

Article V

STREETS, PARKING, ACCESS AND OFF-STREET LOADING AND UNLOADING REQUIREMENTS

SECTION

5-1 OFF-STREET PARKING REQUIREMENTS

5-1.1 Parking Space Requirements

5-1.2 Certification of Minimum Parking Requirement

5-1.3 Combination of Required Parking Spaces

5-1.4 Remote Parking Spaces

5-1.5 Extension of Parking Area into a Residential Area

5-1.6 Requirements for Design of Parking Lots

5-2 OFF-STREET LOADING AND UNLOADING REQUIREMENTS

5-1 OFF-STREET PARKING REQUIREMENTS

5-1.1 Parking Space Requirements

In all districts, accessory off-street parking shall be provided in conformity with the requirements set forth in this section for all uses permitted by right or as a conditional use.

A parking space is required for a portion of a unit of measure one-half (1/2) or more of the amount set forth herein.

For an enlargement or modification resulting in a net increase in the floor area or other applicable unit of measure specified herein, the same requirements shall apply to such net increase in the floor area or other specified unit of measurement.

In the case of uses where the Planning Commission is required to prescribe the number of parking spaces, it shall base its determination on such factors as the traffic generation of the facilities, the time operation of such facilities, their location, and other such factors as affect the need for off-street parking as required under the conditional use provisions.

Off-street automobile storage or standing space shall be provided on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be one hundred sixty-two (162) square feet in size (nine feet by eighteen feet (9'x18')) and such space shall be provided on each lot upon which

any of the following uses are hereafter established. One (1) vehicle space shall be provided with vehicular access to a street or alley. The required number of parking spaces shall be provided on property owned by the relevant property owner. Such spaces shall be located where they are within easy walking distance and easily accessible to the services and use they service. Street or highway right-of-way shall not be utilized to meet the minimum number of required parking spaces. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below:

A. Residential Activities

1. Permanent

- a. Single-Family Detached, and Attached; Two-Family Dwellings, Detached, Attached, Semi-Detached; Three-Family Dwellings, Detached, Attached, and Semi-Detached

Two (2) per each dwelling unit.

- b. Multi-Family Dwelling (3 or more); Townhouses; Condominiums

Two (2) spaces per each dwelling unit.

- c. Mobile Homes

Two (2) spaces per mobile home.

- d. Where Occupancy is to be Primarily Elderly Persons over the Age of Sixty (60)

The number of developed spaces may be reduced to one and one-half (1 1/2) spaces per unit.

2. Semi-Permanent

- a. Boarding or Rooming House

One and one-half (1 1/2) spaces for each dwelling or rooming unit.

B. Community Facility Activities

1. Cultural and Recreational Services

Accessory off-street parking shall be provided for the specific number of square feet of gross area or seating capacity or other specified unit of measurement (or fraction or one-half (1/2) or more thereof) for the type following specified uses within the activity types indicated.

- a. Art Galleries, Museums, Libraries
One (1) space for each eight hundred (800) square feet of gross floor area.
 - b. Swimming Pools
Thirty (30) percent of capacity in persons.
 - c. Parks, Playgrounds and Athletic Fields
Ten (10) spaces for every acre of land devoted to field, plus one (1) space for every four (4) spectator seats.
 - d. Recreation Centers and Gymnasiums (Public/Nonprofit)
Fifty (50) percent of the capacity in persons.
2. Essential Public Transport, Communication, and Utility Services
- a. Electric and Gas Substations
Two (2) spaces.
3. Administrative Services; Government Office
One (1) space for each three hundred (300) square feet of gross floor area.
4. Community Assembly
Fifty (50) percent of the capacity in persons.
5. Education Facilities; Public and Private Schools
- a. Kindergarten and Nursery
One (1) space for each employee.
 - b. Elementary and Middle Schools, Grades 1-9
One (1) space per each employee or one (1) space for each five (5) seats in the auditorium, whichever is greater.
 - c. High School, Grades 7-12
One (1) space per each employee plus one (1) space per each four (4) students in grades 7 through 10. One (1) space per each employee plus one (1) space per each two (2) students in grades 11 and 12.

d. Vocational or Trade Schools

One (1) space for each student plus one (1) space for each employee.

6. Extensive Impact Facilities

a. Airports, Heliports, or Other Aeronautical Devices

One (1) space for each employee, plus one (1) space for every one hundred (100) square feet of gross floor area.

b. Detention or Correctional Institutions

One (1) space for each employee, plus one (1) space for each patrol car on largest shift.

c. Electricity Generating Facilities, Radio, and Television Towers, and Transmission Facilities

Minimum of two (2) spaces. The Planning Commission may require more.

d. Railroad, Bus, and Transit Terminals for Passengers

One (1) space for each one hundred (100) square feet. of waiting room.

e. Railroad Yards and Other Transportation Equipment Marshaling and Storage Yards

One (1) space for each employee.

f. Water and Sewage Treatment Plants

One (1) space for every employee.

7. Health Care Facilities

a. Hospitals

One and one-half (1 1/2) spaces for each bed.

b. Medical or Dental Clinics

Three (3) spaces for each staff member or doctor or dentist.

8. Intermediate Impact Facilities

The number of required parking spaces will be determined by the Planning Commission, based on a site plan review.

9. Special Personal and Group Care Facilities

a. Day Care Centers and Family Day Care Homes

Two (2) spaces for each employee.

b. Family and Group Care Facilities

Two (2) spaces for every employee.

c. Nursing Homes or Convalescent Homes

One (1) space for each staff or employee, plus one (1) space for each two (2) patients.

d. Retirement or Rest Homes

One (1) space for each staff member or employee plus, one (1) space for each two (2) residents.

10. Religious Facilities

All Uses: One (1) space for each three (3) seats.

C. Commercial Activities

USES LOCATED ON FREESTANDING SITES

One (1) parking space shall be required for each of the following amounts of gross floor area. For example, where you see the number 250 in the column labeled **GROSS FLOOR AREA**, this means, one (1) parking space is required for every two hundred-fifty (250) square feet of gross floor area in the building, or rooms to be used for each activity.

	<u>Activity Type</u>	<u>Gross Floor Area (Square Feet)</u>
1.	<u>Retail Trade - Apparel and Accessories</u>	150
2.	<u>Retail Trade - Automotive, Marine Craft and Aircraft Sales, Rental and Delivery</u>	Twenty-five (25) percent of the gross lot area shall be allocated to customer and employee parking spaces.
3.	<u>Retail - Building Materials, Farm Equipment and Hardware</u>	1,000 Plus one (1) space for each employee.

4.	<u>Retail Trade - Eating and Drinking Establishments</u>	100
5.	<u>Retail Trade - Food Stores</u>	
	a. Limited line convenience	150
	b. All other uses	150
6.	<u>Retail Trade - General Merchandise</u>	
	a. Department store	250
	b. Variety store	250
	c. Miscellaneous General Merchandise Store	250
7.	<u>Retail Trade - Home Furniture, Furnishings and Equipment</u>	250
8.	<u>Convenience Sales</u>	150
9.	<u>Wholesale Sales</u>	
	(All Uses)	1,000
10.	<u>Used Car Lots</u>	Twenty-five (25) percent of the gross lot area shall be devoted to customer parking spaces, all of which shall be off public right-of-ways.

Service Activities

1.	<u>Animal Care and Veterinarian Services; Veterinary Hospital</u>	300
2.	<u>Automobile Services and Repair</u>	One (1) space for each employee, plus two (2) spaces for each service bay.
3.	<u>Business Services</u>	
	(All Uses)	400 Plus one (1) space for each employee.
4.	<u>Communication Services</u>	300
5.	<u>Contract Construction Services</u>	300

6.	<u>Equipment Repair Services</u>	300
7.	<u>Entertainment and Amusement</u>	
a.	Art Galleries	800
b.	Bowling Alleys	Five (5) spaces for each alley.
c.	Billiard Parlor	250
d.	Coin Operated Arcades	250
e.	Commercial Recreation	
	Dance Halls and Skating Rink	100
	Golf Courses, Driving Range, Putt-Putt Course	As determined by Planning Commission.
	Exhibitions Halls, Auditoriums, Amphitheaters	Forty (40) percent of capacity in persons.
	Riding Stables	Minimum of five (5) spaces plus one (1) for each employee.
	Boat Docks, Boat Rental, Marinas Botanical or Zoological Gardens	One (1) space for each employee plus other spaces as determined by Planning Commission.
f.	Motion Picture Theater	One (1) space for each three (3) seats.
g.	Motion Picture Theater-Drive-In	Reservoir of ten (10) percent above all spaces plus one (1) space for each employee.
h.	Acting and Legitimate Dance Theater	One (1) space for each three (3) seats.
i.	Recording, Television, and Radio Studios	Two (2) spaces for each employee

j.	Resorts and Group Camps	One (1) space for each employee at peak season plus other spaces as required by Planning Commission.
k.	Fairgrounds, Amusement Parks, Carnivals, Circuses	Parking plan must be presented to and approved by the Planning Commission.
8.	<u>Finance, Insurance and Real Estate Services</u>	
	(All Uses)	200 Plus one (1) space per each employee.
9.	<u>Gasoline Service Station</u>	500 Plus two (2) spaces for each service bay and one (1) for each employee.
10.	<u>Personal Services</u>	
a.	Funeral, Undertaking Services	One (1) space for each one hundred (100) square feet of gross floor area or where a chapel is provided, one (1) space for each four (4) perma-seats plus one (1) for every twenty-five (25) square feet of parlor area where temporary seats are to be used.
b.	All Others Services	150
11.	<u>Professional Services</u>	
a.	Medical	Three (3) spaces per each employee.
b.	All Other	250

12. Transient Habitation

- a. Hotel, Motels, Tourist Homes or Courts
One (1) space for each room to be rented, plus one (1) space for each employee.
- b. Sporting and Recreational Vehicle Camps
One (1) space for each travel vehicles or pad plus one (1) space per each employee.

13. Uses Within Commercial Complexes

Where there are more commercial operations (retail, wholesale, or service activities) are grouped together such that they are a building or a common site, the number of parking spaces shall be five and one-half (5 1/2) spaces per one thousand 1,000 square feet of gross leasable area.

D. Industrial Activities

One (1) space for each one thousand 1,000 square feet of gross floor area, or one space per each employee during a single or two (2) successive shifts, whichever is greater. A minimum of five (5) spaces shall be provided for any establishment.

1. Warehousing, Foods or Freight Transport, and Storage

One (1) space for each five thousand (5,000) square feet of gross floor area plus one (1) space for each ten thousand (10,000) square feet of open storage. A minimum of five (5) spaces shall be provided by any establishment.

2. Manufacturing: Automobile Wrecking Yards, Scrap Metal Processing, Junk Yards

One (1) space for each one thousand (1,000) square feet of gross floor area.

E. Other

For buildings and land uses not referred to in the preceded activity classifications and specifically listed in the corresponding commercial use definition listing cited within Section 2-2.3, the off-street parking requirements shall be determined by the Board of Zoning Appeals.

5-1.2 Certification of Minimum Parking Requirement

Each application for a building permit shall include information as to the location and dimensions of off-street parking spaces and the means of ingress and egress to such space. This information shall be in sufficient detail to enable the

building commissioner to determine whether or not the requirements of this section are met.

5-1.3 Combination of Required Parking Spaces

The required parking space for any number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use, except that the parking spaces required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sundays.

5-1.4 Remote Parking Spaces

If the off-street parking space required by this ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred (400) feet of the main entrance to such principal use, provided such land is in the same ownership or lease as the principal use. Such land shall be used for no other purpose so long as no other adequate provision of parking space, meeting the requirements of this ordinance, has been made for the principal use.

5-1.5 Extension of Parking Area into a Residential District

Required parking space may be extended one hundred (100) feet into a residential district, provided that:

1. The parking area adjoins a commercial or industrial district.
2. The parking space in this area have their only access to or front upon the same street as the property in the commercial or industrial districts for which it provides the required parking spaces.
3. The parking area is separated from abutting properties in the residential districts by a twenty-five (25) foot buffer strip.

5-1.5 Requirements for Design of Parking Lots

1. Except for parcels of land devoted to one- and two-family residential uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.
2. Each parking space shall be no less than two hundred (200) square feet in area.
3. Entrances and exits for all off-street in such comply with the requirements of *Section 3-9*, of this ordinance.
4. The parking lot shall be designed in such a manner as to provide adequate drainage and to eliminate the possibility of stagnant pools of water.
5. There shall be a parking aisle at least twenty-two (22) feet wide serving all ninety (90) degree and (60) degree angled parking spaces. For all thirty (30) and forty-five (45) degree angled parking spaces there shall be a minimum parking aisle of sixteen (16) feet in width.

6. All off-street parking areas containing five (5) spaces or more shall be surfaced with asphalt, concrete, or other hard surfaced dustless material and so constructed to provide for adequate drainage for both on and off-site and to prevent the release of dust. All parking spaces shall be clearly marked.
7. No parking space(s) serving any residential development shall be located further than sixty (60) feet from the respective dwelling unit such space(s) serve.

5-2 OFF-STREET LOADING AND UNLOADING REQUIREMENTS
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Every building or structure hereafter constructed and used for industry, business, or trade involving the receiving or distribution of vehicles, materials, or merchandise shall provide space for the loading and unloading of vehicles off the street or public alley. Such space shall have access to a public or private alley, or if there is no alley, to a public street. The minimum required spaces for this provision shall be based on the total usable floor area of each principal building according to the following table:

**Total Usable Floor Area
for Principal Building**

0 to 4,999 sq. ft.
 5,000 to 9,999 sq. ft.
 10,000 to 14,999 sq. ft.
 15,000 to 19,999 sq. ft.
 over 20,000 sq. ft.

**Spaces Required
(See Article II, for
Definition)**

One (1) space
 Two (2) spaces
 Three (3) spaces
 Four (4) spaces
 Four (4) spaces, plus
 one (1) space for each
 additional 20,000 sq. ft.

The Board of Zoning Appeals may reduce or increase this requirement in the interest of safety where unusual or special conditions are due consideration.