

## CHAPTER 16 OFF-STREET PARKING AND LOADING

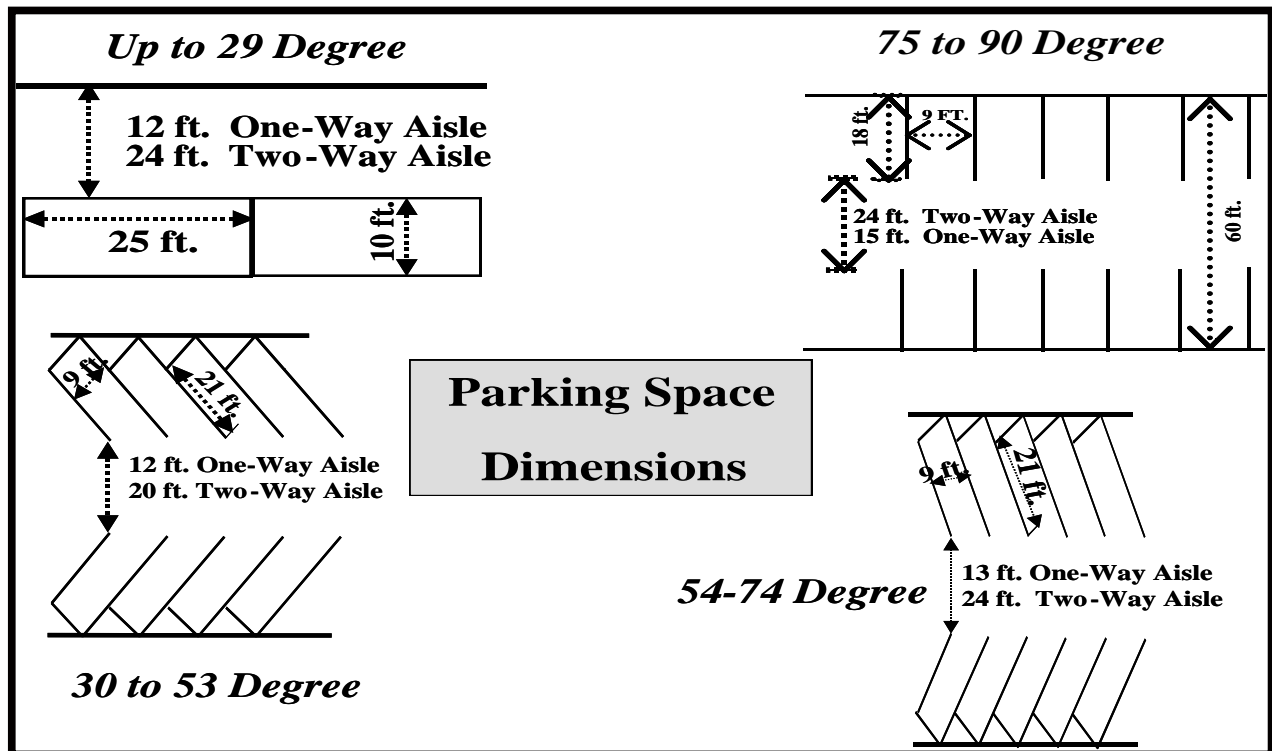
### SECTION 16.1 GENERAL REQUIREMENTS

- A. This Chapter is intended to regulate off-street parking and loading zones to balance the available parking and loading with residential, commercial and industrial uses and provide safe and convenient access to and from streets.
- B. Except for areas designated as "parking exempt" on the official zoning map, all uses located in the city shall provide off-street parking adequate for the use intended, as specified in this Chapter.
- C. The dimensions of off-street parking spaces shall be in accordance with the following minimum requirements. The graphic entitled "Parking Space Dimensions" is included for illustration of parking considerations only and is not drawn to scale or necessarily have accurate angles.

### SECTION 16.2 OFF-STREET PARKING REQUIREMENTS

- A. Residential: Parking in Residential Districts is only permitted as an accessory or transitional use. Parking or access drives to parking shall not be a principal use of any lot in a Residential District.
- B. Nonresidential: Provisions shall be made for off-street parking for all nonresidential buildings or additions to buildings. A change of an existing use to any other use shall be deemed to be a new use which must meet all provisions of this Chapter.

Parking Pattern	Aisle Width (ft)		Parking Space (ft)		Total Width of Parking Space Tier and Aisle (ft)			
	Two-Way	One-Way	Width	Length	One Tier		Two Tiers	
					Two-Way	One-Way	Two-Way	One-Way
Parallel Parking	24	12	10	25	36	22	44	32
30-53 degree angle	20	12	9	21	41	34	62	54
54-74 degree angle	24	13	9	21	45	34	66	55
75-90 degree angle	24	15	9	18	42	33	60	51



- C. Mixed occupancies and uses not specified.
1. In the case of mixed uses, the total requirements for off-street parking areas shall be the sum of the requirements of the various uses computed separately.
  2. Collective provision for off-street parking spaces shall not be less than the sum of the requirements for the various uses computed separately.
  3. Parking areas for churches, theaters or other uses in which the primary parking demand occurs out of normal store operation hours may be jointly used where adequate arrangements are made to insure that the space is available for each function.
- D. Community parking option: The provisions of this Chapter may be met by participation in a municipal or joint community parking program designed to serve a large area, provided all plans utilizing community parking have been approved by the Planning Commission. In the CBD or C-1 Districts the municipal parking area shall be within three hundred (300) feet to be considered as participating in a community parking program.
- E. Location: Off-street parking facilities shall be located as specified in this Chapter; distances shall be measured from the nearest point of the parking facility to the nearest point of the building that the facility is required to serve, as follows:
1. Residential Districts: Required parking shall be provided on the same lot as the building or use it serves.

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2. CBD and C-1 Districts: Required parking for all new buildings, additions to buildings, or changes in use shall be provided within three hundred (300) feet.
  3. General Industrial District: Required parking in the shall be provided within five hundred (500) feet.
  4. Off-street parking shall not be required in areas designated as "parking exempt" on the official zoning map.
- F. Parking areas in Nonresidential Districts: Every parcel of land hereafter established as a public or private parking area in any Nonresidential District or hereafter enlarged or altered shall be developed and maintained in accordance with the following requirements:
1. Off-street parking areas shall be effectively screened on any side which adjoins or faces premises situated in any Residential District or institutional use in a Nonresidential District by a screen of not less than four (4) or more than six (6) feet in height. The screen shall consist of an evergreen hedge or other natural landscaping, or if specifically approved by the Planning Commission, screening may be accomplished by a solid uniformly painted fence or wall. Any screening materials, either landscaping, fence, or wall shall be maintained in good condition, including replacement of dead or diseased materials.
  2. No part of any unrelated parking area shall be closer than ten (10) feet to any school, or other institutional use property line unless screened by an unpierced masonry wall.
  3. Off-street parking areas shall be surfaced with an asphalt or concrete surface and shall be graded and drained to dispose of all surface water as required by the City Engineer. The Zoning Administrator may allow up to twelve (12) months to complete surfacing.
  4. Lighting shall comply with the provisions of Section 3.10.
  5. Off-street parking areas shall be subject to the approval of the Planning Commission to ensure it meets pedestrian safety, lighting, landscaping, and other concerns, including those affecting other properties.
- G. Parking areas in Residential Districts.
1. Any person desiring to establish a parking area as an accessory use in a Residential District for a nonresidential or multiple family use shall submit a site plan to the Planning Commission showing the location, size, shape, design, landscape, curb cuts, and other features of the parking lot.
  2. The establishment and operation of a parking area accessory to an existing commercial or industrial use in a Residential District that abuts either directly or across the street or alley from a Nonresidential District is permitted. The location and design of entrances, exists [exits], surfacing, landscaping, marking, and lighting shall be subject to the approval of the Planning Commission to ensure adequate relation to traffic safety, lighting and protection of the adjacent residential area. Approval shall be subject to the following conditions:

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- a. All parking areas shall be landscaped, screened, surfaced, and drained as provided in Section 16.2, F.
  - b. No part of the parking area shall extend into the required front yard more than one-half ( $\frac{1}{2}$ ) of the required setback for a residential use, and where the lot or a portion of the lot lies between two (2) residential properties, the full front yard setback shall be observed. In either case, the front yard area not occupied by the access drive shall be landscaped.
  - c. All parking areas shall contain at least one (1) row or parking and a maneuvering lane meeting the requirements of Section 16.2, and an access drive meeting this Chapter and other City requirements.
  - d. The parking area shall be used solely for the parking of passenger automobiles. No commercial repair work, storage, sales or service of any kind shall be conducted within the parking lot.
  - e. Only signs designating entrances, exits, and condition of use shall be permitted, the aggregate area of which shall not exceed twelve (12) square feet.
  - f. Each entrance to and exit from the parking lot shall be at least twenty (20) feet distant from any adjacent Residential District lot line.
3. Following approval by the Planning Commission, the Building Inspector shall issue a permit for the parking area construction. The permit may be revoked at any time that the requirements of this Chapter are not met. Any person operating the premises to which the permit relates in violation of any of the requirements specified by this Chapter or conditions attached by the Planning Commission, as included with the permit, shall be deemed in violation of this Ordinance.
- H. The Planning Commission may defer construction of the required number of parking spaces if the following conditions are met:
1. Areas proposed for deferred parking shall be shown on the site plan, and shall be sufficient for construction of the required number of parking spaces in accordance with the requirements of this Chapter for parking area design and other site development requirements.
  2. Alterations and construction of parking facilities within the deferred parking area may be initiated by the owner or required by the Zoning Administrator, and shall require the approval of an amended site plan by the Zoning Administrator.
- I. Maximum Parking Requirement
1. To minimize excessive areas of pavement which detract from the aesthetics of an area and contribute to high rates of storm water runoff, no parking lot shall have parking spaces totaling more than an amount equal to ten percent (10%) greater than the minimum parking space requirements, as determined by the Table of Parking Requirements, paragraph L, of this Section, except as may be approved by the Planning Commission.

2. In granting any additional spaces, the Planning Commission shall determine that the parking is necessary, based on documented evidence of actual use or demand as provided by the applicant. The Planning Commission shall also consider effects on the property and surrounding properties, including any natural features thereon.
  3. This subsection shall apply only to those parking lots that require a minimum of fifty (50) parking spaces as required in paragraph L, of this Section.
- J. Table of parking requirements. The amount of required off-street parking space for new uses or buildings, additions thereto, and additions to existing buildings shall be determined in accordance with the following table. The required number of spaces shall be stated in the application for a building permit. Parking area shall be irrevocably reserved for parking use and shall comply with this Chapter.

<b>Table of Parking Requirements</b>		
<b>Use</b>	<b>Parking Spaces</b>	<b>Per Each Unit of Measure as Follows</b>
Animal hospital and kennels	1	400 square feet of UFA + 1/employee
Assisted Living	.5	Dwelling unit or room, + 10 spaces reserved and signed for visitors and 1 space per staff member or employee on the largest shift.
Auditorium theaters and assembly halls	1	3 seats or 6 feet of bleachers
Banks and post offices	1	100 sq. ft. of UFA
Barbershop	2	barber chair
Beauty parlor	3	beauty shop chair
Bowling alleys	4	bowling lane + amount required for accessory uses
Business and professional offices	1	200 sq. ft. of GFA
Drive-in restaurant	15	1,000 sq. ft. UFA or 0.6 spaces per seat, whichever is greater, + 8 designated drive-through short term waiting spaces, + 3 longer spaces [no less than 25 ft.] designated for recreational vehicles
Child care center	2	spaces, + 1.0 additional space for each seven children of licensed authorized capacity
Churches	1	3 seats or 6 feet of pews based on maximum seating capacity in the main unit of worship

Table of Parking Requirements		
Use	Parking Spaces	Per Each Unit of Measure as Follows
Colleges, universities and other such Institutions of higher learning	1	employee, + 1 per each 5 students based on classroom capacity or total enrollment, whichever is greater, + 2/3 of the spaces required for any auditorium, outdoor sports area, etc.
Dance hall, exhibition halls, pool halls, billiard parlors, and assembly halls without fixed seats	1	2 persons allowed within the maximum occupancy load as established by local county or state fire health or building codes (or)100 sq. ft. UFA (whichever is greater)
Dependent care facilities and children's homes	1	1 per each 3 beds or 2 rooms, whichever is less, + 10 spaces reserved and signed for visitors and 1 space per staff member or employee on the largest shift.
Drive-in bank	4	teller window + spaces as required for office/walk-in service
Drive-in establishments	1	4 standing spaces per each out-side teller or other outside service window, <u>plus</u> normal requirements for the use
Drive-in theater	1	outdoor speaker facility + 1 for each employee
Elementary schools, junior high schools, trade schools	1	each classroom, + 3.5 spaces per each 1,000 square feet of gross office area, + spaces required for any assembly hall, auditorium, and outdoor arena
Fast food drive-in restaurants	15	1,000 sq. ft. UFA or 0.6 spaces per seat, whichever is greater, + 8.0 designated drive-through short term waiting spaces, + 3.0 longer spaces [no less than 25 ft.] designated for recreational vehicles
Filling station, automobile service station	2	Service stall + 1 employee + 1 service vehicle
Furniture and appliance, household equipment repair shops, hardware stores and similar stores	3	1,000 sq. ft. UFA
Golf course open to the public	6	hole + parking required for any accessory use (Also see <i>Miniature or Par 3 golf course</i> )
High schools	5	each classroom, + 3.5 spaces per each 1,000 square feet of gross office area, + spaces required for any assembly hall, auditorium, outdoor arena, and dormitory or other on-campus housing
Hospitals	1	2 beds + staff doctor + 1000 sq. ft. of patient surgery or treatment area + 1 for each employee (largest shift)

Table of Parking Requirements		
Use	Parking Spaces	Per Each Unit of Measure as Follows
Industrial establishments including manufacturing, research and testing laboratories, creameries, bottling works, printing, plumbing or electrical workshops	1.5	1,000 sq. ft. GFA, or 1.2 spaces per employee (largest shift), whichever is greater, + 1.0 space for each corporate vehicle
Laundromat, coin-operated cleaning establishments	1	Washing and/or dry cleaning machine
Libraries and museums	1	500 sq. ft. GFA
Manufactured home site	2	Manufactured home site
Medical clinic or dental clinic	3	Staff or visiting doctors + 1 per employee
Miniature or par 3 golf course	3	hole + parking required for any accessory use
Mini/self-storage warehouse	6	facility, + 1.0 space per each mini/self-storage unit with parking to be located adjacent to the front garage door of each unit
Mortuary establishments, funeral homes and undertaking parlor	1	50 sq. ft. of UFA
Motels and hotels	1	guest bedroom + 1 employee + parking space as may be required for accessory uses
Multiple-family dwelling	2	dwelling unit
Open air business uses including manufactured home sales, recreational vehicles, and car sales lots	1	800 sq. ft. of gross lot area used for open air sales or display + additional parking space for any structure utilized for retail sales computed in accordance with the requirements for retail stores
Personal service establishment not otherwise provided for herein	1	300 sq. ft. of GFA
Private clubs, fraternities, dormitories	1	3 members or lodgers allowed within the maximum occupancy load as established by local state or county fire health or building codes
Private tennis club, swim club, golf club or similar use	NA	1 per each 3 individual members and/or guests allowed within the maximum occupancy load
Restaurant-sit-down type with liquor license.	16	per 1,000 sq. ft. UFA, or 0.6 spaces per seat, whichever is greater
Restaurant - family type (without liquor license)	12	1,000 sq. ft UFA or 0.5 spaces per seat, whichever is greater, + 3.0 longer spaces [no less than 25 ft.] designated for recreational vehicles

Table of Parking Requirements		
Use	Parking Spaces	Per Each Unit of Measure as Follows
Retail stores, except as otherwise provided herein	1	each 250 sq. ft. GFA for the first 25,000 sq ft of GFA
Retail stores exceeding 15,000 sq. ft.	1	200 sq. ft. of GFA
Roadside stands	6	establishment
Senior Housing	1	Dwelling unit.
Single- or two-family dwelling	2	dwelling unit
Stadiums and sports arenas		4 seats or 8 feet of benches (whichever is greater)
Vehicle repair shops, bump shops, service garages	2	service stall + 800 sq. ft. of UFA
Vehicle salesrooms, wholesale stores, machinery sales, showrooms of electrician or plumber or other similar trade	1	800 sq. ft. of UFA
Vehicle wash establishment (self-service)	4	wash stall
Vehicle wash establishment (other than self-service)	4	maximum capacity as computed by dividing the linear dimension of the mechanical wash dry operation by 20 feet + 1 employee.
Warehouse and storage buildings	1	each 2,500 sq. ft. GFA, or 1 space per employee, whichever is greater, + 1 space for each corporate vehicle [Note: separate standard provided for mini-storage]

**SECTION 16.3 OFF-STREET LOADING AREA REQUIREMENTS**

A. Required off-street loading berths: In all Districts every building, or part thereof, hereafter erected, which is to be occupied by manufacturing, storage, warehouse, goods, display, retail store or block of stores, wholesale store or warehouse, market, hotel, hospital, mortuary, laundry, dry cleaning, or other use similarly requiring the receipt or distribution in vehicles of materials or merchandise, there shall be provided and maintained on the

Required Loading Area Spaces	
GFA	Required Loading Spaces
10,000 to 20,000 sq. ft.	1
20,000 to 50,000 sq. ft.	2
*50,000 to 100,000 sq. ft.	3
*Plus 1 additional space for each additional 100,000 sq. ft. or part thereof	



same premises off-street loading spaces in relation to floor area as required by the Required Loading Area Spaces chart.

**B. Loading Area Requirements**

1. Each loading space shall be at least twelve (12) feet in width, forty-four (44) feet in length, and have a clearance of fourteen (14) feet above grade.
2. Loading spaces may occupy all or any part of any required yard or court space, except the front yard.
3. No loading space shall be located closer than fifty (50) feet to any Residential District lot line, unless within a completely enclosed building, or enclosed on all sides facing the Residential District by a wall or uniformly painted solid board or masonry fence of uniform appearance not less than six (6) feet in height.