

ARTICLE VII. PARKING AND ACCESS.

Section 700. Off-street Parking, Loading and Vehicle Storage.

No building shall be erected, converted, enlarged, reconstructed or moved except in conformity with the off-street parking and loading regulations of this Ordinance.

700.01 Off-street Parking Required: Each use, building and structure shall be provided with the number of off-street parking spaces specified in the "Schedule of Off-street Parking Requirements" and meet the following requirements.

- A.** All parking spaces required herein, including adequate driveways and maneuvering areas shall be improved with a suitable, hard surface, permanent type of pavement.
- B.** If the required number of spaces is not a whole number, the number of required spaces shall be rounded up to the next higher whole number.
- C.** Reference herein to "employee(s) on the largest work shift" means the maximum number of employees employed at the facility regardless of the time period during which this occurs and regardless of whether any such person is a full-time employee. The largest work shift may be a particular day of the week or a lunch or dinner period in the case of a restaurant.
- D.** The term "capacity" as used herein means the maximum number of persons that may be accommodated by the use as determined by its design or by fire code regulations, whichever is greater.

700.02 Any use, building or structure that meets the parking requirements of this Zoning Ordinance as of the effective date or at the time of any subsequent amendment shall continue to fully comply with all parking requirements. Any existing use, building or structure that partially meets the parking requirements of this Zoning Ordinance as of the effective date or at the time of any subsequent amendment shall not reduce the number of parking spaces provided or expand the use, building or structure in a manner that increases the deficit of off-street parking.

700.03 When the parking requirement is not specified for a particular use the Planning Commission shall apply the requirements for a similar use.

701. Residential Off-Street Parking Requirements

Schedule for Residential Off-Street Parking Requirements

Type Residential	Dwelling Unit Size	Off-street Parking
Single Family Detached	1 to 3 bedrooms	2.0
	4 or more bedrooms	3.0
Garden Apartment	1 and 2 bedrooms	2.0
	3 or more bedrooms	3.0
Townhouses	1 and 2 bedrooms	2.0
	3 or more bedrooms	3.0
Mobile Home	All	2.0

For purposes of determining compliance with off-street residential parking requirements, spaces provided in garages and carports shall be included.

702. Non-Residential Off-Street Parking Requirements

A. Parking Requirements by Land Use Category.

- 1. Agricultural uses (*Commercial*):** one (1) space per employee on the largest shift.
- 2. Extraction uses:** one (1) space per employee on the largest shift.
- 3. Industrial uses:** one (1) space per employee on the largest work shift, plus one (1) space per company vehicle normally stored on premises.
- 4. Institutional and special residential uses:** one (1) space per four (4) patrons to the maximum capacity.
- 5. Nursery uses:** one (1) space per 300 square feet of gross floor area. Plus one (1) space per 2000-sq. ft. of outdoor display area.
- 6. Office uses:** one (1) space per 250 square feet of gross floor area.
- 7. Outdoor recreational uses:** one (1) space per four (4) patrons at design capacity.
- 8. Public services uses:** one (1) space per employee on the largest work shift, plus one (1) space per company vehicle normally stored on the premises.
- 9. Recreational rental uses:** one and one-half (1.5) spaces per site.

B. Parking Requirements for Specified Uses.

- 1. Airport:** one (1) space for each four (4) aircraft that can be parked or stored at the facility, whether indoors or outdoors; plus one (1) space for each four (4) seats in waiting areas and restaurants; plus one (1) space for each 250 square feet of office and other administrative or support uses.
- 2. Amusement center:** one (1) space for each 100 square feet of gross floor area.
- 3. Athletic field:** 20 spaces for every diamond or athletic field, or one (1) space for every four (4) seats of design capacity, whichever is greater.
- 4. Auction house:** one (1) space for each four (4) seats of design capacity, whether indoors or outdoors.
- 5. Auto parts store:** one (1) space per 300 square feet of gross floor area.
- 6. Auto rental:** one (1) space per 400 square feet of gross floor area.
- 7. Automated, freestanding walk-up facility:** one (1) space per facility. If accessory to another use, no additional spaces are required.
- 8. Banks:** one (1) space per 300 square feet of gross floor area, plus four (4) spaces off-street waiting (loading) spaces per drive-in lane.
- 9. Beauty and barber shops:** two (2) spaces per chair or one (1) space per 150 square feet of gross floor area, whichever is larger.
- 10. Bicycle sales and repair shop:** one (1) space per 300 square feet of gross floor area .
- 11. Boarding house:** one (1) space per resident.
- 12. Bowling alley:** four (4) spaces per lane, plus any additional space required for restaurant facilities, game rooms and other accessory uses on the site.
- 13. Car wash (automated):** one (1) space per employee at largest shift, but no less than two (2) spaces total; plus a lineup area for each wash stall large enough to accommodate four (4) cars.
- 14. Car wash (self-serve):** one (1) stacking space per stall.
- 15. Carpet store:** See Furniture Store.

- 16. Church:** one (1) space per four (4) seats of maximum capacity of the sanctuary. Up to 50 percent of required parking spaces may be grassed rather than paved. All unpaved spaces shall be shown on a site plan and organized for efficient traffic circulation using tire stops and other appropriate measures as required by the City Engineer.
- 17. Community and recreation center:** one (1) space per 250 square feet of gross floor area.
- 18. Contractor's storage yard:** one (1) space per 250 square feet of office area; plus one (1) space per 1,000 square feet of indoor storage area; plus one (1) space per 2,000 square feet of outdoor storage area.
- 19. Convenience store and/or self-service gas station (no vehicle repairs):** one (1) space per 150 square feet of gross floor area. In no instance shall a required parking space conflict with vehicles being fueled or awaiting fuel.
- 20. Day care center or nursery school:** one (1) space per teacher/employee on the largest shift; plus one (1) off-street parking or loading space per ten (10) children. Maximum enrollment and number of employees shall be noted on the site plan. Parking or loading spaces designated for children shall be located such that there is direct pedestrian access into the facility without crossing streets or driveways.
- 21. Dry cleaning facility:** one (1) space per 1,000 square feet of gross floor area, but in no case less than three (3).
- 22. Drug and alcohol treatment center:** one (1) space per two (2) beds and one (1) space per staff member, based on state licensing requirements and maximum design capacity.
- 23. Employment agency:** one (1) space per 250 square feet of gross floor area.
- 24. Exterminator:** one (1) space per employee, plus one space per company vehicle.
- 25. Funeral home:** one (1) space per four (4) patron seats.
- 26. Furniture store:** one (1) space for each 750 square feet of gross floor area.
- 27. Gas station, full-service:** one (1) space per 150 square feet of retail area, plus one (1) space per service bay, plus one (1) space per 250 square feet of office space. In no instance shall a required parking space conflict with vehicles being fueled or awaiting fuel.

- 28. Golf courses (nine and eighteen hole):** 45 spaces per nine (9) holes.
Parking shall be provided for other uses accessory to a golf course (e.g., restaurants, pro shops, driving ranges) at the rate of 50 percent of normal requirements.
- 29. Golf driving range:** one and one-half (1.5) spaces per tee.
- 30. Golf, par three:** 25 spaces per nine (9) holes.
- 31. Grocery or supermarket (stand-alone):** one (1) space per 250 square feet of gross floor area.
- 32. Health club/spa/gymnasium:** one (1) space per 275 square feet of gross floor area.
- 33. Horse stable:** one (1) space for each four (4) stalls.
- 34. Hotel or motel:** one and one tenth (1.1) space per room, and one (1) space per 500 square feet of banquet or meeting room floor area. Parking shall be provided for other uses accessory to a hotel or motel (e.g., restaurants, bars) at the rate of 50 percent of normal requirements.
- 35. Junkyards:** one (1) space per 8,000 square feet of gross land area.
- 36. Kennel:** minimum three (3) spaces or one (1) space per 500 square feet, whichever is greatest.
- 37. Laundromat:** one (1) space per two (2) washing and drying machines.
- 38. Lumberyard:** one (1) space per 500 square feet of gross floor area, plus one (1) space per 1,500 square feet of outdoor storage/display area.
- 39. Machinery sales:** one (1) space per 400 square feet of gross floor area, plus two (2) spaces per service bay, plus one (1) space per 2,500 square feet of outdoor display/storage area.
- 40. Medical offices:** one (1) space per 250 square feet of gross floor area.
- 41. Miniature golf:** one and one half (1.5) space per hole.
- 42. Mini-warehouse:** a minimum and maximum of three (3) spaces shall be provided.
- 43. Movie theatre:** one (1) space per four (4) seats of maximum design capacity.
Where a theatre is part of a shopping center or is on the same development site as a shopping center, required parking may be reduced by 50 percent.

44. **Nursing homes:** one (1) space per three (3) rooms.
45. **Assisted living facilities:** one (1) space per dwelling unit.
46. **Outdoor theater:** one (1) space per four (4) patrons to the maximum capacity of the facility inclusive of both indoor and outdoor capability.
47. **Parcel delivery service:** one (1) space per 750 square feet of gross floor area.
48. **Plumbing and heating supply:** one (1) space per 750 square feet of gross floor area.
49. **Printing and publishing plant:** one (1) space per 750 square feet of gross floor area.
50. **Private clubs:** one (1) space per four (4) persons to the maximum capacity of the facility.
51. **Public assembly hall:** one (1) space per four (4) seats of maximum design capacity.
52. **Radio/television station:** one (1) space per 1,000 square feet of gross floor area.
53. **Recreational vehicle park:** one (1) space per recreational vehicle site, plus one (1) space per 250 square feet of gross floor area of permanent habitable structures on the development site.
54. **Restaurant, fast food:** one (1) space per 100 square feet of gross floor area. Sufficient space on-site shall be provided to accommodate queuing vehicles. Such space shall at a minimum provide capacity for four (4) vehicles from the start of the stacking lane to the order board; two (2) vehicles from the order board to the service window; and one and one-half (1.5) vehicles from the service window to the exit to a public right-of-way.
55. **Restaurant, standard:** one (1) space per four (4) patron seats or one (1) space per 150 square feet of gross floor area, whichever is greater.
56. **Schools:**
 - a) **Elementary:** one (1) space for each 20 students based on design capacity, plus one (1) space for each 400 square feet of office floor space.

b) Junior high: one (1) space for each 15 students based on design capacity, plus one (1) space for each 400 square feet of office floor space.

c) Senior high: one (1) space for each ten (10) students based on design capacity, plus one (1) space for each 400 square feet of office floor space.

d) College: one (1) space for each five (5) classroom seats, plus one space for each three (3) seats in an auditorium.

57. School, commercial or trade: one (1) space per two (2) students, based on the design capacity of the building.

58. Shopping center: one (1) space per 250 square feet of gross floor area. In a shopping mall, common pedestrian areas, except food courts, may be excluded from the calculation. Shopping centers over 650,000 square feet shall have one (1) space per 300 square feet of gross floor area.

59. Skating rink, ice or roller: one (1) space per four (4) patrons to maximum capacity.

60. Swimming facility: one (1) space per 200 square feet of gross water area.

61. Taverns, dance halls, nightclubs, and lounges: one (1) space per 75 square feet of gross floor area.

62. Telecommunications tower: one (1) off-street parking space to accommodate a maintenance vehicle for unoccupied structure. Occupied structures must comply with parking requirements as set out under Public Service uses.

63. Tennis, racquetball, and handball courts: two (2) spaces per court.

64. Theaters and auditoriums: one (1) space per four (4) patrons based on maximum capacity.

65. Truck terminal: one (1) space per truck normally parked on the premises, plus one (1) space per 500 square feet of office floor area.

66. Warehouse: one (1) space per employee on the largest shift, plus one (1) space per company vehicle normally stored on the premises.

67. Vehicle sales and service accessory to vehicle sales: one (1) space per 500 square feet of office and indoor display area, one (1) space per 2,000 square feet of outdoor display area, and one (1) space per service bay.

68. Vehicle repair and maintenance services: one (1) space per 400 square feet of office and indoor display area, plus one (1) space per service bay.

69. Veterinary office: one (1) space per 500 square feet of gross floor area.

703. Supplementary Parking Standards.

703.01. Parking for Uses, Buildings or Structures.

- A.** Off-street parking and storage spaces shall be located on the same lot as the use, building or structure they are intended to serve. Required residential off-street parking shall be located within 150' of the use the parking is intended to serve. Required commercial off-street parking shall be located within 300' of the use the parking is intended to serve.
- B.** Except as provided for in Section 705, no off-street parking space required for any use, building or structure shall be counted as off-street parking space for another use, building or structure. Off-street parking requirements for two or more uses located on the same lot are cumulative, but may be jointly used provided the total parking requirement is met. Whenever a use, building or structure that qualifies under two (2) or more classifications, the classification with the larger parking requirement shall govern.
- C.** When any use is extended or a building or structure is enlarged, the existing parking spaces shall be maintained and the required number of parking spaces to serve the expansion or enlargement of the use, building or structure shall be provided.
- D.** Off-street parking and storage space shall not be used for the sale, repair, servicing of any vehicles, equipment, or materials.

703.02. Design Criteria for Off-street Parking.

- A.** Each off-street automobile parking space shall have an area of not less than 200 square feet (10' x 20') exclusive of access or maneuvering area, ramps, drives, entrances or exits.
- B.** The minimum width of aisles in parking lots shall be:
 - 1)** Ninety degree (90°) or perpendicular parking - twenty-two (22) feet.
 - 2)** Sixty degree (60°) parking - eighteen (18) feet.
 - 3)** Forty-five degree (45°) parking - fifteen (15) feet.
 - 4)** Parallel parking - twelve (12) feet.
- C.** Parking spaces shall be arranged in such a manner that vehicles do not extend beyond the parking space, obstruct any access or circulation drive, or protrude into required berm, landscape screening or open space areas.

D. Parking shall be arranged in such a manner that no vehicle, with the exception of single and two-family residences, is required to back into a street right-of-way.

E. No parking shall be permitted on commercial or industrial access drives and parking shall be arranged so that no vehicle is required to back into an on-site access drive.

703.03. Location and Criteria for Residential Parking. Off-street parking space, subject to these requirements and the appropriate district regulations, may be included as a portion of the required yard area. Required off-street parking facilities for residential uses may occupy a part of the front yard, but shall not be within twenty feet of a street right-of-way or ten feet of any rear lot line.

703.04. Location and Criteria for Commercial and Industrial Parking. Commercial and industrial parking facilities may occupy a part of the front yard, but may not be within twenty feet of a street right-of-way or any lot line. Commercial and industrial parking facilities shall be all weather surfaced with asphalt or concrete, have proper drainage installed to prevent ponding, and be maintained free of trash and rubbish. Commercial or industrial parking facilities adjoining residential property or public rights-of-way shall provide buffer and screening (fence, wall, berm or planting).

703.05. Vehicle Storage. See Article IV, Sections 412 and 413.

704. Circulation and Access.

Safe ingress and egress shall be provided for building sites from designated streets. Access to all parking facilities shall be planned so that entrances and exits function to minimize traffic congestion.

704.01. General Criteria for Access Points.

A. General:

- 1.** Access points for corner lots shall be located as far from the corner as possible and not less than 30' from the intersection of the property lines at the corner in residential areas and 50' from intersection of the property lines at the corner in commercial areas.
- 2.** Continuous access created by paving the parking area contiguous with a sidewalk or street is prohibited.
- 3.** Vehicular circulation shall be designed to limit access to streets used by school children and to minimize the intrusion of traffic into residential areas.

B. Residential lots are limited to two (2) curb cuts a minimum of fifty feet (50') apart and fifty feet (50') from the nearest adjacent curb cut.

- C. Non-residential access points shall be minimized by sharing access to adjacent properties and linking parking areas. Reciprocal ingress, egress and parking agreements may be required to facilitate vehicular movement between areas on the same site or between adjacent properties. Curb cuts for developments shall be limited consistent with the general design criteria for access.

704.02. Curb Cuts. Curb cuts for truck access driveways shall not exceed 45' at the curb line (edge of paving) and 35' at the property line. All other curb cuts shall not be greater than 35' at the curb line (edge of paving) and 26' at the property line unless designated turn lanes are provided. Up to 12' in width may be added for each designated turn lane.

704.03. Access Drives.

- A. A minimum access drive of ten (10) feet in width shall be provided for single-family residential and duplex residential uses.
- B. A minimum access drive of 26 feet in width shall be provided for apartments and commercial uses.
- C. Wider access drives or the provision of longer turning radius shall be provided to allow an unobstructed flow of traffic in industrial areas.

704.04. Drive-Up Buildings. Drive-up access to any building shall be provided as a part of the on-site circulation pattern. The on-site design of stacking lanes shall prevent blocking points of ingress and egress and access to off-street parking areas or adjacent properties.

705. Shared Parking. In order to reduce impervious surface and resulting stormwater runoff, establishments may be allowed to share up to 20 percent of the required parking spaces. In all cases where parking is to be shared by uses on different lots, the subject parcels or lots shall be adjacent to one another and in no case shall properties bound under a shared parking agreement or plan be separated by a public right-of-way.

The intention to share parking facilities must be represented to the Planning Commission prior to site plan approval by means of a written agreement between the various property owners, or in the case of a single owner, an overall shared parking plan for the properties or development sites. Said agreement or plan shall be binding upon all subsequent purchasers, inheritors, subjects and assigns. Should there be a change in the use within any individual structure or location which is bound by a shared parking agreement or plan, the transfer of the shared parking agreement shall be subject to the review and approval of the Planning Commission.

705.01. Reduction in the Number of Required Off-Street Parking Spaces for Large Uses (over 500,000 square feet of gross floor area). In order to prevent the establishment of a greater number of parking spaces than are actually needed to meet the particular needs of a development site containing over 500,000 square feet of gross floor area, a reduction in the

number of required off-street parking spaces may be permitted. This reduction shall be permitted subject to the following conditions:

- A.** A maximum reduction of one (1) parking space per every 1,000 square feet of gross floor area or 20 percent of the total spaces required can be permitted. The site plan shall indicate the location and dimensions of the parking area provided, and shall include calculations showing the number of parking spaces eliminated pursuant to this Section which otherwise would have been required.
- B.** Sufficient area must be reserved to provide for the total number of off-street parking spaces required by Section 702. The purpose of this reservation is to insure adequate area to meet any future need for additional parking spaces. Prior to site plan approval, the applicant shall sign a written statement agreeing to provide additional spaces up to the full amount required by Section 702 upon notification by the Planning Commission that such spaces are needed. This statement shall be provided to the Planning Commission in letter form and shall be reproduced on the site plan.
- C.** The reserved parking area shall be shown on the site plan and shall be grassed, landscaped or otherwise covered in vegetation. It shall not include signs or other structures, drainage or percolation fields for sewage disposal.

706. Lighting. See Article IV, Section 418.