

CHAPTER 11

OFF-STREET PARKING AND LOADING FACILITIES

11-1. GENERAL REQUIREMENTS:

- A. No building or structure shall be erected, substantially altered or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this Ordinance.
- B. The provisions of this Chapter, except where there is a change of use, shall not apply to any existing building or structure. Where the use of an existing building or structure is changed, there shall be provided as many such spaces as may be required by this Ordinance.
- C. Whenever a building or structure constructed after the effective date of this Ordinance is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing prior to the effective date of this Ordinance is enlarged to the extent of fifty (50) percent or more in floor area, number of employees, number of housing units, seating capacity or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth therein.
- D. Except for residential uses and other uses that require all night parking, the requirements of this chapter shall not apply to buildings and uses located within a historical district as designated by Board of County Commissioners or applicable City Council.

11-2. PARKING STANDARDS:

- A. The following regulations shall govern the location of off-street parking spaces and areas:
 - 1. Parking spaces for all detached residential uses shall be located on the same parcel as the use, which they are intended to serve;
 - 2. Parking spaces for commercial, industrial or institutional uses shall be located not more than five hundred (500) feet from the principal use if such parking is on the same parcel or a contiguous parcel and not more than three hundred (300) feet if the parking spaces are located on a non-contiguous parcel; and
 - 3. Parking spaces for apartments, dormitories or similar residential uses shall be located not more than three hundred (300) feet from the principal use.

- B. For the purpose of this Ordinance the following parking space requirement shall apply:

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>
<u>Residential</u>	
Single family or two (2) family dwelling	Two (2) for each unit
Apartments, or multi-family dwelling	Two (2) for each unit
Boarding houses, rooming houses, dormitories and fraternity houses which have sleeping rooms	One (1) for each sleeping room or one (1) for each permanent occupant
Manufactured Home (Mobile Home)	Two (2) for each unit
<u>Commercial</u>	
Automobile service garages which also provide repair	One (1) for each two (2) gasoline pumps and three (3) for each service bay
Hotels, motels	One (1) for each sleeping room plus one (1) space for each two (2) employees
Funeral parlors, mortuaries and similar type uses	One (1) for each one hundred (100) sq. ft. of floor area in slumber rooms, parlors or service rooms
Retail stores	One (1) for each two hundred and fifty (250) sq. ft. retail floor area
Banks, financial institutions and similar uses	One (1) for each two hundred and fifty (250) sq. ft. of public floor area
Offices, public or professional administration	One (1) for each four hundred (400) sq. ft. of floor area

or service buildings

All other types of business
or commercial uses permitted
in any business district

One (1) for each three hundred (300)
sq. ft. of floor area

Recreational or Entertainment

Dining rooms, restaurants,
taverns, nightclubs, etc.

One (1) for each one hundred (100)
sq. ft. of dining floor area

Bowling alleys

Two (2) for each alley or lane plus
one (1) additional space for each one
hundred (100) sq. ft. of the area used
for restaurant, cocktail lounge or
similar use

Dance Floors

One (1) for each fifty (50)
sq. ft. of floor area used for the
activity

Skating rinks

One (1) for each one hundred (100)
sq. ft. of floor area used for the
activity

Outdoor swimming pools,
(public, community, or club)

One (1) for each five (5) persons
capacity plus one (1) for each four
(4) seats or one (1) for each thirty
(30) sq. ft. floor area used for seating
purposes whichever is greater

Outdoor athletic fields

One (1) for every four seats, (every
18" of bleachers), but no less than
ten for each field

Auditoriums, sports arenas,
theaters and similar uses

One (1) for each four (4) seats

Institutional

Churches and other places
of religious assembly

One (1) for each five (5) seats. For
areas having fixed benches or pews,
the occupant load shall be not less
than the number of seats based on
one person for each 18 inches of

	length of pew or bench in the main area of occupancy
Hospitals	One (1) for each bed
Sanitariums, homes for the aged, nursing homes, children homes, asylums and similar uses	One (1) for each two (2) beds
Medical and dental clinics	One (1) for each two hundred (200) sq. ft. floor area of examination, treating room office and waiting room
Libraries, museums and art galleries	One (1) for each four hundred (400) sq. ft. floor area
<u>Schools (Public, Parochial or Private)</u>	
Elementary and junior high schools	Two (2) for each classroom and one (1) for every eight seats in auditoriums or assembly halls
High Schools	One (1) for every eight (8) students and one (1) for each teacher and employee
Business, technical and trade schools	One (1) for each two (2) students
Colleges, universities	One (1) for each four (4) students
Kindergartens, child care centers, nursery schools and similar uses	One and one half (1 1/2) for each but not less than six (6) for the building
<u>Manufacturing</u>	
All types of manufacturing, storage, and wholesale uses permitted in any manufacturing district	One (1) for every two (2) employees (on the largest shift for which the building is designed) plus one (1) for each motor vehicle used in the business
Express, parcel delivery and freight terminal	One (1) for every two (2) employees (on the largest shift for which the

building is designed) plus one (1) for each motor vehicle maintained on the premises

- C. Parking spaces and aisle ways required by this Ordinance for the following types of parking shall be sized as follows:

Type	Length	Width	Aisle
Parallel	23 ft.	9 ft.	12 ft.
Diagonal 45 degree	15 ft.	13 ft.	13 ft.
Diagonal 60 degree	18 ft.	10 ft.	17 ft.
Perpendicular 90 deg.	19 ft.	9 ft.	25 ft.

11-3. LOADING STANDARDS:

- A. The size of an off-street loading space shall not be less than the following, exclusive of platform and loading area:

1. Type A: 65 feet in length, 12 feet in width.
2. Type B: 35 feet in length, 12 feet in width.

- B. Off-street loading spaces for commercial uses shall be provided in accordance with the following table:

Gross Floor Area (sq. ft.)	Quantity & Type
10,000 to 20,000	1B
20,000 to 40,000	1B + 1A
40,000 to 100,000	2B + 2A

For each additional 75,000 or fraction thereof, an additional Type A space will be provided.

- C. Convenient access to loading spaces from streets or alleys shall be provided; they shall not be less than twelve (12) feet in width.
- D. The off-street loading spaces required for the uses mentioned shall not project into the public right-of-way. In no case shall the required off-street loading spaces be part of the area used to satisfy the off-street parking requirements. Spaces shall not be located where their use would cause sight obstructions at intersections.
- E. Design and location of entrances and exits for required off-street loading areas shall be subject to review of the Administrator.

11-4. GENERAL STANDARDS FOR PARKING AND LOADING AREAS:

- A. The owner of property used for parking and/or loading areas shall maintain such area in good condition without holes and free of all obstructions, trash and other debris.
- B. All parking and loading areas shall provide for all-weather use and proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.
- C. Any parking area, which is intended to be used during non-daylight hours, shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property.
- D. Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private street shall be traveling in a forward motion. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street for a reasonable distance considering the normal speed of such traffic.
- E. Whenever a parking area is located in or adjacent to a residential district, it shall be effectively screened on all sides, which adjoin or face any property used for residential purposes by an acceptably designed wall, fence or planting screen. Such fence, wall or planting screen shall be not less than four (4) feet or more than six (6) feet in height and shall be maintained in good condition. The space between such fence, wall or planting screen and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition. In the event that terrain or other natural features are such that the erection of such fence, wall or planting screen will not serve the intended purpose, then no such fence, wall or planting screen and landscaping shall be required.
- F. Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.
- G. No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, hospital or other institution for human care located on an adjoining lot, unless, separated by an acceptably designed screen. If on the same lot with a one (1) family residence, the parking area shall not be located within the front yard required for such building. In no case shall any part of a parking area be closer than four (4) feet to any established street or alley right-of-way.
- H. The parking of a disabled vehicle within a residential or commercial district for a period of more than two (2) weeks shall be prohibited, unless such vehicle is stored in an enclosed garage or other accessory building.
- I. Two (2) or more non-residential users may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written

agreement executed by each owner of the properties involved, and duly recorded, establishes the unconditional right of each owner to use the designated parking area during the permitted hours as long as each structure to which the parking pertains remains in existence.

11-5. GENERAL INTERPRETATIONS: In the interpretation of this Chapter, the following shall govern:

- A. Parking spaces for other permitted or conditional uses not listed in this Chapter shall be determined by the Administrator;
- B. Fractional numbers shall be increased to the next whole number; and
- C. Where there is an adequate public transit system or where for any other reason parking demand is unusually low, then the parking space provisions cited may be reduced proportionately by the Commission.

