

ARTICLE 6

**OFF-STREET PARKING
& LOADING REGULATIONS**

SECTION 601

OFF-STREET PARKING AND LOADING REQUIRED: No building or structure shall be erected, substantially altered, changed in use, or any land used or changed in use unless adequately maintained off-street parking spaces, either in garages or open parking areas and off-street loading spaces have been provided in accordance with the provisions of this Article. The provisions of this Article shall not apply to any building, structure, or land use existing before the effective date of the Resolution or any amendment thereto unless such building, structure, or use is altered or changed. However, the number of off-street parking or loading spaces shall not be reduced to an amount less than required for a new land use as specified in this Article.

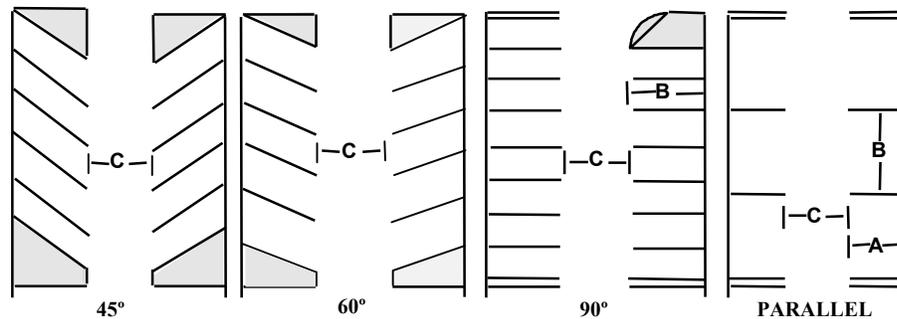
SECTION 602

REQUIRED PARKING AND LOADING PLAN: A parking and loading plan shall not be required for single-family or two-family residential uses. All other land shall submit a parking and loading plan to the Zoning Inspector as a part of the application for a Zoning Permit. The parking and loading plan shall show boundaries of the property, parking spaces, loading areas, circulation patterns, drainage plans, construction plans for any boundary walls or fences, a screening plan, and the location of adjacent houses or buildings.

SECTION 603

OFF STREET PARKING DESIGN STANDARDS: All parking facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following specifications:

603.1 Parking Space Dimensions: All parking spaces shall be in accordance with the following design requirement:



		45°	60°	90°	PARALLEL
A	Width of Parking Space	14'	11'5"	10'	9'
B	Length of Parking Space	21'6"	22'	20'	23'
C	Width of Driveway Aisle	13'	17'6"	25'	12'

603.2 Access: All parking spaces, except those required for single family or two family uses not fronting upon an arterial or collector street, shall have access to a public street in such a manner that any vehicle leaving or entering the parking area from or into a public street or private interior drive shall be traveling in a forward motion.

- 603.3 Paving: All required parking spaces other than for single family dwellings, together with driveways, and other circulation areas, shall be hard-surfaced with a pavement having an asphalt or concrete binder.
- 603.4 Drainage: All parking spaces, together with driveways, aisles, and other circulation areas shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be designed to prevent the excess drainage of surface water on to adjacent properties or walkways and damage to public streets.
- 603.5 Barriers: Wherever a parking lot extends to a property line, fencing, wheel stops, curbs, or other suitable barriers shall be provided in order to prevent any part of a parked vehicle from extending beyond the property line.
- 603.6 Screening: Screening shall be required as provided in Article 5, Section 515.
- 603.7 Access to Required Trash Areas: Trash and/or garbage collection areas for commercial, industrial, and multi-family residential uses that provide such services, shall be enclosed on at least three sides by a solid wall or fence of at least four (4) feet in height if such area is not within an enclosed building or structure. Provisions for adequate vehicular access to and from such areas for collection of trash and/or garbage shall be required.
- 603.8 Other Uses Within Required Parking Areas: No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or associated with any off-street parking area. Display or sales of any merchandise within any parking area shall be permitted only by the Zoning Inspector in accordance with Article 5, Section 525.
- 603.9 Landscaping: All parts of open off-street parking areas which are unusable, either for parking or for traffic, shall be landscaped with plantings of grass, flowers, shrubs, and/or trees, which shall be continuously maintained.
- 603.10 Visibility: Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible for a reasonable distance by any pedestrian or motorist approaching the access or driveway from a public or private street.
- 603.11 Marking: All parking spaces shall be marked with paint lines, curb stones, or in any other manner approved by the Board of Zoning Appeals and maintained in clearly visible condition.
- 603.12 Maintenance: The owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.

- 603.13 Lighting: Any parking area which is intended to be used during non-day hours shall be properly illuminated as 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.
- 603.14 Separation from Right-of-Way: All parking facilities located within required front or side yards shall be separated from sidewalks and streets in public rights-of-way by a strip of land which shall be at least five (5) feet in width and which shall be reserved as open space and planted in grass.
- 603.15 Signs: Where necessary due to multiple curb cuts, the entrances, exits, and the intended circulation pattern of the parking area shall be clearly marked.
- 603.16 Joint Use of Facilities: Two or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that such an arrangement is provided within the deeds or other written legal documents approved by the Board of Zoning Appeals.
- 603.17 Collective Parking Areas: Two or more nonresidential uses may collectively provide the required off-street parking area, provided the required number or parking spaces shall not be less than the sum of the requirements for the individual uses computed separately.

SECTION 604

PARKING SPACE REQUIREMENTS: For the purposes of this Resolution the following parking space requirements shall apply. The number of parking spaces required for uses not specifically mentioned shall be determined by the Board of Zoning Appeals:

RESIDENTIAL

TYPE OF USE	PARKING SPACES REQUIRED
Single family or two family	Two for each unit which may include the driveway
Apartment hotels, apartments, or multi-family dwellings	Two for each unit
Mobile homes	Two for each unit
Boarding houses, rooming houses, dormitories and fraternity houses which have sleeping rooms	Two for each sleeping room or two for each permanent occupant, whichever is greater

COMMERCIAL AND INSTITUTIONAL

TYPE OF USE	PARKING SPACES REQUIRED
Animal hospitals and/or kennels	One for each 400 sq ft of floor area and one for each two employees

Automobile repair station	One for each 800 sq ft of floor area and one for each employee
Automobile salesrooms, wholesale stores, machinery, or other large item sales, and similar uses	One for each 400 square feet of floor areas and one for each employee
Automobile service stations	Two for each service stall and two for each service bay
Automobile washing facilities	One for each employee
Banks, financial institutions, post offices, and similar uses	One for each 200 sq ft of floor area and one for each employee
Barber and beauty shops	Three for each barber or beauty operator
Carry-out restaurants	One for each 200 sq ft of floor area and one for each two employees with a minimum total of eight spaces
Churches and other places of religious assembly	One for each 300 sq ft of floor area
Drive-In restaurants	One for each 125 sq ft of floor area and one per each two employees
Funeral parlors, mortuaries and similar uses	One for each 50 sq ft of floor area in slumber rooms, parlors, or service rooms
Hospitals	One for each two beds, and one for each staff doctor, and one for each two employees
Hotels, motels	One for each sleeping room, one for each employee, and one for each 100 sq ft used for restaurant, cocktail lounge, or similar purpose
Laundromats	One for each washing or dry cleaning machine
Libraries, museums, and art galleries	One for each 400 square feet of floor area
Medical and dental offices and clinics	Three for every examination or treatment room and one for each employee
Offices public or professional administration, or service building	One for each 300 square feet of floor area
Restaurant, taverns, night clubs similar uses	One for each three persons and capacity, and one for each three employees
Retail stores	One for each 250 square feet of floor area
Sanitariums, homes for the aged, nursing homes, children's homes, and similar uses	One for each two beds

INDUSTRIAL

TYPE OF USE	PARKING SPACES REQUIRED
Manufacturing, storage uses, warehouse and wholesale uses, parcel delivery, freight terminals, and similar uses	Two for every three employees on the largest shift for which the building is designed and one for each motor vehicle used in the business and maintained on the premises

SCHOOLS

TYPE OF USE	PARKING SPACE REQUIRED
Business, Technical, and Trade Schools	One for each two students and one for each teacher
Colleges and Universities	One for each four students
Elementary and Junior High Schools	Two for each classroom and one for every eight seats in auditoriums or assembly halls
High Schools	One for each two persons capacity of the largest assembly area including: one for every ten students, one for every teacher, and one for every other employee or administrator
Kindergartens, Child Care Centers, Nursery, and similar uses	One for each 400 sq ft of floor area and one for each employee, but not less than six for the building

RECREATIONAL

TYPE OF USE	PARKING SPACE REQUIRED
Bowling alleys	Six for each alley or lane plus one additional space for each 100 square feet used for restaurant, cocktail lounge, or similar use
Dance halls, skating rinks	One for each two persons capacity
Swimming pools	One for each two member families or one for each five persons capacity, whichever if greater
Auditoriums, sports arenas, and similar uses	One for each four persons theaters capacity
Golf courses open to the public	Five for each hole, one for each employee, and one space for each 100 sq ft of area used for restaurant, cocktail lounge, or similar purpose
Miniature golf course	Two for each hole and one for each employee
Private clubs and lodges	One for each three persons capacity
Tennis facilities, racquetball or similar uses	Two for each three playing facilities areas and one for each employee

SECTION 605

OFF-STREET LOADING DESIGN STANDARDS: A permanently maintained area for standing, loading, and unloading services shall be provided for on the same lot with every building, structure, or part thereof erected and occupied for commercial, institutional, and/or distribution of materials or merchandise by vehicles. These off-street loading areas shall be required in order to avoid undue

interference with public use of streets and alleys. All loading facilities shall be in accordance with the following specifications:

- 605.1 Loading Space Dimensions: Each loading space shall I have minimum dimensions not less than twelve (12) feet in width, fifty (50) feet in length, and a vertical clearance of not less than fifteen (15) feet
- 605.2 Projection Into Yards: Off-street loading spaces may occupy any part of a required rear or side yard, but shall not project into any front yard.
- 605.3 Access: All required, off-street loading spaces shall have access to public street or alley in such a manner that any vehicle leaving or entering the premises shall be traveling in a forward motion. This requirement may be waived upon approval by the Board of Appeals.
- 605.4 Paving: All required loading spaces, together with driveways, aisles, and other circulation areas, shall be surfaced with an asphaltic or portland cement binder pavement in order to provide a durable and dust free surface.
- 605.5 Drainage: All loading spaces, together with driveways, aisles, and other circulation areas, shall be designed to prevent the drainage of surface water on to adjacent properties or walkways and damage to public streets.
- 605.6 Screening: Screening shall be required as provided in Article 5, Section 515.
- 605.7 Lighting: Any loading area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a loading area shall be so arranged as to reflect the light away from adjoining property.
- 605.8 Distance From Residential Districts: No loading ramp, dock, door, or space, nor any portion thereof, shall be located closer than fifty (50) feet from any lot zoned for any residential use unless located completely within an enclosed building.

SECTION 606

OFF-STREET LOADING SPACE REQUIREMENTS: The minimum number of off-street loading spaces shall be provided in accordance with this section unless otherwise approved by the Board of Zoning Appeals. An area adequate for maneuvering, ingress, and egress shall be provided in addition to the following required loading spaces:

TYPE OF USE	REQUIRED LOADING SPACES
Retail operations, including restaurant and dining facilities within hotels and office buildings, with a total useable floor area of 20,000 square feet or more devoted to such purposes	One loading berth for every 40,000 square feet of floor area or fraction thereof; One loading space for every 20,000 square feet of floor area or fraction thereof

Retail operations, and all first floor non-residential uses, with a gross floor area of less than 20,000 square feet, and all wholesale and light industrial operations with a gross floor area of less than 10,000 square feet	One loading space
Office buildings and hotels with total usable area of 100,000 square feet or more devoted to such purposes	One loading berth for every 100,000 floor square feet of floor area or fraction thereof
Industrial and wholesale operations with a gross floor area of 10,000 square feet or over as follows:	Minimum number of loading berths required:
<p style="padding-left: 100px;">10,000 to 39,999 square feet1</p> <p style="padding-left: 100px;">40,000 to 99,999 square feet2</p> <p style="padding-left: 100px;">100,000 to 159,999 square feet3</p> <p style="padding-left: 100px;">160,000 to 239,999 square feet4</p> <p style="padding-left: 100px;">240,000 to 319,999 square feet5</p> <p style="padding-left: 100px;">320,000 to 399,000 square feet6</p> <p style="padding-left: 50px;">Each 90,000 square feet above 399,999 square feet1</p>	