

CHAPTER 12

OFF-STREET PARKING AND LOADING FACILITIES

SECTION:

- 11-12-1: *General Requirements*
- 11-12-2: *Standards*
- 11-12-3: *Off-Street Parking Design and Dimensional Tables*
- 11-12-4: *Parking Space Requirements*

11-12-1: GENERAL REQUIREMENTS:

- (A) 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 Title.
- (B) 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 Title.
- (C) Whenever a building or structure constructed after the effective date of this Title 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 Title is enlarged to the extent of fifty per cent (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.

11-12-2: STANDARDS:

- (A) 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 use shall be located not more than five hundred (500) 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.
- (B) Loading Space Requirements and Dimensions. Off-street loading spaces for commercial uses shall be provided as set forth in Section 11-12-4 of this Chapter.
 - (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 11-12-4 below, together with driveways, aisles and other traffic circulation areas, and shall be improved to a standard equal or better to the surface of the public street it adjoins.
 - (E) Drainage. All parking and loading areas shall provide for proper on-site drainage of surface water as approved by the City.
 - (F) Lighting. Any parking area which is intended to be used during night-time hours shall be properly directed to avoid glare into on-coming vehicular traffic. Any lights used to illuminate a parking lot shall be so arranged as to reflect light away from the adjoining property.
 - (G) Access. Any commercial or industrial 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 travel 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 or 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 (6) inches both side of center, between stalls to facilitate the movement into and out of the parking stalls.
 - (I) Screening and/or Landscaping. Whenever a parking area screened on any sides which adjoin or face other properties the planting screen shall be not less than four (4) feet not more than (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.
 - (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 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. 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.
- (L) **Disabled Vehicles.** The parking of a disabled or non-operable vehicle within a residential or commercial zone for a period of more than fourteen (14) consecutive days shall be prohibited, unless such vehicle is stored in an enclosed garage or other accessory building.
- (M) **Joint Use.** Two (2) or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided a written agreement provided for such joint use, is filed with the application for a building permit.

11-12-3: **OFF –STREET PARKING DESIGN AND DIMENSIONAL TABLES:** All parking spaces shall comply with the following dimensions:

		45°	60°	90°	Parallel
A	Width of Parking Space	13'	10'	09'	09'
B	Length of Parking Space	15'	18'	19'	23'
C	Width of Driveway Aisle	13'	17'	25'	12'

11-12-4: **PARKING SPACE REQUIREMENTS:** For the purposes of this Chapter the following parking space requirements shall apply:

TYPE OF USE	PARKING SPACES REQUIRED
Residential	
1. Single family or two (2) family dwelling	Two (2) for each unit
2. Apartments, or multi-family dwelling	Two (2) for each unit
3. Boarding houses and rooming houses	One (1) for each sleeping room and one(1) for each permanent occupant
4. Manufactured home park	Two (2) for each unit
Commercial	
1. Automobile service garages which also provide repair	One (1) for each two (2) gasoline pumps and two (2) for each service bay

2. Hotels, motels	One (1) for each sleeping room and one (1) for each two (2) employees
3. Funeral parlors, mortuaries and similar uses	One (1) for each two hundred (200) sq. ft. of floor area
One (1) for each four (4) person capacity in the viewing and chapel areas 4. Dining rooms, restaurants, taverns, night clubs, etc.	Four (4) for each alley or for each one hundred (100) sq. ft. of the area used for restaurant, cocktail lounge or similar use.
5. Bowling alleys	One (1) for each one hundred (100) sq. ft. of floor area used for the activity
6. Dance floors, skating rinks	One (1) for each five (5) persons capacity plus one (1) for each four (4) seats or one (1) for each thirty (30) sq. ft. floor area used for seating purposes, whichever is greater
7. Outdoor swimming pools, public or community or club	One (1) for each four (4) seats
8. Auditoriums, sports arenas, theaters and similar uses	One (1) for each two hundred and fifty (250) sq. ft. floor area
9. Retail stores	One (1) for each two hundred (200) sq. ft. similar uses of floor area
10. Banks, financial institutions	One (1) for each four hundred (400) sq. ft. of floor area
11. Offices, public or professional administration service building	One (1) for each three hundred (300) sq. ft. of floor area
12. All other types of business or commercial uses permitted in any business district	

Institutional

1. Churches or other places of religious assembly	One (1) for each five (5) seats
---------------------------------------------------	---------------------------------

- | | |
|----------------------------------------------------------------------------------------|--------------------------------------------------------|
| 2. Hospitals | One (1) for each bed |
| 3. Sanitariums, homes for the aged, nursing homes, children homes, asylums and similar | One (1) for each two (2) beds |
| 4. Medical and dental clinics uses room office and waiting rooms | One (1) for every two hundred (200) sq. ft. floor area |
| 5. Libraries, museums and art galleries | |

One (1) for each four hundred (400) sq. ft. floor area **Schools (Public, Parochial or Private)**

- | | |
|------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 1. Elementary and Junior High schools | Two (2) for each classroom and one (1) for every eight (8) seats in auditorium or assembly halls |
| 2. High Schools | One (1) for every ten (10) students and one (1) for each teacher and employee |
| 3. Business, technical and trade schools | One (1) for each two (2) students |
| 4. College, universities | One (1) for each four (4) students |
| 5. Kindergartens, child care center | Two (2) for each classroom, but not less nursery schools and similar use than six (6) for the building |

Manufacturing

- | | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. All types of manufacturing storage | One (1) for every two (2) employees (except, parcel delivery and freight for which the building is terminal designed) plus one (1) for each motor vehicle used in the business |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Other Uses

As required by the City Council

