

**34.00**

**ARTICLE XXXIV  
OFF-STREET PARKING AND LOADING**

**34.10**

**SCOPE OF REGULATIONS.**

- 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 Article.
- B. No parking or loading area or space which exists at the time of the adoption of this Article shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance.
- C. Parking areas must have the same zoning classification as the property on which the principal use is located which they are serving.

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**LOCATION OF PARKING AND LOADING AREAS.**

- A. Off-street parking and loading facilities required by this Article shall be located on the same lot or parcel as the use for which the parking or loading is required or on an abutting lot or parcel under the same ownership. This requirement does not apply to joint parking or loading facilities developed in accordance with the requirements of this Article.

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**PARKING LOT AND LOADING AREA REQUIREMENTS.**

- A. Plans and specifications showing required off-street parking and loading spaces, including the means of access and interior circulation shall be submitted to the Zoning Administrator for review at the time of application for a land use permit for the erection or enlargement of a building. All such plans and specifications shall be submitted to the Zoning Administrator and Site Plan Approval obtained prior to the issuance of the land use permit. Such plans and specifications shall be prepared at a scale of not less than one (1) inch equals one hundred (100) feet and shall include the following:
  - 1. Existing and proposed grades;
  - 2. Drainage, including catch basins, pipe sizes and connections to existing drainage structures;
  - 3. Typical dimensions of parking and loading spaces and maneuvering aisles, including handicapped spaces required by State regulations;
  - 4. Lighting;
  - 5. Existing or proposed buildings;
  - 6. Sidewalks, including ramps for use of handicapped persons;

7. Landscaping and required screening;
8. Surfacing and base materials to be used in the construction of the parking lot.

**B.** Parking lots required by this Ordinance shall be installed and completed within six (6) months of the issuance of a Land Use Permit. In the event of unusual delays or adverse weather conditions that make it impossible to complete the improvements, the Zoning Administrator may grant a single extension of the time limit for a further six (6) month period.

**C.** Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following requirements:

1. All off-street parking areas shall be drained so as to prevent drainage onto abutting properties. No more than 50 percent of the required parking area shall be hard surfaced with concrete or asphalt paving. The unpaved parking area shall be maintained in lawn, gravel or crushed stone and landscaped according to the same standards as the hard surfaced parking areas. The intent of this provision is to limit impervious surface area and reduce storm water run-off retention needs. Off-street storage areas shall not be surfaced with impervious materials except as approved by the Planning Commission.
2. Lighting fixtures and lighting plans and design used to illuminate off-street parking areas shall be in compliance with Article XXIX, Exterior Lighting Regulations, of this Ordinance and shall be so arranged as to deflect light away from any adjoining residential properties or streets and highways. Lighting levels in required parking facilities for commercial or industrial use shall be of the lowest intensity necessary to accomplish its purpose. Lighting fixtures within one-hundred and fifty (150) feet of any residential area shall not exceed twenty (20) feet in height. All other fixtures shall not exceed thirty-five (35) feet in height. Decorative light fixtures which are adjacent to residential areas which are unshielded and permit light to spread outward rather than downward may be prohibited by the Zoning Administrator.
3. All off-street parking and loading areas that make it necessary for vehicles to back directly into a public road are prohibited, provided that this prohibition shall not apply to off-street parking areas serving residential dwellings housing four (4) or less units.
4. Parking may be permitted within any required yard with the following exceptions:

- a. Parking is not permitted within the first thirty (30) feet of the required front yard setback in the C-1 and N zoning districts adjoining the M-72 corridor.
  - b. Loading areas may not occupy any front yard setback. The side yard setback area along the street side of a corner lot shall not be used for loading space.
- 5. Wheel stops shall be provided and so located so as to prevent any vehicle from projecting over lot lines, required setbacks or sidewalks.
- 6. All parking spaces shall be striped with paint or a material approved by the Zoning Administrator. Striping shall be at least four (4) inches in width. The striping shall be maintained at all times.

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**MIXED USE/JOINT PARKING FACILITIES.**

- A. In the case of mixed uses in the same building or on the same lot or parcel, the total requirements for off-street parking and loading shall be the sum of the requirements for the individual uses computed separately.
- B. Joint or collective provision of off-street parking areas for buildings or uses on two or more properties shall not be less than the sum of the requirements for the participating individual uses computed separately except that the Zoning Administrator may approve a lesser parking requirement for such uses provided that the following requirements are met:
  - 1. The uses proposing to combine parking requirements shall have hours of operation which do not coincide.
  - 2. Evidence of a signed agreement between the owners of both properties agreeing to such joint use shall be provided to the Zoning Administrator.
  - 3. Sufficient area shall be available such that the required parking for both uses computed separately may be provided on each lot or parcel involved in the event that one party to the joint parking agreement abrogates or otherwise withdraws from such agreement. Should such agreement be withdrawn by either party each use shall provide the parking as herein required.

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**PARKING SPACE AND MANEUVERING AISLE REQUIREMENTS.**

- A. All parking spaces and maneuvering aisles shall comply with the requirements contained in Figure 34-1.

**34.60 UNITS OF MEASUREMENT.****A.** Floor Area:

- 1.** Where floor area is the unit for determining the required number of off-street parking and loading spaces, said unit shall mean the gross floor area, except as noted in subsection 34.60 A.2 which follows.
- 2.** Where the floor area measurement is specified as net floor area, parking requirements will apply to all building areas except that floor area used for incidental service, storage, installations of mechanical equipment, heating systems and similar uses and other areas where service to the general public is not provided. For buildings where use areas are not yet defined, the gross floor area may be reduced by fifteen percent (15%) for calculating net floor area. When use areas are defined, the greater of the above calculations (actual net floor area versus 15% of gross floor area) shall be used to compute parking requirements.

**B.** Places of Assembly: In stadia, sports arenas, churches and other places of assembly in which any portion of the seating consists of benches, pews or other such seating, each 18 inches of such seating shall be counted as one seat.

**C.** Employees: For requirements stated in terms of employees, the calculation shall be based upon the total number of employees.

**D.** Fractions: When units of measurement determining the number of required parking or loading spaces result in a fractional space, any fraction shall be counted as one additional space.

**34.70 SCHEDULE OF OFF-STREET PARKING REQUIREMENTS.**

Each use shall provide parking spaces in conformance with the following schedule of requirements:

<p><b><u>A.</u></b>                      <u>USE</u> <u>Residential</u></p>	<p><u>Number of Motor Vehicle Parking Spaces Required Per Unit of Measure</u></p>
<p><b>1.</b> Single family, two family or multiple family with three or more bedrooms.</p>	<p>Two for each dwelling unit.</p>
<p><b>2.</b> Multiple family with one or two bedrooms.</p>	<p>Two for each two bedroom dwelling unit and 1.5 for each one bedroom dwelling unit.</p>
<p><b>3.</b> Efficiencies</p>	<p>One for each dwelling unit</p>
<p><b>4.</b> Mobile home parks</p>	<p>Two for each mobile home or mobile home site.</p>
<p><b>5.</b> Elderly Housing</p>	<p>For independent living units, two for each unit. For "interim" or "intermediate care" units, one for each two beds, plus one per employee.</p>
<p><b><u>B. INSTITUTIONAL</u></b></p>	
<p><b>1.</b> Churches or Temples</p>	<p>One for each three seats</p>
<p><b>2.</b> Hospitals</p>	<p>One for each two beds plus one for each staff doctor, plus one for each two additional employees.</p>
<p><b>3.</b> Nursing homes, homes for the aged and convalescent homes.</p>	<p>One for each four beds, plus one for each staff doctor, plus one for each two additional employees.</p>
<p><b>4.</b> Day Care Centers</p>	<p>Two spaces, plus one for each additional employee or administrator.</p>
<p><b>5.</b> Elementary and Junior High Schools</p>	<p>One per teacher plus one for each additional employee or administrator, plus requirements of the auditorium or assembly hall therein.</p>
<p><b>6.</b> High schools</p>	<p>One for each teacher plus one for each ten students, plus one for each employee or administrator, plus requirements of the auditorium or assembly hall therein.</p>

<p><b>7. Theaters</b></p>	<p>One for each four seats plus one for each two employees.</p>
<p><b>8. Auditoriums and assembly halls</b></p>	<p>One for each three seats plus one for each two employees.</p>
<p><b>9. Stadiums, sports arenas or similar places of outdoor assembly.</b></p>	<p>One for each three seats.</p>
<p><b>10. Dance and union halls, civic clubs, fraternal orders, conference rooms, exhibit halls, ball rooms or any similar type of use</b></p>	<p>One space for every two persons allowed within the maximum occupancy load as determined by the Uniform Building Code, or one for each 100 square feet of NUA, whichever is greater.</p>
<p><b>11. Private golf clubs, ski clubs, swimming clubs or beaches, tennis clubs, or similar uses</b></p>	<p>One per every four persons of maximum anticipated capacity as determined by the Uniform Building Code.</p>
<p><b>12. Golf Courses open to the general public.</b></p>	<p>Five for each golf hole and one for each employee, plus amount required for accessory uses</p>
<p><b>C. <u>BUSINESS &amp; COMMERCIAL</u></b></p>	
<p><b>1. Retail Centers containing between 25,000 and 400,000 square feet</b></p>	<p>Four Spaces per 1,000 square feet of net useable space.</p>
<p><b>2. Retail Centers containing between 400,000 and 600,000 square feet.</b></p>	<p>Four and one-half spaces per 1,000 square feet of net useable space</p>
<p><b>3. Retail Centers containing greater than 600,000 square feet.</b></p>	<p>Five Spaces per 1,000 square feet of net useable space.</p>
<p><b>4. Other retail not otherwise specified herein.</b></p>	<p>Five spaces per 1,000 square feet of net useable space.</p>
<p><b>5. Furniture and home furnishing stores (not including appliance stores)</b></p>	<p>One for each 800 square feet of NUA</p>
<p><b>6. Supermarket, self service food or beverage shop.</b></p>	<p>One for each 200 square feet of net useable space.</p>
<p><b>7. Motor vehicle and mobile home sales establishments</b></p>	<p>One for each 1,000 square feet of net useable space plus one for each employee</p>

<p><b>8. Restaurants, taverns, bars, nightclubs.</b></p>	<p>One space for each three persons allowed within the maximum occupancy load as established by the Building Code, plus one for each three employees.</p>
<p><b>9. Drive-in restaurants and self service restaurants.</b></p>	<p>One space for each 2.5 persons allowed within the maximum occupancy, plus one space for each employee on the largest shift</p>
<p><b>10. Barber Shops, beauty salons.</b></p>	<p>Two for each barber or beauty operator chair/station plus one for every two employees.</p>
<p><b>11. Laundromats and coin operated dry cleaners.</b></p>	<p>One for each two washing machines.</p>
<p><b>12. Car washes</b></p>	<p>One for each employee on the largest shift.</p>
<p><b>13. Auto Service Station</b></p>	<p>Two for each service bay, plus one for each employee, plus one for each road service vehicle.</p>
<p><b>14. Auto service station with sale of convenience goods</b></p>	<p>The requirements for an auto service station, plus one space per each fifty square feet of NUA devoted to non-gasoline sales area.</p>
<p><b>15. Bowling Alley</b></p>	<p>Five for each bowling lane, plus amount required for accessory uses.</p>
<p><b>16. Miniature or Par 3 golf course</b></p>	<p>Three for each hole, plus one for each employee.</p>
<p><b>17. Video rental stores</b></p>	<p>One for each 100 square feet GFA plus one for each employee on largest shift.</p>
<p><b>18. Funeral home or mortuary</b></p>	<p>One for each fifty square feet in service parlors, chapels and reception areas plus one for each funeral vehicle maintained on the premises.</p>
<p><b>19. Hotel, motel or other commercial lodging establishment.</b></p>	<p>One space for each guest room, plus one for each employee, plus amount required for accessories uses.</p>

<b>D. OFFICES</b>	
1. Banks, credit unions and savings and loan establishments.	One for each 150 square feet of NUA, plus one for each employee, plus two for each automatic teller machine.
2. Business and professional offices; not otherwise specified herein.	One for each 200 square feet of NUA.
3. Medical and dental offices or clinics.	One for each 150 square feet of NUA.
4. Office space in a retail shopping center occupying greater than 10% of the center's GLA.	One for each 500 square feet of GFA.
<b>E. INDUSTRIAL</b>	
1. Industrial or manufacturing establishment, research and testing labs.	Two for each three employee computed on basis of total number of employed on all shifts plus one for each company vehicle stored on the premises.
2. Warehouses, truck terminals	Two for each three employees based on total number employed on all three shifts.
3. Mini-warehouse, storage	One for each employee plus one for each 20 or fewer storage units.
<b>F. BARRIER FREE PARKING REQUIREMENTS</b>	
<b>TOTAL PARKING IN LOT</b>	<b>REQ'D # OF ACCESSIBLE SPACES*</b>
1 - 25 SPACES	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	8
301 - 400	12
Over 400	12 (plus 2 for every 250 or fraction thereof over 400)

\*State or Federal regulations shall apply if requiring more accessible spaces.

- G.** Where a use is not specifically listed in Sec. 34.70, A through Sec. 34.70, E, the parking requirements of a similar use shall apply. The Zoning Administrator shall make such interpretation.

**34.80**

**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.

**34.90**

**PARKING RESTRICTIONS.**

- A.** Commercial or Other Vehicles:
  - 1.** Parking of commercial vehicles in residential districts shall be limited to not more than one vehicle of light delivery type (not to exceed one ton) for each dwelling unit. The parking of any other type of commercial vehicle in a residential district, except those associated with a lawful use permit in the subject zoning district is prohibited.
  - 2.** The open storage or parking of commercial vehicles greater than one (1) ton, semi-trucks and trailers, mobile homes, tractors, bulldozers, earth carriers, cranes or other such equipment, unless in use during construction work, is prohibited in any residential district.
- B.** The parking of semi-truck trailers for more than a twenty-four (24) hour period in any off-street parking area in Commercial (C1) zoning districts is prohibited.
- C.** Parking of Recreational Vehicles and Equipment:
  - 1.** No mobile homes, tent and travel trailers, motor homes, boats and snowmobiles and trailers designed for them, general purpose trailers, and similar equipment, shall be parked or stored within the primary front setback area in excess of forty-eight (48) hours. It is the intent of this section to provide clear vision areas in front of structures, to insure adequate emergency vehicle access to structures and to maintain the character of existing neighborhoods.