

CHAPTER 165.65 OFF-STREET PARKING AND LOADING REQUIREMENTS

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165.65.110 Scope

This chapter establishes off-street parking and loading requirements for the land uses allowed pursuant to the applicable zoning districts. These provisions apply in and govern all zoning districts.

165.65.120 General Requirements for Off-street Parking

- A. The duty to provide and maintain off-street parking space shall be the joint and unseverable responsibility of the operator and/or owner of the use and/or land for which off-street parking space is required to be provided and maintained.
- B. For structures or uses occupied or operated on the effective date of this ordinance, there shall be provided such off-street parking space as was required for such structures or uses by any previous ordinance. If such structures or uses are enlarged, expanded or changed through the addition of dwelling units, gross floor area, seating capacity, additional employment or other unit of measurement specified herein, requiring parking, then parking for that increment should be provided in accordance with the standards of this ordinance.
- C. For all uses established or placed into operation after the effective date of this ordinance, there shall be constructed, provided, preserved and maintained the amount of off-street parking space hereinafter set forth.
- D. Whenever the intensity of use of any structure or premises shall be increased through the addition of dwelling units, gross floor area, seating capacity, additional employment or other unit of measurement, such additional parking as required for the expanded use shall be provided.
- E. Whenever the existing use of a building, structure or land area is changed to a new use, parking facilities shall be provided as required by the new owner. However, if the use existed prior to the effective date of this ordinance, parking is required only in the amount that the new use would exceed the requirements for the existing use.
- F. Parking in existence on the effective date of this ordinance or that was provided voluntarily after such effective date, shall not hereafter be reduced below, or if already less than, shall not further be reduced below, the requirements of this ordinance for a new use or existing use.

G. All off-street parking space, whether or not required by this ordinance, shall be used, maintained and operated as hereinafter required.

H. Parking for all types of uses may be provided either in garages or open parking areas conforming to the provisions of this ordinance.

I. Where sufficient existing “public parking facilities” are located within the downtown Overlay District so as to provide for or supplement part or all of the required parking space, the board of adjustment may reduce the number of space required for a particular use or group of uses in the downtown overlay district.

J. Parking may be with or without charge.

165.65.130 Location of Off-street Parking

Off-street parking space shall be located on the same zoning lot as the use for which provided, except as otherwise specifically provided:

A. Special Location Plan.

Pursuant to the procedure hereinafter set forth, either part or all of the required off-street parking space may be located off of the zoning lot of the use for which the space is provided. The following limitations shall apply to the “special location plan.”

1. Separation from use. Off-street parking shall be located as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve.

In all commercial districts, parking facilities shall be located within 300 feet of the building they are required to serve.

In all industrial districts, parking facilities shall be located with 600 feet of the building they are required to serve.

2. Application. All applications for approval of a “special location plan” shall be filed with the Board by the owners of the entire land area to be included within the “special location plan.” The applicant shall provide proof to the satisfaction of the Board that the applicant(s) is the owner(s) of any structure then existing thereon. The plan shall show all encumbrances of the designated land and structures and shall include the following details: location of the uses or structures for which off-street parking space is required; location at which the off-street parking space is to be provided.

3. Procedure. All applicants shall be reviewed by the board and any approach may establish necessary conditions and limitations regarding the use of such areas.

Upon approval of a “special location plan,” a copy of such plan shall be registered and recorded among the records of the city.

All “special location plans” registered and recorded hereunder shall be binding upon the applicants for such special plans, their successors and assigns, shall limit and control the issuance and validity of all zoning permits and zoning certificates and shall restrict and limit the use and operation of all land and structures included within such special plans to all conditions and limitations specified in such plans and the approvals thereof.

All “special location plans” registered and recorded hereunder may be amended pursuant to the same procedure and subject to the same limitations and requirements by which such plans were approved, registered and recorded.

Upon application to the board by the owner or owners of the entire area included within any “special location plan” registered and recorded hereunder, the owner or owners or any structure then existing thereon and all encumbrances of said land and structures, any such plan may be withdrawn, either partially or completely, from registration and released from recording if all uses, land and structures remaining under such plan can be made to comply with all conditions and limitations of the plan and all uses, land and structures withdrawn from such plan can be made to comply with all regulations established by this ordinance and unrelated to any “special location plan.”

B. Front Yard.

No vehicle shall be parked in any front yard except upon a regularly constructed driveway. In single-family residential areas said driveway shall be not greater than a width of 32 feet. Parking lots may be allowed in a front yard if authorized by the Board, provided that the district does not require that the front yard be landscaped and devoted to no other use, and further provided that the parking is in accord with all other ordinance provisions.

C. Side or Rear Yard.

Parking space that is open to the sky may be located in a required side or rear yard, but only if an unobstructed space of five feet, and 10 feet where abutting a residential district, is left along the lot line. If the specific district regulations are more restrictive, their requirements shall apply.

D. Parkway.

No parking shall be permitted between the property line and the curb line or edge of the pavement of the street.

165.65.140 Combined Off-street Parking Space

Off-street parking space shall be provided for each use. However, two or more uses located on the same zoning lot may jointly provide a combined parking facility.

A. Where off-street parking is combined and used jointly by two or more uses located on the same zoning lot may jointly provide the sum total of off-street parking space requirements for all uses.

B. Where off-street parking space is combined and used jointly by two or more uses having the same standard the total floor area shall be used in calculating the parking requirement.

165.65.150 Sharing of Off-street Parking Space

Two or more uses may share the same off-street parking space if the schedules of operation of all such uses are such that none of the uses sharing the space requires the off-street parking space at the same time as any other use sharing the space. Each such use that is sharing space shall be considered as having provided such shared space individually. However, land sufficient to provide required parking should be available in the event that the hours of operation of either use is expanded to conflict with the other.

165.65.160 Design, Development and Maintenance of Off-street Parking

Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile or trailer sales lot, shall be designed, developed and maintained in accordance with the following requirements:

- A. In the residential districts, unless fully enclosed, parking areas shall be used only by vehicles up to 3/4 ton manufacturer's capacity rating.
- B. Shall not be used for the sale, repair dismantling or servicing of any vehicles, equipment, materials or supplies; except when parking is the permitted principal or special use.
- C. Shall be provided with an all-weather surfacing of concrete or asphalt concrete maintained at all times in such a manner as to prevent the release of dust and to be free of dust, trash and debris.
- D. Shall be pitched and drained so as to prevent the flow of water from the parking areas onto adjoining property or onto streets, sidewalks or alleys that have no drainage facilities.
- E. Off-street parking areas for more than four vehicles, that adjoin or are across the street from property zoned for any residential use, shall have adequate screening in accord with Section 165.60.500.
- F. Shall be provided with entrances and exits not less than 12 feet in width and located so as to minimize traffic congestion not greater than 30 feet.
- G. Shall be provided with curbs, wheel guards or bumper guards located so as to prevent any part of a parked or moving vehicle from extending more than two feet beyond the required setback line and in no instance beyond the property line.
- H. Where hazards exist which can be eliminated or lessened by lighting, the Board may require lighting at such hours and in such manner as deemed necessary in the interest of public safety and security. Such lighting facilities shall be arranged so that they neither disturb occupants of adjacent residential properties nor interfere with traffic.
- I. May have no more than one attendant shelter building conforming to all setback requirements for structures in the district in which it is located.
- J. Each off-street parking space shall have an area of not less than 153 square feet exclusive of access drives or aisles, and shall be a minimum of eight and one half feet in width and 18 feet in length and two feet may overlay a curb.
- K. All open or unused areas shall be landscaped and continuously maintained.

165.65.170 Units of Measurement

For purposes of this section the following units of measurement shall apply:

- A. Floor area. The total floor area of a building designed for tenant or owner occupancy and exclusive use, including basements, mezzanines and upper floors, if any, expressed in square feet measured from the center lines of joint partitions and exteriors of outside walls. It shall not include areas used principally for utilities and space incidental to the management or maintenance of the building.
- B. Dwelling unit. A dwelling unit shall mean one room or a suite of two or more rooms, designed for or used by one family for living and sleeping purposes and having only one kitchen or kitchenette.
- C. Seat or bench. A seat shall be the space intended for one individual. In places where patrons or spectators occupy benches, pews or other seating facilities, each 20 inches of such seating facilities shall be counted as one seat.
- D. Employees. Employees shall be based on the maximum number of persons on duty or residing, or both, on the premises at any one time.

E. Fractions. When units of measurement result in the requirement of a fractional space, any fraction shall require one parking space.

165.65.180 Number of Off-street Parking Spaces Required

At least the following numbers of usable off-street parking spaces shall be provided; also adequate provision for ingress, egress and maneuvering shall be provided:

A. Residential Uses.

1. One-family dwellings and two-family dwellings. Two parking spaces shall be provided for each dwelling unit.
2. Multiple-family dwellings. Two parking spaces shall be provided for every dwelling unit.
3. Hotels, motels, inns and auto courts. One parking space shall be provided for each guest or sleeping room or suite, plus one additional space for the owner, manager and each employee.
4. Lodging, rooming and boarding house. One parking space shall be provided for each two lodging rooms, plus one space for the owner, manager and each employee.
5. Mobile home parks. Two parking spaces shall be provided for each mobile home space.
6. Fraternities, sororities and dormitories. One parking space shall be provided for each three active members, plus one parking space for the manager, and each employee thereof.

B. Commercial Uses.

1. Automobile laundry. Stacking spaces shall be provided to accommodate waiting automobiles equal in number to five times the maximum capacity of the automobile laundry for each wash rack, plus one parking space for each two employees. Maximum capacity, in this instance, shall mean the greatest number of automobiles undergoing some phase of laundering at the same time.
2. Automobile service stations. Two parking spaces shall be provided for each island of pumps and each service stall plus one parking space for each two employees.
3. Banks. One parking space shall be provided for each 200 square feet of floor area. Drive-in establishment shall provide six stacking spaces per teller or customer service window.
4. Barber shop. Two parking spaces shall be provided for each barber chair plus one per each employee.
5. Beauty parlor. One parking space shall be provided for each 150 square feet of floor area.
6. Bowling alleys. Three parking spaces shall be provided for each alley, plus such additional spaces as may be required herein for affiliated users (such as) bars, restaurants and the like.
7. Furniture and appliance stores, household equipment or furniture repair shops. One parking space shall be provided for each 500 square feet of floor area.

8. Motor vehicle sales and machinery sales. One parking space shall be provided for each 800 square feet of floor area.

9. Restaurants or establishments dispensing food and/or beverages for consumption at indoor tables (not including drive-in establishments). One parking space shall be provided for each 100 square feet of floor area, or one parking space for each three employees, whichever is greater. Conversely, at least one seat shall be provided for each parking space.

10. Restaurants (carry-out). One parking space shall be provided for each 50 square feet of floor area.

11. Restaurants (drive-in) and or refreshment stand (where food and/or beverage is consumed in a vehicle). One parking space shall be provided for each 20 square feet of floor area, but not less than 10 spaces.

12. Retail stores. One parking space shall be provided for each 180 square feet of floor area.

13. Theaters (indoor). One parking space shall be provided for each four seats up to 400 seats, plus one for each six seats over 400 seats.

14. Theaters (outdoor). Reserved parking spaces at the entrance to the theater shall be provided equal to 10% of the vehicle capacity of the theater.

15. Undertaking establishments, funeral parlors. Six parking spaces shall be provided for each chapel or parlor, one for each 50 square feet of floor area used for services, whichever is greater, plus one parking space for each funeral vehicle kept on the premises.

C. Office Uses.

1. Business or professional offices. One parking space shall be provided for each 300 square feet of floor area.

2. Medical or dental clinics. Two parking spaces shall be provided for each office, examining room and treatment room, plus one for each employee.

D. Industrial Uses.

1. Manufacturing uses or any establishments engaged in production, processing, cleaning, servicing, testing or repair of materials, goods or products. One parking space shall be provided for each two employees plus one parking space for each vehicle used in the conduct of the enterprise or one per 1000 square feet of floor area whichever is greater.

2. Truck terminals. One parking space shall be provided for each two employees, plus one for each truck.

3. Warehouses and storage buildings. One parking space shall be provided for each two employees, plus one space for each vehicle used in the conduct of the enterprise or one per 1000 square feet of floor area whichever is greater.

4. Wholesale establishments (but not including warehouse and storage buildings other than accessory). One parking space shall be provided for each 600 square feet of floor area in excess of 4,000 square feet.

E. Schools, Institutions and Places of Assembly.

1. Auditoriums, gymnasiums, convention halls and all places of assembly. One parking space shall be provided for each five seats or parking spaces equal to one-fifth the capacity of the facility in persons.
2. Churches. One parking space shall be provided for each four seats in the main auditorium.
3. Colleges, universities, trade schools. One parking space shall be provided for each five students (based on the maximum number of students that the facility is designed to handle at any one time), plus one for each two employees.
4. Elementary school. Two parking spaces shall be provided for each classroom. However, if a place of assembly is provided in the school and the parking spaces provided for the place of assembly is equal to or in excess of the requirements for the classrooms, the classroom requirement need not be provided.
5. Hospitals. One parking space shall be provided for each two beds, plus one for each staff doctor or visiting doctor, plus one for each two employees.
6. Junior high and high school. One parking space shall be provided for each eight students (based on the maximum number of students that the facility is designed to handle at any one time), plus one for each two employees.
7. Nursery school. One parking space shall be provided for each employee.
8. Nursing home, convalescent home and similar type establishments. One parking space shall be provided for each three beds, plus one for each two employees.
9. Library. One parking space shall be provided for each 1,000 square feet of floor area.
10. Private clubs and lodges. Parking spaces equal to one-fifth the capacity of the facility in persons shall be provided.

F. Other Uses.

For uses not listed heretofore in this schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed uses, or as determined by the Building Official.

165.65.190 Plot Plan

Any application for a building permit, or for a certificate of occupancy, shall include a plot plan, drawn to scale and fully dimensioned, showing all parking facilities required by this ordinance and site plan provisions.

165.65.195 Modifications of Parking Plot Plan

The Board may authorize upon appeal, a modification, reduction or waiver of the foregoing requirement, if it should find that, in the particular case appealed the peculiar nature of the residential, business, trade, industrial or other use, or the exceptional situation or condition, would justify such action.

165.65.220 When Off-street Loading Required

Off-street loading space shall be required and maintained in connection with any building or part thereof, hereafter erected or altered which is to be occupied by uses requiring the receipt or distribution of materials or merchandise.

165.65.230 Location of Off-street Loading

Off-street loading space shall be located on the same lot as the structure for which provided.

165.65.240 Duty to Provide Off-street Loading

The duty to provide the off-street loading space herein required shall be the joint responsibility of the operator and owner of the structure or structures for which off-street loading spaces is required to be provided. No structure shall be designed, erected, altered, used or occupied unless the off-street loading space herein required is provided in at least the amount set forth herein; provided, however, that off-street loading space need not be provided for structures actually used, occupied and operated on the effective date of this ordinance unless, after the effective date of this ordinance such structures are enlarged or expanded, or the uses within such structures are enlarged, expanded or changed, so as to require a greater amount of off-street loading space than the amount of off-street loading space not required to be furnished by reason of the foregoing exclusion, in which event, the structures hereby excluded shall not be used, occupied or operated unless there is provided for the increment only of such structures, and maintained as herein require, at least the amount of off-street loading space that would be required hereunder if the increment were a separate structure.

165.65.250 Design, Development and Maintenance of Off-street Loading

Every parcel of land hereafter used for off-street loading space shall be designed, developed and maintained in accordance with the following requirements:

- A. Shall not be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies.
- B. Shall be graded for proper drainage and provided with an all-weather surface of concrete or asphalt concrete maintained at all times in such a manner as to be free of dust, trash and debris.
- C. Off-street loading spaces that adjoin or are across the street from property zoned for any residential use, shall have dense plantings, fences, masonry walls or such other screening, as may be determined necessary by the Building Official. The Building Official shall also determine the height, location and density of screening used to provide adequate protection to adjoining property.
- D. Shall be provided with entrances and exits not less than twelve (12) feet in width and so located as to minimize traffic congestion.
- E. No portion of a vehicle shall project into a street or alley while being loaded or unloaded.
- F. Each off-street loading space shall be not less than 10 feet in width, 25 feet in length, and 12 feet in height, exclusive of access drives. When more than three spaces are required, the spaces other than the first three shall be 12 feet in width, 65 feet in length, and 15 feet in height.
- G. Off-street loading space may occupy all or any part of any required yard space, other than the front yard or side yard adjoining a street.

165.65.260 Amount of Off-street Loading Space Required

At least the following amounts of off-street loading space shall be provided, plus an area or means adequate for maneuvering, ingress and egress:

<u>Square feet of Gross Floor Area</u>	<u>Required Number of Spaces</u>
(1) Retail stores, theatres, auditoriums, bowling alleys, hotels and wholesale establishments:	
Up to 20,000	1
20,001 to 50,000	2
50,001 to 100,000	3
for each additional 100,000	1 additional
(2) Banks, office buildings, funeral parlors, hospitals and all other uses:	
Up to 100,000	1
For each additional 100,000 up to 500,000	1 additional
For each additional 500,000	1 additional
(3) Industrial, warehouse and storage buildings:	
Up to 20,000	1
20,001 to 40,000	2
40,001 to 70,000	3
70,001 to 120,000	4
120,001 to 200,000	5
For each additional 100,000	1 additional