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Article V

STREETS, PARKING, ACCESS AND OFF-STREET LOADING AND UNLOADING REQUIREMENTS

SECTION

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5-2 OFF-STREET LOADING AND UNLOADING REQUIREMENTS

5-1 OFF-STREET PARKING REQUIREMENTS

5-1.1 Parking Space Requirements

In all districts, accessory off-street parking shall be provided in conformity with the requirements set forth in this section for all uses permitted by right or as a conditional use.

A parking space is required for a portion of a unit of measure one-half (1/2) or more of the amount set forth herein.

For an enlargement or modification resulting in a net increase in the floor area or other applicable unit of measure specified herein, the same requirements shall apply to such net increase in the floor area or other specified unit of measurement.

In the case of uses where the Planning Commission is required to prescribe the number of parking spaces, it shall base its determination on such factors as the traffic generation of the facilities, the time operation of such facilities, their location, and other such factors as affect the need for off-street parking as required under the conditional use provisions.

Off-street automobile storage or standing space shall be provided on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be one hundred sixty-two (162) square feet in size (nine feet by eighteen feet (9'x18') and such space shall be provided on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be provided with vehicular access to a street or alley. The required number of parking spaces

shall be provided on property owned by the relevant property owner. Such spaces shall be located where they are within easy walking distance and easily accessible to the services and use they service. Street or highway right-of-way shall not be utilized to meet the minimum number of required parking spaces. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below:

Residential Activities	
Permanent	
Single Family, two family dwellings and Townhomes	2 spaces per dwelling unit
Multi-Family Dwellings, Apartments and Condominiums	2 spaces per dwelling unit
Mobile Homes	2 spaces per mobile home
Elderly Housing Age 60 and older	1.5 spaces per unit
Bed and Breakfast Homestay	2 spaces plus 1 space for each guest room
Semi-Permanent	
Boarding or rooming house	1.5 spaces for each dwelling unit
Dormitory	1 space for each 4 beds
COMMUNITY FACILITY ACTIVITIES	
Administrative Services and Government Facilities	1 space for each 300 sq. ft. of gross floor area.
Community Assembly	
Religious Facilities	1 space for each 4 seats or 25 percent of capacity in main assembly room
All others	1 space for each 2 seats or 50 percent of capacity
Community Education	
Kindergarten and Nursery	1 space for each employee or 1 space for each 4 students, teachers and employees, whichever is greater
Elementary and Middle Schools	1 space for each classroom or 1 space for each 5 seats in auditorium or 1 space for each 4 students, teachers and employees, whichever is greater
High Schools	1 space for each classroom or 1 space for each 5 seats in auditorium or 1 space for each 4 students, teachers and employees, whichever is greater
Vocational or Trade School	1 space for each student plus 1 space for each employee

Cultural and Recreational Services	
Art Galleries, Museums, Libraries	1 space for each 800 square feet of gross floor area
Parks, Playgrounds and Athletic Fields	10 spaces for every acre of land devoted to field, plus 1 space for every 4 spectator seats
Recreation Centers and Gymnasiums	50 percent of the capacity in persons
Swimming Pools	30 percent of capacity in persons
Essential Public Transport, Communication, and Utility Services	
Electric and Gas Substations	2 spaces minimum,
Extensive Impact Facilities	
Airports, Air Cargo Terminals, Heliports, or Other Aeronautical Devices	1 space for each employee, plus 1 space for every 100 square feet of gross floor area
Detention or Correctional Institutions	1 space for each employee, plus 1 space for each patrol car on largest shift
Electricity Generating Facilities, Radio, and Television Towers, and Transmission Facilities	Minimum of 2 spaces, Commission may require more based on operational characteristics
Railroad, Bus, and Transit Terminals for Passengers	1 space for each 100 square feet. of waiting room
Railroad Yards and Other Transportation Equipment Marshaling and Storage Yards	1 space for each employee
Stadiums, sports Arenas, Auditoriums & Bandstands	1 space for each 4 seats
Water and Sewage Treatment Plants	1 space for every employee
Health Care Facilities	
Centers for Observation, Rehabilitation, including Convalescent Homes	1 space for each 4 beds, plus 1 space for each 1,000 sq. ft. of gross floor area
Hospitals	1.5 spaces for each bed
Medical or Dental Clinics	3 spaces for each staff member, doctor or dentist
Nursing Homes or Convalescent Homes	1 space for each staff or employee, plus 1 space for each 2 patients
Intermediate Impact Facilities	
The number of required parking spaces will be determined by the Planning Commission, based on a site plan review.	
Special Personal and Group Care Facilities	
Day Care Centers and Family Day Care Homes	2 spaces for each employee.

Family and Group Care Facilities	2 spaces for every employee
Retirement or Rest Homes	1 space for each staff member or employee plus, 1 space for each 2 residents
COMMERCIAL ACTIVITIES	
Adult Entertainment	1 space for each 250 sq. ft. of gross floor area
Animal Care and Veterinarian Services, Veterinary Hospital	1 space for each 300 sq. ft. of gross floor area plus 1 for each employee
Automotive Vehicle and Equipment Services	
Automobile Services and Repair	1 space for each employee, plus 3 spaces for each service bay
Truck and Equipment Repair Services	1 space for each 300 sq. ft. of gross floor area plus one for each employee
Gasoline Sales and Service	1 space for every 500 sq. ft. of gross floor area, plus 1 space for each employee
Motor vehicle, boats and equipment sales and leasing	Minimum of 15 vehicle sales spaces plus 1 space for each 300 sq. ft. of building
Travel Center and Truck Stops	1 space for each 150 sq. ft. of floor space plus 4 stacking spaces on each side of pump island
Business Services	
All Uses	1 space for each 400 gross sq. ft. of floor space, plus 1 for each employee
Communication	1 space for each 300 gross sq. ft. of floor space
Contract Construction	1 space for each 300 gross sq. ft. of floor space
Delivery	2 spaces for each 3 employees, plus one for each company vehicle
Entertainment and Recreation	
Art Galleries	1 space for each 800 sq. ft. of gross floor area
Bowling Alley	5 spaces for each alley or lane
Billiard Parlor	1 spaces for each 300 sq. ft. of gross floor area
Coin Operated Arcades	1 space for each 250 sq. ft. of gross floor area

Exhibition Halls & Auditoriums (fewer than 150 person capacity)	40 percent of capacity
Golf Courses	10 spaces per hole or 5 spaces for a par 3 course, plus spaces in the appropriate category for accessory uses
Recreation and Athletic Facilities Indoor	1 space for each 200 sq. ft. of gross floor area or 25 percent of capacity whichever is greater
Recreation and Athletic Facilities, Stadiums Outdoor	! space for each 5,000 sq. ft. of land area or 1 space for each 3 seats at maximum capacity whichever is greater
Motion Picture Theater & Other Theaters	1 space for each 3 seats
Recreational Centers	25 percent of capacity, plus 1 space for each 2 employees on the largest shift
Resorts and Campgrounds	1 space for each employee plus 1 space for each room or camping space
Personal Services and Office Uses	
Banks and Financial Institutions	1 space for each 300 sq. ft. of floor space
Barber and Beauty Shops	1 space for each 3 operator station or 1 space for each 400 sq. ft. whichever is greater
Funeral Home	1 space for each 4 seats at maximum capacity in chapel plus 1 space for each 2 employees on the largest shift
Real Estate Offices	1 space for each 300 square foot of floor space
Retail Sales and Services	
Apparel and Accessories	1 space for each 200 sq. ft. of floor space
Bars and Taverns	1 space for each 3 seats plus 1 space for each employee
Building Materials and Farm Equipment and Supplies	1 space for each 1,000 sq. ft. of floor space, plus 1 space for each employee
Convenience Store with and without Gasoline Sales	1 space for each 150 sq. ft. of floor space
Eating and Drinking Establishments	1 space for each 3 seats or 1 space for every 150 sq. ft. whichever is greater
Food and Beverage Services Drive –In or Drive Thru	1 space for each drive-in ordering station plus 1 space for each 3 seats plus 1 space for each employee on the largest shift

General Retail Sales and Services	1 space for each 250 sq. ft. of floor space
Grocery and Dry Goods	1 space for each 250 sq. ft. of floor space
Home Furnishings and Furniture	1 space for each 500 gross sq. ft. floor space
Mixed Use and Multi-Tenant Developments	1 space for each 250 sq. ft. of gross floor area up to 500,000 sq. ft., Developments over 500,000 sq. ft. 1 space for each 300 sq. ft. of gross floor area
Wholesale Sales	1 space for each 1,000 sq. ft. of gross floor space
Transient Habitation	
Hotels and Motels	! space for each guest room plus 1 space for each employee on the largest shift
Recreational Vehicle Facilities	1 space for each site plus 1 space for each employee
INDUSTRIAL USES	
All Activities	1 space for each 1,500 sq. ft. of gross floor space or 1 space for each 3 employees during the largest shift, whichever is greater
Mining, Drilling and Quarrying	1.5 spaces for each 2 employees
Transport & Warehousing	1 space for each 2,000 sq. ft. plus 1 space for each 5,000 sq. ft. of open storage area

5-1.2 Other Uses Requiring Automobile Storage

For buildings and land uses not referred to in the preceded activity classifications and specifically listed in the corresponding commercial use definition listing cited within Section 2-2.3, the off-street parking requirements shall be determined by the Board of Zoning Appeals.

5-1.3 Certification of Minimum Parking Requirement

Each application for a building permit shall include information as to the location and dimensions of off-street parking spaces and the means of ingress and egress to such space. This information shall be in sufficient detail to enable the building commissioner to determine whether or not the requirements of this section are met.

5-1.4 Combination of Required Parking Spaces

The required parking space for any number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use, except that the parking spaces required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sundays.

5-1.5 Remote Parking Spaces

If the off-street parking space required by this ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred (400) feet of the main entrance to such principal use, provided such land is in the same ownership or lease as the principal use. Such land shall be used for no other purpose so long as no other adequate provision of parking space, meeting the requirements of this ordinance, has been made for the principal use.

5-1.6 Extension of Parking Area into a Residential District

Required parking space may be extended one hundred (100) feet into a residential district, provided that:

1. The parking area adjoins a commercial or industrial district.

2. The parking space in this area have their only access to or front upon the same street as the property in the commercial or industrial districts for which it provides the required parking spaces.

3. The parking area is separated from abutting properties in the residential districts by a twenty-five (25) foot buffer strip.

5-1.7 Requirements for Design of Parking Lots

1. Except for parcels of land devoted to one- and two-family residential uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.

2. Each parking space shall be no less than two hundred (200) square feet in area.

3. Entrances and exits for all off-street in such comply with the requirements of Section 3-9, of this ordinance.

4. The parking lot shall be designed in such a manner as to provide adequate drainage and to eliminate the possibility of stagnant pools of water.

5. There shall be a parking aisle at least twenty-two (22) feet wide serving all ninety (90) degree and (60) degree angled parking spaces. For all thirty (30) and forty-five (45) degree angled parking spaces there shall be a minimum parking aisle of sixteen (16) feet in width.

6. All off-street parking areas containing five (5) spaces or more shall be surfaced with asphalt, concrete, or other hard surfaced dustless material and

so constructed to provide for adequate drainage for both on and off-site and to prevent the release of dust. All parking spaces shall be clearly marked.

7. No parking space(s) serving any residential development shall be located further than sixty (60) feet from the respective dwelling unit such space(s) serve.

5-1.8 Provision for Handicap Parking

The following provisions shall apply to all uses and structures for which handicapped parking spaces are required.

1. Number of spaces Required

Spaces per Site	Minimum # of Handicapped spaces	Van Accessible 96" with 96" access	Accessible Parking 96" with 60" access
1 to 25	1	1	0
26 to50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
Over 500	2 % of total		

2. Dimension and location of spaces

   Handicapped parking spaces shall be size according to accepted local codes and located on the shortest accessible route of travel to an accessible entrance. An accessible route shall be provided from the accessible parking to the accessible entrance. Such route shall be a minimum of three (3) feet wide, have stable, slip resistant surface and shall have a slope no greater than 1:12.

3. Signage

   All handicapped parking spaces shall have signage meeting ADA requirements.

5-2 OFF-STREET LOADING AND UNLOADING REQUIREMENTS

Every building or structure hereafter constructed and used for industry, business, or trade involving the receiving or distribution of vehicles, materials, or merchandise shall provide space for the loading and unloading of vehicles off the street or public alley. Such space shall have access to a public or private alley, or if there is no alley, to a public street. The minimum required spaces for this provision shall be based on the total usable floor area of each principal building according to the following table:

Total Usable Floor Area for Principal Building Definition)	**Spaces Required (See Article II, for**
0 to 9,999 sq. ft.	One (1) space
10,000 to 14,999 sq. ft.	Two (2) spaces
15,000 to 19,999 sq. ft.	Four (4) spaces
Over 20,000 sq. ft.	Three (3) spaces, plus One (1) space for each additional 20,000 sq. ft.

The Board of Zoning Appeals may reduce or increase this requirement in the interest of safety where unusual or special conditions are due consideration.