

**ARTICLE 15.00
PARKING AND LOADING REGULATIONS**

- SECTIONS: 15.01 Location
15.02 Off-Street Parking Requirements
15.03 Rules for Computing Parking Spaces
15.04 Minimum Improvement and Maintenance Standards
15.05 Off-Street Loading Requirements

15.01 LOCATION. All parking required by this article shall be located in conformance with the following requirements:

- (A). The parking lot shall maintain a minimum setback of 15 feet from the front property line.
- (B). Parking spaces for all structures shall be located on the same site as the structure such parking is intended to serve; except that by conditional use, parking may be located within 300 feet of the use it is intended to serve.

15.02 OFF-STREET PARKING REQUIREMENTS. Off-street parking for specific uses shall be required as follows:

- (A). Single Family and Two-family Dwellings: One space for each dwelling unit.
- (B). Multiple Dwellings: One and one-half spaces for each dwelling unit of one bedroom or less. Two spaces for each dwelling unit of two bedrooms or more.
- (C). Multiple dwellings for the elderly and handicapped: .75 spaces for each dwelling unit.
- (D). Rooming and Boarding Houses, Sororities, and Fraternities: One space per two beds.
- (E). Private Club or Lodge: One parking space for each 300 square feet of floor area.
- (F). Church or Temple: One parking space for each four seats in the main auditorium.
- (G). School:
 - (1). Colleges and Universities: Because of the unique parking needs of colleges and universities, a permit application for new construction must include a parking study prepared by the applicant of the parking needs of the entire campus including the new use and the study must address a plan to meet the parking needs of the staff and students.
 - (2). High Schools: One parking space for each three students based on the building's design capacity.
 - (3). Junior High School: 25 spaces plus one parking space for each teacher and staff member.

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- (4). Elementary School: five spaces plus one parking space for each teacher and staff member.
- (H). Hospital: One and one-half parking spaces for each bed.
- (I). Sanitarium or Institutional Home: One parking space for each three beds.
- (J). Mortuary: One space for each 50 square feet of floor area in slumber rooms or one for each four seats in chapel, whichever is greater.
- (K). Auditoriums, Theaters, Other Places of Public Assembly: One parking space for each four seats.
- (L). Community Center, Library, Museum or Similar Public or Semi-public Buildings: Ten parking spaces plus one additional space for each additional 300 square feet of floor area in excess of 2,000 square feet.
- (M). Hotel or Motel: Five parking spaces plus one space for each sleeping room or suite.
- (N). Medical Office Building: Buildings in which 20 percent or more of the gross area is occupied by members of healing profession. One parking space for each 200 square feet of the gross area used for medical purposes.
- (O). Manufacturing or Industrial Establishments, Research or Testing Laboratory, Bottling Plant, Warehouse, or other Similar Establishments: Two parking spaces for each three employees on the maximum shift, plus space to accommodate all trucks and other vehicles used in connection therewith.
- (P). Restaurant, Bar, Cafe or Recreation or Amusement Establishment Not Specified Herein: One parking space for each 100 square feet of floor area or one parking space per three fixed seats, which ever is greater.
- (Q). Bowling Alley: Three spaces per alley.
- (R). Personal Services: One parking space for each 200 square feet of floor area.
- (S). Retail Stores Selling Furniture, Appliance, or Home Improvement Products (ie. carpet, paint, wall paper, etc.): One parking space for each 600 square feet of floor area.
- (T). Other Retail Uses: One parking space for each 300 square feet of gross floor area except for planned shopping centers of 100,000 square feet of floor area or more who may reduce their requirement to one space for each 400 square feet of floor area.
- (U). All Nonresidential Buildings, Except Those Specified Above: One space for each 300 square feet of floor area.

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15.03 RULES FOR COMPUTING PARKING SPACES. In computing the number of required off-street parking spaces, the following rules shall be applied:

- (A). Floor area shall mean the gross floor area of the specific use, excluding any floor or portion thereof used for parking as herein defined.
- (B). Where fractional spaces result, the number of parking spaces required shall be the nearest whole number.

15.04 MINIMUM IMPROVEMENT AND MAINTENANCE STANDARDS. Driveways, parking lots, and loading/unloading areas shall conform with the following improvement and maintenance standards: *(amended by MC16-19-94)*

- (A). Any driveways, parking lots, or loading/unloading areas in a commercial or industrial zoning district shall be constructed with a hard surface when the property is accessed from a hard surface road. Hard surfacing shall consist of:
 - 1. Concrete;
 - 2. Asphalt; or
 - 3. Crushed asphalt. Crushed asphalt shall be applied to the following specifications.
 - 1) A minimum 3 inches packed gravel base.
 - 2) Recycled asphalt packed to 4.5-5 inches.
 - 3) Chip seal shall be applied two (2) times.
 - 4) 2-4 inches of hot-mix asphalt shall be applied when the recycled asphalt material begins to break down.

(amended by MC16-109-10 on 3/16/10)

Exception: Truck terminals, heavy equipment display, service and rental, concrete and paving plants, construction yards and similar establishments need not hard-surface areas maintained as maneuvering or parking/storage areas for heavy equipment when such areas are not adjacent to a front yard setback or otherwise screened from the public right-of-way. *(amended by MC16-109-10 on 3/16/10)*

- (B). If a driveway, parking lot or loading/unloading area is not required to be hard surfaced in Section 15.04(A), a gravel surface shall be provided. The gravel surface shall be maintained to a minimum thickness of at least four inches.
(amended by MC16-109-10 on 3/16/10)
- (C). Adequate provisions shall be made for the disposal of storm water from a driveway, parking lot or loading/unloading area and the owner shall insure that such water does not flow onto adjoining property in a quantity or manner that would be detrimental thereto. *(amended by MC16-19-94)*
- (D). An opaque fence, wall, berm, or landscaping of a height and character necessary for adequate screening of the parking lot from adjacent residentially used property shall be provided. Where there is a difference in elevation between the property which needs the screening and the property receiving the benefit of the screening, the height of the screen barrier shall be measured on the high side.

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- (E). The entrances and exits to and from any parking lot shall be approved by the Director. Proper directional signs shall be provided.
- (F). The entrances and exits to and from any parking lot or loading/unloading area shall be approved by the Director. Proper directional signs shall be provided.
(amended by MC16-19-94)

15.05 OFF-STREET LOADING REQUIREMENTS.

- (A). There shall be provided at the time any building is erected or structurally altered, off-street loading spaces in accordance with the following requirements:

- (1). Office Buildings:

5,000 to 25,000 sq. ft.
of GFA* One 12' X 20' loading space

25,001 to 50,000 sq. ft.
of GFA One 14' X 35' loading space

50,001 to 200,00 sq. ft.
of GFA Two 14' X 35' loading spaces

Add one additional 14' X 35' loading space for each
75,000 square feet of gross floor area above
200,000 square feet.

*GFA means gross floor area.

- (2). Retail or Service Establishment:

Less than 5,000 sq. ft.
of GFA One 12' X 20' loading space

5,001 to 20,000 sq. ft.
of GFA One 14' X 35' loading space

20,001 to 100,000 sq. ft.
of GFA Two 14' X 35' loading spaces

Add one additional space for each 75,000 square feet
of gross floor area above 1,000,000 square feet.

- (3). Wholesale, Commercial use;

2,000 to 20,000 sq. ft.
of GFA One 14' X 35' loading space.

20,000 to 100,000 sq. ft.

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of GFA Two 14' X 35' loading spaces

Add one additional space for each 75,000 square feet of gross floor area above 100,000 square feet.

(4). Manufacturing or Industrial Use:

One 14' X 35" space for each 10,000 square feet of gross floor area plus one 14' X 35' space for each portion thereof in excess of 50,000 square feet.

(B). Loading spaces are to be provided on each lot in compliance with the following requirements.

- (1). The loading space shall be completely contained on the lot it is intended to serve.
- (2). The loading space shall be arranged on the lot in such a way as to allow normal movement of traffic in and around the loading area.
- (3). No loading space shall be permitted to extend into any public right-of-way.