

TITLE 2

ZONING

CHAPTER-10 OFF-STREET PARKING AND LOADING

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SECTION 2-10-1 PURPOSE

The purpose of the following Off-Street Parking and Loading Titles is to alleviate or prevent congestion of the public streets by establishing minimum requirements for off-street parking and loading of motor vehicles in relation to the property served.

SECTION 2-10-2 PROCEDURE

For all uses except one and two-family residential structures, an application for a zoning permit for a new or enlarged building, structure, or use shall include a plot drawn to scale and fully dimensioned showing any parking or loading facilities to be provided to meet the requirements specified herein.

SECTION 2-10-3 GENERAL REQUIREMENTS APPLYING TO BOTH OFF-STREET PARKING AND LOADING

- A. General Application: No buildings or structures shall be erected or land uses initiated after the effective date of this Title without providing accessory off-street parking and loading as required herein.
- B. Buildings Under Construction: Buildings lawfully under construction or approved for construction prior to the adoption of this Title shall not be required to modify or change the approved plans for off-street parking and loading, provided that such construction is completed within one year from the date of passage of this Title.
- C. Reduction in Parking or Loading Need: When a building or structure shall undergo any decrease in number of dwelling units, gross floor area, seating capacity, number of employees or other unit of measurement specified hereinafter for required parking or loading facilities, and further, when said decrease would result in a requirement for fewer total parking or loading facilities through application of the provisions of this chapter, parking and loading, may be reduced accordingly, provided that existing parking or loading facilities remaining would at least equal the parking or loading requirements as expressed herein when applied to the modified building or structures.
- D. Increase In Parking or Loading Need: When a building or structure shall undergo any increase in the number of dwelling units, gross floor area, seating capacity or other unit of measurement specified hereinafter for required parking or loading spaces through application of the provisions of the Chapter thereto, parking and loading facilities shall be increased to accommodate only the additional need as a result of such change.
- A. Existing Parking or Loading Not to be Reduced: Accessory off-street parking and loading spaces in existence on the effective date of this Title may not be reduced in number unless already exceeding the requirements as expressed herein for equivalent new construction; in which event, said spaces shall not be reduced below the number required for such equivalent new construction.
- F. Parking and Loading for Reconstructing Damaged Nonconforming Uses: Any nonconforming building, structure or use in existence on the effective date of this Title shall, if partially destroyed by fire, collapse or other cause and permitted to rebuild or reconstruct under appropriate provisions of this Title, provide off-street parking and loading equivalent to those maintained prior to such damage being sustained.

- G. Parking for Combined Uses at One Location: Where more than one use for which parking requirements are indicated occurs at a location, parking required shall be either the sum of that required for each separate use or that required for the use requiring the greatest amount of parking, whichever is more.
- H. Requirements for Off-Street Parking and Loading for Uses Not Specified: Requirement for Uses Not Specified: Schedule for requirements for the number of off-street parking and loading spaces for various uses is provided herein. The parking and loading requirements for any use not specified shall be the same as the use with parking and loading requirements stated which most closely approximates the proposed use.

SECTION 2-10-4 ADDITIONAL TITLES APPLYING TO OFF-STREET PARKING ONLY

- A. Limitation of Residential Off-Street Parking: Residential off-street parking accessory to residential uses and provided in accordance with the requirements of this Chapter shall be used solely for the parking of vehicles of the owners, occupants or guests of the property to which said parking is accessory unless off-street space exceeds that required for such vehicles.
- B. Joint or Shared Off-Street Parking: Off-Street parking for different buildings, structures or uses may be provided collectively, provided the total number of spaces will equal the total requirements for all such uses sharing the parking facility.
- C. Guarantee of Off-Site Parking: For other than one and two-family residential structures when required off-street parking is to be provided elsewhere than on the lot on which the principal use is located, the control and continuing availability of the off-site parking will be guaranteed either by deed or long term lease or recorded easement and the owner shall be bound-by covenants properly recorded, requiring the owner, his or her heirs and assigns, to maintain the required number of parking spaces during the existence of the principal use.
- D. Districts in Which Off-Site Off-Street Parking Accessory To Multi Family Residential Uses Is Prohibited: No parking facilities accessory to multi-family residential uses, when provided off-site are to be located in an R-I residential district.
- E. Type and Maximum Number of Vehicles to be Stored on Lots in Residential Districts;
 - 1. Type and maximum number of vehicles to be stored in other than enclosed garages on single and two-family lots in Residential Districts.

- (a) Class I Vehicles: Vehicles (other than a recreational vehicle) not exceeding twenty (20) feet in length, seven (7) feet in width and eight (8) feet in height.

Class I Vehicles: Three permitted per single-family lot or per dwelling unit on duplex lot .

- (b) Class II Vehicles: Vehicles (other than a recreational vehicle) not a Class I Vehicle not exceeding twenty three (23) feet in length, eight (8) feet in width and ten (10) feet in height, and if used in business not exceeding 10,000 pounds gross weight including vehicle and maximum load.

Class II Vehicles: Storage not permitted on lot

- (c) Class III Vehicles: Vehicle (other than a recreational vehicle) dimensions or weight limitations of Class I or Class II Vehicles.

Class III Vehicles: Storage not permitted on lot.

- (d) Recreational Vehicle: One permitted per single-family lot or one per dwelling unit on a duplex lot.

- 2. Types and maximum number of vehicles to be stored in other than enclosed garages on multi-family residential lots in Residential Districts:

Any number of Class I and Class II vehicles may be stored on lots in the R-2 District providing that no vehicles will be stored so as to reduce availability of off-street parking spaces below the minimum required for the use or uses directly

served by the parking area. No Class III vehicles shall be stored in any parking lot in a Multi-family Residential District.

3. Vehicles to be currently licensed and operable:

All vehicles stored, in other than enclosed garages on lots in Residential Districts shall have any required current license and be in operable condition.

F. Location and Layout of Off-Street Parking:

1. Plans for the layout of off-street parking for the purpose of meeting parking requirements shall be in accordance with the following minimum requirements:

Pattern	Maneuvering-Parking Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
0°*	12 ft.	8 ft.	23 ft.	20 ft.	28 ft.
45°	12 ft.	8 ft. 6 in.	20 ft.	32 ft.	52 ft.
60°	15 ft.	8 ft. 6 in.	20 ft.	36 ft. 6 in.	58 ft.
90°**	20 ft.	9 ft.	20 ft.	40 ft.	60 ft.

* - Parallel Parking.

** - Perpendicular Parking.

2. Interpretation of fractional parking spaces resulting from the application of the following schedule parking requirements shall be as follows: A fractional parking space shall be considered as one parking space.
3. All spaces shall be provided adequate access by means of internal maneuvering lanes. Backing onto a street from other than a one or two- family residential structure shall be prohibited. Variance may be applied for where other than backing is impractical.
4. Adequate ingress and egress to the parking lot by means of clearly defined drives shall be provided. Parking lot entrances and exits shall be at least twenty five feet (25') distant from any adjacent residential district.
5. Parking is permitted in the required front, side or rear yards as specified in permitted obstructions in yards as outlined in Chapter 2 of this Title.
6. For all newly established and expanding uses, all off-street parking areas and driveways are to be hard surfaced as defined in this Title.
7. Landscaped buffers or screening is required to be provided and continuously maintained for off-street parking areas for any business or industrial use adjacent or backing on a residential district and for any apartment use along any side adjoining an R-1 District. Types and sizes of plant material shall be as provided in Chapter 2, Section 9 of this Title.
8. Lighting to illuminate parking areas shall be so arranged as to direct lighting away from adjoining properties.

9. It shall be unlawful to park a Class I motor vehicle in a R-1 or a R-2 District unless the motor vehicle shall be parked on a hard surface as defined in this ordinance.
10. No more than twenty percent (20%) of any front yard nor more than fifty percent (50%) of any rear yard shall be hard surfaced, as defined in this Ordinance, for the purpose of off-street parking.
11. On a corner lot, in addition to the foregoing rules, no more than twenty percent (20%) of any side yard shall be hard surfaced, as defined in this Ordinance, for the purpose of off-street parking.

G. Handicapped Parking Required:

For any parking area to be used by the general public, oversized handicapped spaces, sixteen feet (16') in width and twenty feet (20') in length shall be provided according to the following schedule:

<u>Required Off-Street Parking</u>	<u>Required Handicapped Spaces</u>
1-20	1
21-50	2
51-75	3
76-100	4
Each additional 50 spaces or portion thereof	1 additional space

SECTION 2-10-5 LOCATION OF REQUIRED OFF-STREET PARKING

The off-street parking facilities required for the uses mentioned in the schedule of parking requirements, and for other similar uses, shall be on the same lot or parcel of land as the use they are intended to serve, but in case of other than one and two-family residential structures when practical difficulties prevent their establishment upon the same lot, the required parking facilities shall be provided within three hundred feet (300') of the premises to which they are appurtenant. Said distance shall be the walking distance between the nearest point of the parking area to the nearest entrance of the building the parking is to serve. Off-street parking provided on other than the same lot as the use served shall meet the requirements for guarantee of off-street parking as outlined in Chapter 10, Section 4 of this Title.

SECTION 2-10-6 SCHEDULE OF PARKING REQUIREMENTS

A. Parking Required for Residential Uses:

1. One-Family Dwelling: Two (2) parking spaces. Garage and drive shall each be considered as one parking space each for single-family residential uses only.
2. Two-Family Dwelling: Two (2) parking spaces per dwelling unit. Garage and drive shall be considered as one parking space each per dwelling unit.
3. Multi-family Residential: One and one-half (1 1/2) parking spaces for each dwelling unit having one bedroom. Two (2) parking spaces for each dwelling unit having two (2) or more bedrooms.
4. Unrelated Group Family Home: One space for each resident.
5. Family Care Home: One space per employee plus one space for each resident. The resident parking requirement may be waived by the Zoning Officer for those facilities that prohibit ownership or operation of motor vehicles by residents of the facility.
6. Elderly or Senior Housing: One space for each three (3) residents, plus one space for each employee.
7. Mobile Home Parks: Two (2) spaces for each mobile home site, plus one space for each employee of the mobile home park.

8. Lodging, Boarding, and Rooming Houses: One (1) space for each guest at maximum capacity, plus one space for the owner or manager.
- B. Parking Required for Institutional Uses:
1. Churches or Temples: One space for each four (4) seats in the main worship hall.
 2. Elementary and Junior High Schools: One space for each teacher, employee or administrator in addition to requirements of auditorium, as indicated in Chapter 10, Section 6, (B) 14 of this Title.
 3. Fraternities, Sororities and Dormitories: One parking space for each active member, plus one additional space for the manager.
 4. Libraries: One parking space for each two hundred (200) square feet of floor area.
 5. Medical and Dental Clinics: One parking space for each two hundred square feet of gross floor area, with a minimum of five (5) spaces.
 6. Museums: One parking space, per each four hundred (400) square feet of floor area.
 7. Nursery Schools, Day Care Centers or Day Care Homes: One space for each employee plus two (1) additional visitor spaces.
 8. Nursing and Convalescent Homes and hospitals: One space for each four (4) beds, plus one space for each staff doctor and visiting doctor, plus one space for each two (2) employees.
 9. Private Clubs and Lodges (without sleeping accommodations): One parking space for each four (4) members of the total membership or one space for each two hundred (200) square feet of floor area in the building, whichever is larger.
 10. Private Golf, Swimming, Tennis Club or Similar Use: One space for each four (4) family or individual memberships, plus spaces required for accessory uses such as bar and restaurant areas, as provided for in Chapter 10, Section 6.5 of this Title.
 11. Public Swimming Pools: One (1) parking space for each three (3) persons at maximum capacity.
 12. Public Golf Courses: Six (6) spaces for each golf hole, plus spaces required for accessory bar and restaurant use, as indicated in Chapter 10, Section 6 .5 of this Title.
 13. Senior high Schools: One space for each teacher, employee or administrator and one space for each ten (10) students in addition to requirements of auditorium, as indicated in this section of this Title.
 14. Stadium, Sports Arena, Auditoriums and Gymnasiums: One space for each six (6) seats or twelve feet (12') of benches.
- C. Parking Required for Business and Commercial Uses:
1. Planned Commercial or Shopping Center: One space for each two hundred (200) square feet of usable floor area or retail area.
 2. Beauty Parlor or Barber Shop: Two (2) spaces for each barber or beauty chair.
 3. Bowling Alleys: Four (4) spaces for each bowling lane, plus spaces required for accessory uses such as bar and restaurant.
 4. Convention Halls, Dance Halls, Skating Rinks, Assembly or Exhibition Halls or Other Similar Places of Assembly Without Fixed Seats: One parking space for each one hundred (100) square feet of usable floor area used for assembly.
 5. Establishments Handling the Sale and Consumption on the Premises of Alcoholic Beverages, Food or Refreshments: One parking space for each one hundred (100) square feet of floor area.
 6. Furniture and Appliance Shops, Household Equipment and Repair or Machinery Shops: One parking space for each six hundred (600) square feet of floor area.

7. Gasoline Service Stations: One space for each lubrication or service stall, plus one space for each two (2) serviced pumps or one space for each four (4) unserviced pumps.
 8. Laundromats and Coin-Operated Dry Cleaners: One space for each four (4) washing or cleaning machines.
 9. Miniature or "Par 3" Golf Courses: Three (3) spaces for each hole, plus one for each employee.
 10. Mortuaries: One space for each one hundred (100) square feet of floor area in the public areas.
 11. Motel, Hotel, Bed and Breakfast, or Other Similar Uses: One space for each occupancy unit, plus one space for each owner and employee, plus for motels and hotels, spaces as required herein for accessory uses such as bar and restaurant.
 12. Motor Vehicle Sales and Service: One space for each four hundred (400) square feet of salesroom, plus one space for each auto service stall.
 13. Photo Studio or Video Film Service where retail sales are minor and incidental to the primary service: Two spaces for each employee serving customers.
 14. Retail Stores not Specifically Designated Above: One parking space for each one hundred fifty (150) square feet of retail floor area.
 15. Theaters, Indoor: One space for each six (6) seats, plus one space for each two (2) employees.
- D. Parking Required for Offices and Financial Institutions;
1. Banks, Savings and Loan: One space for each four hundred (400) square feet of usable floor area or customer service area.
 2. Other Business and Professional Offices: One space for each two hundred fifty (250) square feet of floor area.
- E. Parking Required for Industrial Uses:
1. Manufacturing and Industrial Uses, Research and Testing Laboratories, Laundry and Dry Cleaning Plants, Printing, Binding, Publishing, Assembly of Materials and Products, and Other Similar Uses: One parking space for every two (2) employees on the largest shift, including office workers.
 2. Warehouse and Storage Uses: One parking space for every employee in the largest shift, including office workers.

SECTION 2-10-8 ADDITIONAL TITLES APPLYING TO OFF-STREET LOADING ONLY

- A. Location and Layout of Off-Street Loading: Off-Street loading spaces shall be as provided in the schedule of off-street loading requirements. An off-street loading berth shall be a hard-surfaced area of land open or enclosed, other than a street or public way, used principally for the standing, loading or unloading of motor trucks, tractors and trailers so as to avoid undue interference with public streets and alleys. Loading spaces, where required, shall be not less than ten feet in width, forty five feet in length and fourteen feet in height (10' x 45' x 14'), exclusive of access aisles and maneuvering space. Plans for location and layout of off-street loading areas shall meet the following minimum requirements:
1. Loading berths shall be no closer than one hundred feet (100') to an adjoining residential zoning district unless completely screened along that adjoining side by a building wall not less than eight feet (8') in height.
 2. Location of loading berths shall not obstruct the visibility at intersections.
 3. Loading berths open to the sky may be located in any required side or rear yard, provided that loading berths within one hundred feet (100') of residential districts are enclosed as specified above. Loading berths shall not be located in front yards or closer to the front street than the building setback.

4. Fractional loading berth space resulting from the application of the schedule of off-street loading requirements shall be considered an additional loading berth.
5. Off-street loading areas for office, commercial, and industrial uses shall be hard surfaced with bituminous concrete, A-3, or equivalent.

SECTION 2-10-8 SCHEDULE OF OFF-STREET LOADING REQUIREMENTS

For all property uses where loading or unloading of materials and merchandise is an essential part of such business, the following requirements shall apply:

1. Hospitals, Sanitariums, and Clinics: One off-street loading space for the first 40,000 square feet of gross floor area, plus one additional space for each 150,000 square feet of gross floor area in excess of 40,000 square feet.
2. Retail Shops, Bowling Alleys, Taverns, Restaurants: One off-street loading space for each structure containing 20,000 to 100,000 square feet of gross floor area, plus one additional space for each 100,000 square feet of gross floor area in excess of 100,000 square feet.
3. Office Buildings, Including Banks, Business and Professional Offices: One off-street loading space for each structure containing 40,000 to 100,000 square feet of gross floor area plus one additional space for each 100,000 square feet of gross floor area in excess of 100,000 square feet.
4. Furniture and Appliance Outlets, Motor Vehicle Sales, Wholesale Stores, Household Equipment or Machinery Sales: One off-street loading space for each building of 10,000 to 25,000 square feet of gross floor area, plus one space for each 25,000 square feet of gross floor area in excess of 25,000 square feet.
5. Manufacturing, Research and Testing Laboratories, Laundry and Cleaning Plants, Printing, Binding and Publishing, Warehouse and Storage, Processing and Distribution of Materials and Products: One off-street loading space for each 15,000 to 40,000 square feet of gross floor area, plus one space for each 60,000 square feet of gross floor area in excess of 40,000 square feet.