

Section 34.05 Schedule of Required off-Street Parking Spaces

| USE | NUMBER OF REQUIRED SPACES |
|--|---|
| A. Residential | |
| 1. Single or multiple-family residences | Two (2) per dwelling unit (not including garages) |
| 2. Institutional housing, other residential uses | One (1) per three (3) occupants plus two (2) for each main work shift |
| B. Commercial | |
| 1. Professional, administrative and business. | One (1) for each 400 S.F. of gross floor area. |
| 2. Food, department, general merchandise, hardware, drugs, or other retail sales. | One (1) for each 200 S.F. of gross floor area. |
| 3. Eating or drinking establishments <i>without</i> drive-through facilities. | One (1) for each 100 S.F. of gross floor area. |
| 4. Eating or drinking establishments <i>with</i> drive-through facilities. | One (1) for each 75 S.F. of gross floor area. plus additional space in the drive-through lanes equal to twenty-five percent (25%) of the required number of parking spaces. |
| 5. Personal services, including banks, savings and loans, and repair services <i>without</i> drive through facilities. | One (1) for each 200 S.F. of gross floor area. |
| 6. Personal services, including banks, savings and loans, and repair services <i>with</i> drive-through facilities. | One (1) for each 200 S.F. of gross floor area. plus additional space in drive-through lanes equal to eighty percent (80%) of the required number of parking spaces. |
| 7. Barber and beauty shops. | Two (2) for each work station. |
| 8. Gasoline and service stations, automobile service | Two (2) for each service bay plus one (1) for each pump, plus one (1) for each employee during the main shift. |
| 9. Self-serve laundries. | One (1) for each three (3) washers. |
| 10. Medical and dental offices, clinics | Four (4) for each doctor or dentist. |
| 11. Hotels, bed-and-breakfast establishments | One (1) for each sleeping room plus one (1) for each employee during the main shift. |
| 12. Funeral homes. area. | One (1) for each 400 S.F. of gross floor area. |

USE**NUMBER OF REQUIRED SPACES****C. Industrial**

1. Any manufacturing, processing, packaging, warehousing, distribution or service industry. Two (2) for each three (3) employees during workshift having greatest number of employees, plus one (1) for each vehicle maintained on the premises.

D. Institutional

1. Churches and places of public worship. One (1) for each four (4) seats in main sanctuary.
2. Public or private elementary or secondary school. Four (4) for each classroom, or one (1) for each in main auditorium, whichever is greater.
3. Business, trade, or technical school, college (1) for or university. One (1) for each two (2) students and one each faculty member.
4. Nursery school/day care. One (1) for each fifteen (15) students.
5. Libraries, museums, community centers. One for each 400 S.F. of gross floor area.
6. Civic, social and fraternal organizations. One (1) for each three (3) persons allowed in main meeting room at full capacity.
7. Hospitals, nursing facilities. One (1) for each four (4) beds plus one (1) per employee on main shift.

E. Recreational

1. Baseball, softball, football, soccer or similar each organized sport play field. Twenty (20) for each play field, plus one for six (6) seats in stands.
2. Tennis, handball or racquetball courts. Three (3) for each court.
3. Bowling alleys. Four (4) per lane, plus necessary spaces as required for auxiliary uses such as restaurants
4. Theaters, stadiums, sports arenas, auditoriums or other assembly halls other than schools. One (1) for each four (4) seats.