

## Article 15 Parking and Loading Requirements

### Section 15.1 Generally

15.1.1 Off-street automobile storage or parking spaces shall be provided with vehicular access to a street or alley, and shall be equal to at least the minimum requirements for the specific land use as herein provided.

15.1.2 The required number of parking spaces 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 at the same time, except that portion of the parking space required for an existing church 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.

15.1.3 Where business and multifamily unit developments require large numbers of parking spaces, such spaces may be accommodated in parking decks provided that no such parking deck shall exceed 3 levels above ground or 25% of the height of the principal structure, whichever is greater. Parking deck design shall be compatible with the design of the principal structure.

15.1.4 Any use not specified by these ordinances shall require one (1) parking space for each 300 square feet of gross floor area in the building. Where the use is mixed, total requirements for off-street parking shall be the sum of the requirements for the various uses computed separately.

### Section 15.2 Parking Schedule

#### 15.2.1 *Dwellings.*

- (a) *One and two family dwellings.* 2 spaces for each dwelling unit.
- (b) *Multiple family dwellings.* 1.6 spaces for each unit.
- (c) *Hotels, motels, and tourist homes.* 1.25 spaces for each guest bedroom.
- (d) *Manufactured Housing Park.* 2 spaces per unit.
- (e) *Dormitory, boarding house or rooming house.* One space for each guest bedroom.

#### 15.2.2 *Institutional.*

- (a) *Churches or other place of worship.* One space for each 4 seats in the main auditorium or sanctuary.
- (b) *Private clubs, lodges, country clubs and fraternal buildings.* One space for each 200 square feet of gross floor area.
- (c) *Theaters, auditoriums, coliseums, stadiums and similar places of assembly.* One space for each 4 seats or seating spaces.
- (d) *Libraries, museums, art galleries and similar uses.* One space for each 500 square feet of gross floor area.
- (e) *College or university.* 10 spaces per classroom.
- (f) *High school.* 7 spaces per classroom.
- (g) *Elementary or middle school.* 2.5 spaces per classroom.
- (h) *Business or trade school.* One space per 4 seats.
- (i) *Kindergartens, play schools, or day care centers.* One space per employee.

15.2.3 *Health facilities.*

- (a) *Hospitals, sanitariums, nursing homes, homes for aged and similar institutional uses.* 1 space for each 4 beds.
- (b) *Kennels and animal hospitals (veterinarian).* One space per 500 square feet of gross floor area.
- (c) *Medical, dental and health offices.* One space for each 200 square feet of gross floor area.
- (d) *Mortuaries and funeral homes.* One space for each 4 parlor or chapel seats.

15.2.4 *Business and office.*

- (a) *Commercial establishments and offices including but not limited to food stores, banks, furniture stores, or personal service establishments.* One space for each 200 square feet of gross floor area.
- (b) *Restaurants, night clubs, bars, cafes, and similar eating/drinking places.* One space for each 100 square feet of gross floor area.

(c) *Shopping centers.* One space per 200 square feet of gross floor area.

#### 15.2.5 *Recreation and amusement.*

(a) *Skating rinks, dance halls, exhibition halls, pool rooms and other places of amusement or assembly without fixed seating arrangements.* One space for each 200 square feet of floor area.

(b) *Bowling alleys.* 4 spaces for each alley.

(c) *Marinas.* One space for each slip or berth plus 1 space for each 500 square feet of dry boat storage area.

(d) *Golf course.* 4 spaces per golf hole.

(e) *Golf driving range.* One space for each driving tee area.

(f) *Amusement park.* One space per 200 square feet of area within enclosed buildings, plus One space for every 3 persons that the outdoor facilities are designed to accommodate.

#### 15.2.6 *Industrial, warehouse and similar establishments.*

(a) *Industrial/manufacturing.* One space for each 500 square feet of gross floor area.

(b) *Warehouses.* One space for each 1,000 square feet of gross floor area.

(c) *Mini warehouses.* 2 parking spaces shall be provided for the manager's quarters plus one additional space for every 25 storage cubicles to be located at the project office for use of clients.

### **Section 15.3 Design Standards and Improvement Requirements**

15.3.1 *Off-street parking space defined.* An off-street parking space is an area of not less than 171 square feet which is permanently reserved for the temporary storage of one automobile. The minimum dimension of an off-street parking space is 9' x 19'. Off-street parking spaces may not be located in a street or alley and must be connected with a street or alley by a driveway which affords unobstructed ingress and egress to each space.

15.3.2 *Parking area dimensions.* The design and dimensions of the parking area shall be in accordance with the following dimensions table:

Angle of Parking	Curb Length Per Car	Stall Depth	Access Driveway Width
0	23'0"	9'0"	12'0"
20	20'4"	15'0"	11'0"
30	18'0"	17'4"	11'0"
40	14'0"	19'2"	12'0"
45	12'9"	19'10"	13'0"
50	11'9"	20'5"	12'0"
55	11'1"	20'3"	15'6"
60	10'5"	21'0"	18'0"
70	9'8"	21'0"	19'0"
80	9'8"	20'4"	24'0"
90	9'0"	19'0"	24'0"

15.3.3 *Width of two-way access driveways.* The minimum width of two-way access driveways within and to parking areas shall be 24-feet.

15.3.4 *Paving standards.* Parking spaces and driveways shall be improved with a suitable hard surface permanent type of pavement such as asphalt, concrete, limestone or other similar surface approved by the Planning Commission.

15.3.5 *Drainage.* Off-street parking facilities shall be drained to prevent damage to abutting property and streets and to prevent pollutants from draining onto the adjacent lots. Landscaped areas and perimeter areas shall be so graded as to receive a reasonable portion of the rainfall from the surrounding pavement. Protective curbing around landscaped areas will leave openings for the flow of water onto unpaved areas. No runoff shall be directed to the beaches or to surface waters.

15.3.6 *Landscaping.* Parking lots shall be landscaped in accordance with *Section 17.4: Parking Lots.*

15.3.7 *Off-street loading and unloading space.* Off-street loading/unloading spaces shall be provided as hereinafter required by this Ordinance.

(a) *Size of spaces.* Each off-street loading/unloading space shall have minimum dimensions of 14-feet in height, 12-feet in width, and 55-feet in length. However, upon sufficient demonstration that a particular loading space will be used exclusively by shorter trucks, the Board of Adjustment may reduce the minimum length accordingly to as little as 35-feet.

(b) *Connection to street or alley.* Each required off-street loading/unloading space shall have direct access to a street or alley or

have a driveway which offers satisfactory ingress and egress for trucks.

(c) *Floor area over 10,000 square feet.* There shall be provided for each hospital, institution, hotel, commercial, or industrial building or similar use requiring the receipt or distribution of materials or merchandise and having a floor area of more than 10,000 square feet, at least one off- street loading/unloading space for each 10,000 square feet of floor space or fraction thereof. Such space shall be so located as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street or alley.

(d) *Floor area less than 10,000 square feet.* There shall be provided for each commercial or industrial building requiring the receipt or distribution of materials or merchandise and having a floor area of less than 10,000 square feet, sufficient off-street loading/unloading space (not necessarily a full space if shared by an adjacent establishment) so located as not to hinder the free movement of pedestrians and vehicles over a sidewalk, street or alley.

(e) *Bus and trucking terminals.* There shall be provided sufficient space to accommodate the maximum number of buses or trucks to be stored or to be loaded at the terminal at any one time.

(f) *Location.* All required off-street loading/unloading spaces shall be located on the same lot as the building which they are intended to serve, or on an adjacent lot when shared with the use occupying said adjacent lot.

(g) *Permanent reservation.* Areas reserved for off-street loading/unloading in accordance with the requirement of these ordinances shall not be reduced in area or changed to any other use unless the permitted use which is served is discontinued or modified except where equivalent loading/unloading space is provided and approved by the Board of Adjustments.

15.3.8 *Curb cuts and vision clearance.* The requirements for controlling curb cuts and maintaining vision clearance shall be as follows:

(a) *Curb cuts.* No curb cut shall exceed 50-feet in length, nor shall curb cuts be closer than 100-feet to other curb cuts or closer than 50-feet to any intersection of two streets measured along the curb line.

(b) *Vision clearance.* In all use districts, no fence, wall, shrubbery, sign, marquee, or other obstruction to vision between the heights of 2½ feet and 10-feet from the street level shall be permitted within 20-feet of the

intersection of the right-of-way lines of two streets or railroad lines, or of a street intersection with a railroad line.

15.3.9 *Storage and parking of trailers and commercial vehicles.*

(a) Recreational vehicles, trailers and commercial vehicles shall not be parked or stored on any lot in any residential district except in accordance with the following requirements:

1. No more than one commercial vehicle per dwelling shall be permitted; and in no case shall a commercial vehicle used for hauling explosives, gasoline or liquefied petroleum products be permitted.
2. Recreational vehicles, trailers and commercial vehicles may not be parked within a required front or side yard.
3. Recreational vehicles shall not be occupied either temporarily or permanently while parked or stored in any residential district except as provided by *Section 12.2.2: Temporary Structures*.
4. A recreational vehicle, trailers or commercial vehicle may not be located on a lot in any residential district by itself.

(b) Junked vehicles or automotive vehicles without current license plates shall not be parked or stored in any residential district other than in completely enclosed buildings.