

Article V - Parking and Loading

Section

- 5.01 Purpose: The purpose of this Article is to promote public safety and welfare by reducing congestion on public streets and roads by requiring on each lot sufficient parking and loading space to accommodate the traffic generated by the use of the lot.
- 5.02 Scope of these Regulations: The off-street parking and loading provisions of this Ordinance shall apply as follows:
- A. For all buildings and structures erected after the effective date of this Ordinance, accessory parking and loading shall be according to the provisions of this Ordinance.
 - B. Where the intensity of the use of any building, structure or premise shall be increased, additional parking to match the increased intensity of use shall be provided.
 - C. Wherever an existing building or structure is converted to a new use, parking shall be provided according to the requirements of the new use.
 - D. Any existing parking and loading serving any type of use may not be reduced below the requirements of this Ordinance.
- 5.03 General Provisions:
- A. Minimum Size Regulations: Each parking space shall not be less than 180 square feet in area, eighteen (18) feet in length and ten (10) feet in width, exclusive of aisles and access drives.
 - B. Access: Each off-street parking space shall open directly upon an aisle or driveway designed to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement.
 - C. Computing Requirements: In computing the number of spaces required, the following rules shall govern:
 - 1. Floor space shall mean the gross floor area of the specific use.
 - 2. Provision of parking stalls, shared jointly by several persons in the same block or in the same vicinity is permissible, in which case the number of stalls required shall be the sum total of the individual requirements, provided that where it is found by the Planning Commission, upon application thereto, that the parking demand generated by the different uses included in any joint arrangement to provide parking stalls required herein occurs at distinctly different times, as in the case of a theater generating demand for parking after normal daytime

5.03 General Provisions cont'd

C. Computing Requirements cont'd

business hours and a store generating demand for parking during such daytime hours, and in similar cases, the Planning Commission may reduce the total number of parking stalls to be jointly provided.

3. Where parking spaces are calculated according to the number of employees, the number of employees on the main shift shall be used to compute the number of stalls required.

D. Location of Parking Facilities: All parking spaces required herein shall be located on the same lot with the building or use served, except that where the number of spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located not to exceed 300 feet from any building served.

E. Screening: Any off-street parking area, other than that provided for single-family dwelling units, which abuts a single-family residential district, shall provide a planting screen, landscaped fence or wall, at least four (4) feet in height along the side abutting the single-family residential district.

F. Lighting: Lights provided in any parking area shall be hooded or beamed so as not to create undesirable glare or illumination on adjacent residential property.

G. Yards: Parking may be allowed in the required yards with the exception of the following:

1. In any off-street parking area, which abuts a single-family residential district, no vehicles shall be allowed to park closer than ten (10) feet to the abutting lot line between the districts.
2. No parking shall be allowed within the first fifteen (15) feet of the required front yard in all residential districts and the conservancy district. No parking shall be allowed within the first ten (10) feet of the required front yard in all commercial and industrial districts.

H. Surfacing: Any off-street parking area, other than that provided for single- and two-family dwelling units, having a capacity for more than four (4) vehicles shall be hard surfaced.

5.04 Parking Space Requirements: In all districts, except the Central Business District, there shall be provided at the time any building or structure is erected or structurally altered, off-street parking spaces in accordance with the following requirements:

ANIMAL HOSPITALS, one space per employee plus four additional spaces.

5.04 Parking Space Requirements cont'd

ATHLETIC FIELDS, INCLUDING SOFTBALL FIELDS, TENNIS COURTS, OR SIMILAR USES, parking space shall be provided in adequate number as determined by the Planning Commission to serve the public.

BOARDING HOUSES, one space per bedroom.

BOWLING ALLEYS, two spaces per lane plus the requirements for connected commercial uses, such as eating or drinking establishments.

BUSINESS, PROFESSIONAL OFFICES OR BANK, one space per 200 square feet of floor area.

CHURCHES, one space per five seats of the main assembly area.

ELEMENTARY AND JUNIOR HIGH SCHOOLS (if the school includes a public assembly facility, the public assembly facility requirements shall govern, if it is greater), two spaces per classroom.

FUNERAL HOMES OR MORTUARIES, 20 per chapel, plus one space per vehicle kept on the premises.

HIGH SCHOOLS (if the school includes a public assembly facility, the public assembly facility requirements shall govern, if it is greater), one space per five students plus one space per employee.

HOSPITALS, CONVALESCENT AND NURSING HOMES AND SIMILAR INSTITUTIONS, one space per four beds plus one space per employee on the major shift.

HOTELS AND MOTELS, one space per rental unit plus one space per employee on the major shift.

MANUFACTURING AND PROCESSING PLANTS, WAREHOUSES, WHOLESALE ESTABLISHMENTS, RESEARCH LABORATORIES AND SIMILAR USES, one space per employee on the major shift, plus one space per business vehicle normally kept on the premises.

MEDICAL AND DENTAL CLINICS, five spaces per doctor.

MULTIPLE-FAMILY DWELLINGS:

1. Efficiency, one and two bedroom -- 1.5 spaces per dwelling unit.
2. Three or more bedrooms -- two spaces per dwelling unit.

MUSEUMS AND LIBRARIES, one space for each 200 square feet of floor area.

NURSERY SCHOOLS, DAY NURSERIES AND CHILD CARE CENTERS, one space for each two staff members, plus one space for each ten children based on maximum occupancy load.

PARKS AND PLAYGROUNDS, parking spaces shall be provided in adequate number as determined by the Planning Commission to serve the public.

5.04 Parking Space Requirements cont'd

PLANNED UNIT DEVELOPMENTS, parking spaces shall be provided on the basis of the required space for each individual use.

PRIVATE CLUBS, LODGE HALLS, one space for every 100 square feet of floor area.

PUBLIC ASSEMBLY FACILITIES PROVIDING FOR SEATED AUDIENCES (theaters, auditoriums, gymnasiums, etc.), one space per three seats.

RESTAURANTS, TAVERNS, NIGHTCLUBS, ETC., one space per 50 square feet of floor area or one space per six seats, whichever is greater.

RETAIL AND CUSTOMER SERVICE ESTABLISHMENTS, one space per 200 square feet of floor area.

SINGLE- AND TWO-FAMILY DWELLINGS, two spaces per dwelling unit.

5.05 Uses Not Specified: The parking space requirements for uses not listed in Section 5.04 of this Article shall be defined by the Planning Commission. Such determination shall be based upon the requirements for the most comparable use specified in Section 5.04.

5.06 Off-Street Loading:

- A. Required for Occupancy: Loading and unloading facilities shall be provided prior to occupancy for every commercial or industrial building hereafter erected or altered, and shall be maintained as long as such building is occupied or unless equivalent facilities are provided in conformance with the regulations of this Chapter.
- B. Planning Commission Waiver: The Planning Commission may waive loading requirements dependent upon the character of the proposed use or the impracticality of adding loading docks to existing buildings. The Planning Commission may allow two or more uses to cooperatively provide off-street loading spaces, subject to the assurance of permanent availability.
- C. Site Plan for Off-Street Loading Required: Detailed drawings of off-street loading facilities shall be submitted for approval by the Zoning Administrator. The Zoning Administrator may require structural and landscape features such as bumper guards, curbs, walls, fences, shrubs, ground cover, or hedges to further carry out the screening objectives of this Code.
- D. Allocation of Use: Space required and allocated for any off-street loading facility shall not, while so allocated, be used to satisfy the space requirements for off-street parking. An off-street loading space shall not be used for repairing or servicing of motor vehicles.
- E. Location of Facility: All required loading facilities shall be related to the function of the building and use to be served and located so as not to interfere with access and driveways.

5.06 Off-Street Loading cont'd

F. Access Driveways: Each required off-street loading space shall be designed for direct vehicular access by means of a driveway, or driveways, to a public street, provided, however, that loading shall not be from the public right-of-way except in situations of existing commercial facilities in the Central Business District where no other opportunities for loading exist. Generally, where servicing is provided from a public right-of-way, the following principles shall be followed:

1. Servicing should be provided from other than the principal entrance of the use or uses.
2. Trucks shall be parked for loading or unloading purposes on other than the principal street serving the use, on side streets or alleys when available.

G. Minimum Size Criteria: A required off-street loading space shall be at least twelve (12) feet wide by at least forty (40) feet in length. The above area shall be exclusive of the maneuvering space, and each loading facility shall have a vertical clearance of at least fourteen (14) feet.

H. Minimum Space Required: Every building having over 5,000 square feet of gross floor area shall be provided with at least one truck loading space. The following minimum number of spaces shall be required:

| <u>Use</u> | <u>Gross Floor Area</u> | <u>Required Minimum Number of Spaces</u> |
|--|-------------------------|--|
| Retail Establishments | Under 20,000 SF | 1 |
| | 20,000-50,000 SF | 2 |
| | 50,000-100,000 SF | 3 |
| Printing, Publishing, Warehouses, Storage Establishments | Under 40,000 SF | 1 |
| | 40,000-100,000 SF | 2 |
| Servicing, Cleaning, Repairing, Testing, or Manufacturing Establishments | Under 40,000 SF | 1 |
| | 40,000-100,000 SF | 2 |

All Uses -- One additional such loading space for each 100,000 square feet or major fraction thereof of gross floor area so used in excess of 100,000 square feet. When the determination of requirements results in a fractional space, any fraction of one-half or less shall be disregarded. Any fraction of more than one-half shall count as one loading space.

I. In the case of any use which is not specifically mentioned in Section H. above, the provisions for a similar use which is so mentioned shall apply. The Planning Commission shall make all such determinations.