

CHAPTER 15 PARKING AND LOADING

SECTION 15.01 SCOPE

In all Zoning Districts, off-street parking facilities for the storage and parking of self-propelled motor vehicles for the use of occupants, employees and patrons of the buildings hereafter erected, altered or extended after the effective date of this Ordinance, shall be provided as herein prescribed. These spaces shall be maintained and shall not be encroached upon so long as the main building or structure remains, unless an equivalent number of spaces are provided elsewhere in conformance with this Ordinance.

SECTION 15.02 LOCATION OF PARKING

The off-street parking required by this Chapter shall be provided in accordance with the following requirements.

- A. Single- and Two-Family Dwellings: Off-street parking facilities shall be located on the same lot or plot of ground as the building they are intended to serve, but shall not be considered a parking lot under the provisions of this Chapter.
- B. Multiple Family Dwellings: Off-street parking facilities shall be located on the same lot or plot of ground as the dwellings they are intended to serve, and shall consist of a parking lot as defined in this Chapter. In no event shall any uncovered parking space for a multiple family building in an R-2 District be located nearer than ten (10) feet to any main building.
- C. Manufactured Housing Communities: Off-street parking may be located on each site or in parking lots conveniently located and readily accessible to each site. Each parking space must meet the minimum requirements of Section 15.03, G.
- D. Other Land Uses: Off-street parking may be located on each site or in parking lots within three hundred (300) feet of and readily accessible to each site.
- E. Use of Yards:
 - 1. Residential Districts:
 - a. Parking shall be permitted within any required yard setback, provided that parking within the required front yard shall only be on a driveway that provides access to a garage, or in absence of a garage, to the side or rear yard.
 - b. Parking and storage of recreational vehicles on required setbacks in the Residential Districts shall conform to Section 3.31.
 - 2. Non-Residential Districts:
 - a. All parking spaces shall be set back a minimum of ten (10) feet from the front lot line.

- b. All parking spaces shall be set back five (5) feet from any rear or side lot line abutting a Non-residential district and ten (10) feet from any side or rear lot line abutting a Residential District.

SECTION 15.03 PARKING LOT REQUIREMENTS

- A. All parking facilities, access driveways, and commercial storage areas (excluding those for single and two family dwellings outside manufactured home parks) shall be hard surfaced with a pavement having an asphalt or concrete binder, shall be graded and drained so as to dispose of surface water which might accumulate within or upon the area, and shall be completely constructed prior to a Certificate of Occupancy being issued.
- B. In all Zoning Districts, the pavement surfacing of the portion of any driveway between the right-of-way and the edge of the roadway surface shall be hard surfaced if the roadway is hard surfaced.
- C. All illumination for all parking lots in the C District and LI District shall be deflected away from adjacent residential areas and shall be installed to allow the reduction of the amount of light on other than normal parking hours each day. The source of illumination in all parking lots shall not exceed twenty-five (25) feet in height, except that lighting in a parking lot of portion of which is within two hundred (200) feet of a Residential District or use shall not be higher than fifteen (15) feet in height.
- D. When a required non-residential parking lot is situated on a parcel which adjoins a Residential District, either abutting directly or across a roadway, the respective side or rear yard in which the parking is located shall have a setback of at least twenty (20) feet excluding any parking or drives, unless a greater setback is required by any other provision of this Ordinance.
- E. Required nonresidential parking lots abutting a Residential District or use shall be effectively screened from neighboring Residential Districts and uses by a decorative fence or wall with a maximum height of six (6) feet, or a landscaped equivalent; provided that this screening shall comply with all clear vision requirements as stated in Section 3.17.

Adequate ingress and egress to the parking lot, by means of limited and clearly defined drives, shall be provided for all vehicles. Drives shall be located so as to minimize traffic conflicts with adjoining uses and roadways.

- F. Wheel stops shall be provided and so located as to prevent any vehicle from projecting over the lot or setback lines. These devices shall be securely anchored into the parking lot to ensure that they remain stationary.

Parking Pattern	Aisle Width		Parking Space		Total Width ³	
	2 Way	1 Way	Width ¹	Length ²	1 Way	2 Way
Parallel	18 ft.	12 ft.	9 ft.	25 ft.	30 ft.	36 ft.
30-75%	24 ft.	12 ft.	9 ft.	21 ft.	48 ft.	60 ft.
76-90%	24 ft.	15 ft.	9 ft.	18 ft.	55 ft.	60 ft.

1 Measured perpendicular to the longitudinal space centerline.

2 Measured along the longitudinal space centerline.

3 Total width of two tiers of parking spaces plus maneuvering lane

Parking Space Dimensions

- G. Except as may otherwise be required by this Ordinance, the minimum parking space dimensions shall be nine (9) feet in width, eighteen (18) feet in length, and one hundred and sixty-two (162) square feet in area.

SECTION 15.04 PARKING LOT PLANS

- A. The construction of any parking lot shall be in accordance with the requirements of this Ordinance and the construction shall be completed and approved by the Zoning administrator before actual use of the property as a parking lot and before a Certificate of Occupancy is issued.
- B. Plans for the development of any parking lot must be submitted to the Zoning administrator, prepared at a scale of not less than one (1) inch equals fifty (50) feet and indicating existing and proposed grades, drainage, pipe sizes, dimensions of typical parking spaces, type of curbing, drive and aisle dimensions, lighting, adjacent main buildings, sidewalks, landscaping, surfacing and base materials to be used, and the layout of the proposed parking lot. The plans are to be prepared in a presentable form by person or persons competent in this work and shall conform to the provisions of this Chapter.

SECTION 15.05 PARKING RESTRICTIONS

- A. In any District, it shall be unlawful to use required off-street parking areas for the storage or parking of vehicles in excess of twenty-four (24) hours, except as may be permitted for an allowed commercial use, such as vehicle sales lots.
- B. It shall be unlawful for any person to park or store any motor vehicle without the express written consent of the owner, holder, occupant, lessee, agent, or trustee of that property. In no case shall vehicles be parked in any required off-street parking lot for the sole purpose of displaying a vehicle for sale, except in approved and licensed vehicle sales lots.
- C. Open storage or parking, either day or night, thereon of trucks (over one (1) ton), semi-trucks and trailers, manufactured homes, construction equipment, and/or any other similar equipment or machinery used for commercial purposes shall only be permitted on parcels of two (2) acres or more in a Residential District. The following shall be exempt from this requirement:
 - 1. The parking of a vehicle specifically for loading or service to the residence for a period not exceeding twenty-four (24) hours.
 - 2. Machinery and equipment used for a farm; and
 - 3. Equipment necessary to be parked overnight on a lot, parcel or tract of land where construction is actively pursued.
- D. No vehicle parking, storage, or display shall be permitted within any road right-of-way. On-street parking is permitted in locations specifically designated by public authority for on-street parking. On-street parking spaces shall not be counted toward the required parking for any use.

SECTION 15.06 OFF-STREET PARKING REQUIREMENTS

- A. Required off-street parking spaces are noted in the table below for the uses listed. For those uses not specifically mentioned, the requirements for off-street parking shall be in accord with a use which the Zoning Administrator considers similar in type.
- B. When units of measurement determining the number of required off-street parking spaces result in the requirement of a fractional space that fraction shall require one (1) parking space.

USE	PARKING SPACE PER UNIT OF MEASUREMENT
Residential	
Single family dwelling	2
Two family dwellings	2 for each dwelling unit
Multiple family dwellings	2 for each dwelling unit, plus 1 additional space for each 4 units
Institutional	
Group day care homes and state licensed residential group home care facilities	1 space for each 4 clients
Places of religious worship, theaters, assembly areas, auditoriums, gymnasiums	1 space for each 4 seats or each 8 feet of pew length or 1 space for each 3 persons allowed within the maximum occupancy load established by any applicable codes or ordinances, whichever is greater
Private schools, elementary and middle	2 spaces for each 3 employees, plus amount required for auditorium or gymnasium seating
Private schools, secondary, trade, industrial, and institutions of higher learning	1 space for each 8 students, plus 1½ spaces for each classroom, plus amount required for auditorium or gymnasium seating
Commercial UFA = usable floor area GFA = Gross Floor Area	
Vehicle wash establishments (self service or automatic)	1 space for each 5 stalls. Three stacking spaces shall be provided at each wash bay; 1 stacking space shall be provided at each vacuum cleaner.
Beauty/barber shop	3 spaces for each chair
Bowling alleys	4 spaces for each bowling lane plus required spaces for each accessory use
Assembly halls without fixed seats	1 space for each 3 persons allowed within the maximum occupancy load established by any applicable codes or ordinances
Restaurants - without drive-through facilities	1 space for each 100 sq. ft. UFA or 1 space for each 2 persons allowed within the maximum occupancy load established by any applicable codes or ordinances, whichever is greater

USE	PARKING SPACE PER UNIT OF MEASUREMENT
Restaurants with drive-through facilities	1 space for each 100 sq. ft. of UFA or 1 space for each 1½ persons allowed within the maximum occupancy load established by any applicable codes or ordinances, whichever is greater
Commercial	
Vehicle service stations	1 space for each service stall, plus 1 space for each pump island
Personal service establishments not otherwise specified	1 space for each 50 sq. ft. UFA
Furniture, appliance and household goods retail sales	1 space for each 1,000 sq. ft. UFA
Funeral homes and mortuary establishments	1 space for each 50 sq. ft. UFA
Open air businesses	1 space for each 200 sq. ft. of indoor UFA plus 1 space for each 1,000 sq. ft. of outdoor display area
Retail stores not otherwise specified	1 space for each 200 sq. ft. UFA
Hotels and motels	1 space for each guest room, plus required spaces for any accessory uses
Video rental stores	1 space for each 100 sq. ft. UFA
Offices	
Banks, credit unions, savings and loan associations and other similar uses	1 space for each 150 sq. ft. UFA plus 3 spaces for each non-drive through automatic teller machine. For each drive through ATM, 3 stacking spaces shall be provided.
Offices not otherwise specified	1 space for each 300 sq. ft. UFA
Medical and dental offices and clinics	1 space for each 75 sq. ft. of waiting room area plus 1 space for each examining room, dental chair, or similar use area
Industrial	
Manufacturing, processing, and research establishments and Industrial uses not otherwise specified	1 space for each 1,000 sq. ft. GFA plus those spaces required for offices located on the premises
Warehouses and wholesale establishments	1 space for each 2,000 sq. ft. GFA plus those spaces required for offices located on the premises

SECTION 15.07 OFF-STREET LOADING REQUIREMENTS

- A. Adequate space for standing, loading and unloading shall be provided and maintained on the same premises with every building or structure involving the receipt or distribution of vehicles, materials or merchandise. This space shall be placed so as to avoid undue interference with public use of dedicated rights-of-way and parking areas.
- B. In the C District all loading spaces shall be located in the rear yard in the ratio of at least ten (10) square feet per front foot of building and shall be computed separately from off-street parking requirements.

- C. Loading spaces for non-residential uses in Residential Districts shall be located in the rear yard in the ratio of at least five (5) square feet per front foot of building and shall be computed separately from off-street parking requirements.
- D. In the LI District at least one (1) loading space shall be provided per use. All loading spaces shall be at least ten (10) feet by fifty (50) feet, or a minimum of five hundred (500) square feet in area. A minimum fourteen (14) foot clearance height shall be provided.
- E. Loading spaces shall only be permitted off-street and in the rear yard or interior side yard.
- F. All dedicated loading spaces shall be provided with a pavement having an asphalt or concrete binder so as to provide a permanent, durable and dustless service.