

ARTICLE XI

PARKING AND LOADING REQUIREMENTS

SECTION 11.1 PROVISIONS OF OFF-STREET PARKING AND LOADING SPACES REQUIRED.

- A) It is the intent of this ordinance that all buildings, structures and uses of land shall provide off-street parking and loading space in an amount sufficient to meet the needs caused by the building or use of land and that such parking and loading spaces be so oriented that they are in fact readily useable for such purposes.
- B) Each use of land and each building or structure hereafter constructed or established, and each addition to a structure in excess of two-hundred (200) square feet except as herein provided, shall provide off-street parking and loading according to the standards set forth herein. When an addition is made to a building nonconforming as to parking or loading requirements, a conforming amount of parking or loading shall be supplied based upon the size of the addition.
- C) No addition to an existing building shall be constructed which reduces the number of spaces, area or usability of existing parking or loading space unless such building and its addition conform with the regulations for parking and loading contained herein.
- D) Parking spaces for the handicapped shall be required. Existing uses providing off-street parking shall have twelve (12) months from date of adoption of this ordinance to comply with handicapped parking requirements. New uses providing off-street parking shall incorporate handicapped spaces into the design of parking facilities.

SECTION 11.2 DESIGN STANDARDS. The following are the design requirements for off-street parking spaces and driveways.

- A. 1. Required Dimensions For Each Parking Space. Each automobile parking space shall be not less than nine-feet (9') wide and nineteen-feet (19') deep. Parking spaces for compact and subcompact cars shall not be less than nine-feet (9') wide and seven-teen-feet (17') deep. Adequate interior driveways shall connect each parking space with a public right-of-way.
- 2. Interior Driveway. Where ninety (90) degree parking is utilized, all interior driveways shall be a minimum of twenty-four-feet (24') in width. If sixty (60) degree angle parking is used then interior driveways shall be at least twelve-feet (12') feet in width for one-way traffic and twenty-four-feet (24') in width for two-way traffic. In the instance where parallel parking is utilized or there is no parking, interior driveways shall be a minimum of ten-feet (10') in width for one-way traffic and twenty-feet (20') in width for two-way traffic. A minimum of ten-foot (10') driveway and stacking lane is required for any type of drive-up window or pick-up station.

3. Surfacing, Drainage and Lighting.
 - a. All off-street parking spaces, access and interior driveways shall be provided with a paved concrete or asphalt surface. The Director of Planning and Development or his/her designee may approve alternative pervious paving systems. Gravel driveways are prohibited in all districts. If the off-street parking facilities are used at night; they shall be properly illuminated for the safety of pedestrians, vehicles and for security. The lighting shall be designed so as not to reflect onto or cause glare in any adjacent residential district.
 - b. In any district, the parking of any vehicle on other than the acceptable pavement in Section 11.3(3)(a) is prohibited. In any residential district, the parking of any vehicle in the front yard, front of the building, or in the front of the principal building line is prohibited except on an acceptable pavement in Section 11.3(3)(a). Not more than thirty-five-percent (35%) of this required front yard area shall be used for parking under any circumstances.
4. Sharing of Required Off-Street Parking Spaces. One half of the off-street parking spaces required by a use whose peak attendance will be at night or on Sundays may be shared with a use that will be closed at night or on Sundays.
5. Handicapped Spaces. Parallel spaces for the handicapped adjacent to a walk shall be a minimum of twelve-feet (12') feet in width by twenty-four-feet (24') feet in length. If a walk is at an elevation different from the elevation of the parking space a 1:6 ramp shall be provided up to the walk. For ninety (90) degree or angled spaces the minimum width of a stall shall be nine-feet (9'). An aisle, having a width of not less than three-feet-six-inches (3'6") shall be provided between each stall. All handicapped spaces shall be identified by pavement markings and by appropriate signage.
6. Compact and Subcompact Car Spaces. These spaces shall be identified by pavement markings and by appropriate signage.
7. Reduction or Transfer (off-site) of parking requirements. The Director of Planning and Development may administratively reduce parking requirements only upon determination that:
 - a. Reduction or transfer of off-street parking may be provided on the other off-street property lying not more than four-hundred-feet (400') from the main driveway entrance of the principal use; and
 - b. That the applicant has established a valid shared or off-site parking arrangement. Said shared or off-site parking arrangement shall avoid conflicting parking demands and provide for safe pedestrian circulation and access. All shared or off-site parking spaces shall be clearly marked and signed as reserved during specified hours. An applicant shall submit the following information establishing

conformance to the above criteria in order to share or transfer parking requirements and avoid conflicting parking demands.

1. A to-scale map indicating location of all proposed parking spaces;
 2. Indicate hours of business operation(s);
 3. Written notarized consent of all property owners agreeing to the shared or off-site parking arrangement;
 4. Copies of parking leases for shared or off-site parking arrangements. Renewed leases shall be provided to the Director of Planning and Development. Lack of current lease shall automatically terminate the administrative reduction.
8. Pedestrian Circulation. Pedestrian walkways, a minimum of four-feet (4') in width, shall be provided within any surface off-street parking areas exceeding one-hundred (100) spaces. Where walkways cross internal driveways, pedestrian walkways shall include raised walkways to slow traffic and provide safe access. No parking spaces shall be farther than one-hundred-fifty-feet (150') feet from a pedestrian walkway.
9. Large Off-Street Parking Lot Requirements. Any off-street parking area in excess of five-hundred (500) spaces shall include a minimum of ten-percent (10%) of the surface parking, based on gross surface area, as an alternative paving surface or on a multi-level parking deck.
10. Exceeding the Maximum Amount of Hard-Surface Parking.
- a. No project may exceed the maximum amount of hard-surface parking area except when:
 1. Multi-level parking deck is provided, and/or;
 2. An alternative paving system is used for any spaces that exceed the maximum allowed amount, or;
 - b. In cases where a small number of additional hard surface parking spaces may be needed, an administrative variance may be approved by the Planning and Development Director in an amount not to exceed ten (10) additional spaces.
- B. The following are the design requirements for off-street loading stalls.
1. Required Dimensions for Each Loading Stall. Each loading stall shall be a minimum of ten-feet (10') wide and thirty-feet (30') in length except that for wholesale and industrial uses loading stalls shall be a minimum of ten-feet (10') wide and fifty-feet (50') in length.
 2. Access. All off-street loading stalls shall have access from an alley, or if there is no alley, from a public street.

3. Surfacing, Drainage and Lighting. All off-street loading stalls and access shall be provided with a paved, dust free surface.

If loading stalls are to be used at night, they shall be properly illuminated for the safety of pedestrians, vehicles and for security. Lighting shall be designed to preclude light spill onto adjacent properties.

SECTION 11.3 MINIMUM AND MAXIMUM OFF-STREET PARKING AND LOADING REQUIREMENTS. The following are the minimum and maximum number of off-street parking spaces and loading stalls required by type of permitted use. Any alternative paving surface or multi-level parking facilities provided, shall not count against the allowed maximums. Twenty-percent (20%) of the total required parking spaces may be set aside for compact and subcompact cars. For any use not listed the Planning Commission shall determine the proper requirements by classifying the proposed use among the uses specified herein as to assure equal treatment. In making any such determination, the Planning Commission shall follow the principles set forth in the statement of purpose at the beginning of this Article.

Use	Parking Requirements	Loading Requirements
Apartments	Two (2) spaces for each dwelling unit minimum.	One (1) space for the first ten units, one (1) space for each 20 units thereafter.
Automotive or Machinery Sales and Service Garages	One (1) space for each 400 square feet of floor area plus one (1) space for each employee minimum.	One (1) space for each 5,000 square feet of gross floor area.
Bank	One (1) space for each 200 square feet of floor space minimum.	None
Beauty/Barber Shops	Two (2) spaces for each operator minimum.	None
Clubs or Organization Halls	Three-point-three (3.3) spaces per 1,000 square feet of gross floor area minimum.	None
Condominiums	Two (2) spaces per dwelling unit minimum.	Same as for Apartments

Use	Parking Requirements	Loading Requirements
Continuing Care Retirement Community (CCRC)	One-point-one (1.1) space per CCRC Independent Living Unit minimum	One (1) for each principal building
Dwellings	Two (2) spaces for each dwelling unit minimum.	None
Funeral Homes and Mortuaries	One (1) space for each three (3) seats in chapel or one (1) space per 50 square feet of public area, whichever is greater minimum.	One (1) space for each hearse, ambulance, or other non-passenger vehicle.
Furniture and Appliances	One (1) space per each 500 square feet of space minimum.	One (1) space for the first 5,000 square feet plus one (1) space for each additional 20,000 square feet or fraction thereof.
Gasoline Service Stations	Three (3) spaces for each grease rack or similar facility plus one (1) space for each attendant minimum.	None
Hospitals and Rest Homes, and Personal Care Homes	One (1) space for each two (2) beds minimum.	One (1) space for the first 5,000 square feet of floor area plus one (1) space for each additional 50,000 square feet or fraction thereof.
Hotels and Motels	One (1) space per unit plus any spaces for restaurants, meeting rooms and related facilities minimum. One and one-quarter (1¼) spaces per unit plus any spaces for restaurants, meeting rooms and related facilities maximum.	One (1) space for the first 5,000 square feet of floor area plus one (1) space for each additional 50,000 square feet or fraction thereof.
Houses of Worship	One (1) space for each six (6) seats in main auditorium minimum.	None

<u>Use</u>	<u>Parking Requirements</u>	<u>Loading Requirements</u>
Libraries and Similar Uses	One (1) space for each 400 square feet of gross space to which the public has access minimum.	One (1) space for the first 5,000 square feet of gross floor area plus one (1) space for each additional 10,000 square feet or fraction thereof.
Manufacturing, Freight Terminals	Four (4) spaces per each 10,000 square feet of gross floor area or major fraction thereof plus one (1) space for each employee on largest shift minimum.	Sufficient to allow for complete offstreet loading, but in no event less than required herein for a warehouse.
Places of Public Assembly or Amusement <u>Without</u> Fixed Seats	One (1) space per each 200 square feet of floor space devoted to public use minimum.	None
Places of Public Assembly <u>With</u> Fixed Seating	One (1) space per each four (4) seats minimum.	None
Professional and General Offices	One (1) space for each 300 square feet of floor area minimum. One (1) space for each 275 square feet maximum.	None
Restaurant	One (1) space per each three (3) seats plus one (1) space for each fulltime employee minimum.	One
Retail Stores	One (1) space per each 250 square feet of gross floor area minimum. One (1) space for each 175 square feet of gross floor area maximum.	One (1) space for first 5,000 square feet plus one (1) space for each additional 30,000 square feet or fraction thereof.

<u>Use</u>	<u>Parking Requirements</u>	<u>Loading Requirements</u>
Schools	<p>Public or Private Elementary and Day Care Centers: Two (2) spaces per classroom minimum.</p> <p>Public or Private High: Five (5) spaces per classroom minimum.</p> <p>College, Trade, and Vocational: Ten (10) spaces per classroom minimum.</p>	None
Shopping Centers (Planned)	<p>1. Less than 15,000 square feet: One (1) space per 200 square feet of gross floor area minimum. One (1) space per 175 square feet of gross floor area maximum.</p> <p>2. Greater than 15,000 square feet: One (1) space per 250 square feet of gross floor area minimum. One (1) space per 225 square feet of gross floor area maximum.</p>	One (1) space for the first 5,000 square feet plus one (1) space for each additional 30,000 square feet or fraction thereof.
Small Item Service and Repair Shops	One (1) space for each 200 square feet of gross floor area minimum.	One (1) space
Townhomes	Two (2) spaces per dwelling unit.	None
Villas	Two (2) spaces per dwelling unit.	None

Use	Parking Requirements	Loading Requirements
Wholesale, Warehousing, and Industrial Plants	One (1) space per 200 square feet of gross floor area devoted to sales or display plus one (1) space per 2,000 square feet of gross storage area minimum. One (1) space per 200 square feet of gross floor area devoted to sales or display plus one (1) space per 1,800 square feet of gross storage area maximum.	One (1) space for the first 6,000 square feet of gross floor area plus one (1) space for each additional 20,000 square feet or fraction thereof.

SECTION 11.4 HANDICAPPED PARKING REQUIREMENTS: Handicapped parking spaces shall be located in the closest proximity to major building entrances, but in no event shall such spaces be located more than one-hundred-feet (100') from a major building entrance. Handicapped parking shall be provided in accord with the following requirements:

TOTAL PARKING REQUIREMENT	HANDICAPPED SPACES REQUIRED
Up to 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9
501 +	2% of Total Required

SECTION / ARTICLE	DESCRIPTION	AMENDMENT DATE
Section 11.3	Minimum and Maximum Off-Street Parking and Loading Requirements (amended)	03/20/1995
ARTICLE XI	DELETED AND REPLACED TO ADOPT AMENDMENTS	02/25/2002
Article XI	(amended)	09/23/2002
Section 11.3	Minimum and Maximum Off-Street Parking and Loading Requirements (amended)	10/24/2005
Section 11.3	Minimum and Maximum Off-Street Parking and Loading Requirements (amended)	01/22/2007