

CHAPTER 19
OFF-STREET PARKING AND LOADING

Section 19.01. Purpose. The purpose of this chapter is to prescribe regulations for off-street parking of motor vehicles in residential and non-residential zoning districts, to ensure by the provision of these regulations that adequate parking and access is provided in a safe and convenient manner, and to afford reasonable protection to adjacent land uses from light, noise, air pollution, and other effects of parking areas.

Section 19.02. Scope.

- (a) At the time any building or structure is erected, enlarged, or increased in capacity, or uses established, off-street parking and loading spaces shall be provided in all zoning districts according to the requirements of this chapter.
- (b) No parking or loading area or space which exists at the time of the adoption of this Ordinance shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance.

Section 19.03. Location of Parking Areas.

- (a) For all residential uses the number of parking spaces required by this Ordinance shall be located on the same lot or parcel as the dwelling units served.
- (b) For all other uses the number of parking spaces required by this Ordinance shall be located on the same lot, or lots under the same ownership, within 300 feet of the building it is intended to serve, measured from the building to the nearest parking space of the on-premise parking lot.

Section 19.04. General Requirements.

- (a) Definitions. For purposes of determining off street parking requirements the following definitions shall apply:
 - (1) Gross Floor Area. The sum of all gross horizontal areas of all floors of a building or buildings, measured from the outside dimensions of the outside face of the outside wall. Unenclosed porches, court yards, or patios shall not be considered as part of the gross floor area except where they are utilized for commercial purposes such as the outdoor sale of merchandise or seating for a restaurant.
 - (2) Usable Floor Area. That area to be used for the sale of merchandise or services, or for use to serve patrons, clients, or customers, Such floor area which is used or intended to be used principally for the storage or processing of merchandise, hallways, stairways, and elevator shafts, or restrooms, shall be excluded from this computation of usable floor area. Usable floor area shall be measured from the interior faces of the exterior walls, and total usable area for a building shall include the sum of the usable floor area for all floors.

- (3) Parking Area. For purposes of this chapter, parking area shall include the space where vehicles are parked, as well as access aisles, driveways, and loading and unloading areas.
- (b) Units of Measurement.
 - (1) Where benches, pews, or other similar seating are used as seats, each 24 inches of such seating facility shall be counted as one seat.
 - (2) For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.
 - (3) When units of measurement determining the number of required parking spaces or loading spaces result in a requirement of a fractional space, that fraction shall be counted as a full parking space.
- (c) Storage and Repair. The use of semi-trailers for storage purposes within a parking area is prohibited.
- (d) Parking Requirements for Uses Not Listed. The minimum parking space requirements for all uses shall be as listed in Section 19.06. For uses not specifically listed in Section 19.06 the requirements shall be determined as follows.
 - (1) The Zoning Administrator may establish the parking requirement by making the determination that the proposed use is similar in parking requirement to a use which is listed in Section 19.06. In such case, the same parking requirement shall apply.
 - (2) If the proposed use is not similar to a use listed in Section 19.06, the Zoning Administrator shall refer to engineering or planning manuals, publications and reports, or to the parking requirements used by other municipalities in order to determine the minimum parking requirements.
- (e) Existing Parking Lots. Parking areas which are in existence as of the date of adoption of this chapter shall be considered legal nonconforming uses if lawfully approved under the previous regulations. Any expansion of such existing parking areas shall conform to the requirements of this chapter.

Section 19.05. Design, Location and Construction Requirements. The following provisions shall apply to all uses except one-family dwellings, two-family dwellings and farms:

- (a) All drives, driveways, and parking spaces shall be surfaced with asphalt, bituminous, portland cement binder pavement or other durable and dustless surface. Such surfaces shall be graded to dispose of all surface water and prevent drainage onto abutting properties.
In order to reduce the amount of impervious surface and the corresponding storm water runoff as well as improve parking lot aesthetics, the Planning Commission or Zoning Administrator may approve alternate parking lot surfaces for overflow parking or employee parking.

- (b) Lighting fixtures used to illuminate off-street parking areas shall be so arranged as to deflect the light away from any adjoining residential properties or streets and highways.
- (c) All off-street parking areas, including parking aisles, except those serving residential dwellings with less than four dwelling units, shall be set back a minimum of five feet from the rear and side lot lines, and a minimum of 15 feet from the front lot line. The Planning Commission may permit parking areas to encroach within the 15 foot front setback where substantial additional screening or landscaping acceptable to the Planning Commission is provided.
- (d) Parking areas shall be designed to delineate access aisles or drives and to provide drivers proper sight distance at the end of parking rows where such rows intersect access aisles or drive.

Section 19.06. Schedule of Off-Street Parking Requirements. Each use shall provide parking spaces in conformance with the following schedule of requirements:

- (a) Residential.
 - (1) Single Family, Two-Family, or Multiple Family with Three or More Bedrooms. Two for each dwelling unit
 - (2) Multiple Family with One or Two Bedrooms. Two for each two bedroom dwelling unit and 1.5 for each one bedroom dwelling unit.
 - (3) Mobile Home Parks. Two for each mobile home or mobile home site.
- (b) Institutional/Public Assembly.
 - (1) Churches, and Other Houses of Worship. One space per each three seats in the main worship area
 - (2) Child Care Centers. One space for every eight children of licensed capacity, plus one space for each employee. A minimum of three employee spaces shall be required.
 - (3) Elementary Schools. Two spaces per classroom.
 - (4) Junior High Schools and Middle Schools. Five spaces per classroom.
 - (5) High Schools. Eight spaces per classroom, or one space per each four seats of maximum seating capacity for that indoor place of assembly having the greatest capacity, whichever is greater.
 - (6) Libraries and Museums. One parking space per 400 square feet of gross floor area.
- (c) Offices.
 - (1) Medical/Dental Clinics or Offices. Four spaces per 1,000 square feet of gross floor area. A minimum of six spaces shall be required.
 - (2) General Office Buildings. One space per 300 square feet of gross floor area. A minimum of four spaces shall be required.
 - (3) Banks, Credit Unions, or Savings and Loans. Six spaces per 1,000 square feet of gross floor area, plus two spaces per each non-drive-through automatic

teller plus four on-site waiting spaces for each drive up window or drive-thru automatic teller.

- (d) Retail and Service Uses.
- (1) Retail Shopping Centers, Discount Stores, and Department Stores Containing Between 25,000 and 400,000 Square Feet. Four spaces per 1,000 square feet of usable floor area.
 - (2) Retail Centers Containing Between 400,000 and 600,000 Square Feet. Four and one-half spaces per 1,000 square feet of floor area.
 - (3) Retail Centers Containing Greater 600,000 Square Feet. Five spaces per 1,000 square feet of usable floor area.
 - (4) Other Retail Uses Not Otherwise Specified Herein. One space per 200 square feet of usable floor area plus one per employee.
 - (5) Supermarkets and Grocery Stores. One space per 200 square feet of useable floor area.
 - (6) Personal Service Establishments Not Otherwise Provided Herein. One space per each 300 square feet of usable floor area plus one per employee.
 - (7) Appliance Stores. Four spaces per 1,000 square feet of gross floor area.
 - (8) Automobile Service Stations. Two parking spaces per each service bay, plus one per each per each employee, plus one per each 200 square feet of retail area. A service bay and the area on each side of a gas pump may count as a parking space.
 - (9) Automobile Wash Establishments (Automatic). One parking space per each employee, plus fifteen on-site waiting spaces at each wash-bay entrance, plus two drying spaces at the exit.
 - (10) Automobile Wash Establishments (Self-Service). One parking space per each employee, plus three on-site waiting spaces at each wash-bay entrance.
 - (11) Barber Shops, Beauty Salons. Two for each barber or beauty operator chair/station plus one for every two employees.
 - (12) Building Supply Store, Home Improvement Store, Paint and Hardware Store. One space per 200 square feet of usable floor area plus one for each employee.
 - (13) Convenience Stores. Four spaces per 1,000 square feet of gross floor area.
 - (14) Funeral Homes and Mortuaries. One space per 50 square feet of parlor and chapel areas.
 - (15) Hotel, Motel, or Other Commercial Lodging Establishment. One space for each guest room, plus one for each two employees.
 - (16) Laundromats. One space per each three washing machines.
 - (17) Mini-Storage Houses/Warehouses. Six spaces.
 - (18) Motor Vehicle Dealerships. One space per 5,000 square feet of outdoor sales area, plus one space per sales desk/office, plus three spaces per service bay. A minimum of six spaces shall be required.

- (19) Restaurants Without Drive-Through Facilities. One space for each 100 square feet of usable floor area or one space for each two persons allowed within the maximum occupancy load established by the applicable code or ordinance, whichever is greater.
- (20) Restaurants With Drive-Through Facilities. One space for each 100 square feet of usable floor area or one space for each one and one-half person allowed within the maximum occupancy load established by any applicable code or ordinance, whichever is greater
- (e) Recreation/Entertainment.
 - (1) Bowling Centers. Five spaces per bowling lane.
 - (2) Golf Driving Ranges. One and one-half spaces per tee.
 - (3) Golf Courses, Miniature. One and one-half spaces per each hole.
 - (4) Golf Courses. Five spaces per hole.
 - (5) Health and Fitness Centers. Five spaces per 1,000 square feet of gross floor area.
 - (6) Movie Theaters. One space per each four seats, plus four spaces per screen.
 - (7) Public Recreation Centers. Five spaces per 1,000 square feet of gross floor area.
- (f) Industrial Uses.
 - (1) Manufacturing, Light Industrial, and Research Establishments. One and one-half parking spaces per each 1,000 square feet of gross floor area.
 - (2) Wholesale, Warehouses, or Distribution Facilities, and Trucking Terminals. One parking space per each 1,500 square feet of gross floor area or one per employee which ever is greater.

Section 19.07. Off-Street Loading Requirements.

- (a) Off-street loading spaces shall be provided in size and quantity sufficient to prevent interference with adjacent streets or required off-street parking areas.
- (b) Required loading spaces shall not be included in the count of off-street parking spaces.
- (c) Loading spaces shall not use any portion of any public right-of-way.
- (d) Maneuvering space for trucks using the loading spaces shall be provided on the premises, and shall not necessitate the use of public right-of-way.
- (e) Loading spaces shall not be located within the front yard, nor in either front yard on each street side of a corner lot.
- (f) The design, location, and screening of off-street loading areas shall be reviewed at the time of site plan approval, so as to ensure that adequate protection is afforded to adjacent properties.