

## ARTICLE 43

### OFF-STREET PARKING

#### SECTION 4301 OFF-STREET PARKING REQUIRED

In connection with every use, there shall be provided, at the time any building or structure is erected, or at the time any use of land is extended, off-street parking as provided in Section 4302 of this Article, except that no off-street parking space shall be required for uses in existence as of the effective date of this Zoning Resolution.

#### SECTION 4302 OFF-STREET PARKING REQUIREMENTS

Off-street parking requirements shall be as follows:

USE	# OF SPACES REQUIRED
<u>Group No. 1</u> <u>Dwelling &amp; Lodging:</u>	
One and Two Family Dwellings	One space for each dwelling unit
Three Family Dwellings & Mobile Home Parks	One and one-half spaces for each dwelling unit
Four or more Dwelling Units	Two spaces for each dwelling unit
University owned or leased housing, fraternities, and sororities	One space for each three occupants calculated on the designed capacity of the building
Hotels and Motels	One space for each rental unit plus one space for each employee on the maximum work shift plus such spaces as required by this Resolution for restaurants, assembly rooms and affiliated facilities
Rooming Houses	One space for each two roomers or boarders based on the designed capacity of the building plus two spaces for a resident owner or resident manager
Adult Family Homes Adult Group Homes	Two spaces for each resident

Group No. 2

Business and Commercial:

All business and commercial establishments, except those specified hereafter

One space for each 300 sq ft of floor space

Retail stores

One space for each 250 sq ft of floor area

Barber shops, beauty parlors or similar personal service

Four spaces per chair

Eating places

One space for each 100 sq ft of floor area with a minimum of fifteen spaces for Eating Places-Drive-In and ten spaces for Eating Places-Carry-Out

Automobile service

Six spaces, plus one station for each employee on the largest shift, except that stations which primarily dispense only petroleum products and have no under-roof facilities for the repair and servicing of motor vehicles will require only two spaces, plus one for each employee on the largest shift.

Furniture stores, appliance stores, automobile salesrooms, and new and used car lots

One space for each 1,000 sq ft of enclosed floor area and one space for each 3,000 sq ft of open lot area devoted to the sale and display of motor vehicles

Laundromats

One space for each two washing or cleaning machines

Private clubs & Lodges

One space for each member of the staff, plus one space for each three club members, plus one space for each room which can be used to provide lodging accommodations for members or their guests

Group No. 3

Office:

Administrative or business office

One space for each 300 sq ft of floor area

Group No. 4

Medical and Health:

Dental clinics & offices

Two spaces for each examination or treatment room, plus one space for each dentist and other employees

Medical clinics & offices	Three spaces for each examination or treatment room, plus one space for each doctor and other employees
Hospital or similar medical facility	One space for each hospital bed, plus one space for each two employees and staff on the combined major work shifts
Nursing home, rest home and convalescent homes	One space for each two beds
Funeral homes	One space for each 50 sq. ft. of floor area in public rooms, plus one space for each vehicle maintained on the premises, plus one space for each employee

Group No. 5  
Education:

Elementary schools, junior high schools, public or private	One space for every 30 classroom seats, plus one space for each teacher or other employee
High schools, public or private	One space for each 6 students based on the design capacity of the building, plus one space for each teacher or other employee
Nursery or child care centers	Two spaces, plus one space for each staff member
Colleges & universities	One space for each 5 classroom seats, plus one space for each 3 seats in an auditorium.
Trade or commercial schools	One space for each student, based on the design capacity of the building, plus one space for each teacher or other employee
Libraries, museums, art galleries, and other public buildings	One space for each 300 sq ft of floor area

Group No. 6.  
Recreation & Religion:

Churches, chapels, temples, synagogues, auditoriums, gymnasiums, stadiums, and other places of public assembly	One space for each three seat or bench seating spaces
Theaters	One space for each two seats

Assembly halls, exhibition halls or rooms without seats	One space for each 50 sq ft of floor area
Golf courses, swimming pools, or similar places	One space for each three patrons the establishment is designed to serve
Enclosed place of amusement or recreation or similar place of assembly	One space for 100 sq ft of floor area devoted to assembly
Bowling establishments	Five spaces for each bowling lane, plus such additional space as may be required for affiliated uses

Group No. 7

Industry:

Manufacturing, warehousing, wholesaling similar establishments	One space for each two employees on the combined work shifts, plus one space for each 10,000 sq ft of floor area, plus one space for each vehicle maintained on the premises
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SECTION 4303 OFF-STREET PARKING STANDARDS

4303.01 GENERAL

A. Utilization

Required off-street parking facilities as listed in Section 4302 shall be solely for the parking of motor vehicles in operating condition, of patrons, occupants or employees of such uses.

B. Size

A required off-street parking space shall be at least ten (10) feet in width and at least twenty (20) feet in length, exclusive of access drives or aisles, ramps, columns, office or work areas.

C. Access

Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. Such aisle or driveway shall not be used for the parking of other vehicles, except that the driveway of a single family residence may be counted as one parking space.

D. Required Yards

Structures and buildings containing off-street parking shall be subject to the yard

requirements applicable in the district in which located. Off-street parking areas open to the sky may be located on any yard, except that:

1. In any "A," "R," or "OR-1" District, off-street parking shall not be located in any required front yard.
2. In any "A," "R," "OR-1" or "B-1" District on a corner lot devoted to a residential use, the off-street parking shall not be located closer to the side lot line bounding a street than the minimum side yard width prescribed by the development standards for the districts.
3. If a lot is devoted to a nonresidential use and if its front lot line, side lot line or rear lot line separates the lot from a lot in a Residential District, the off-street parking facilities located thereon shall not be closer to such lot line than the minimum front yard depth, side yard width, or rear yard depth prescribed by the development standard for the district.

E. Location

All required parking spaces shall be located as follows:

1. In any "A," "R," "OR-1" or "B-1" District on the same lot as the building or use served.
2. In a Business District (except a "B-1" District) on the same lot as the building or use served, or a contiguous parcel, or within four hundred (400) feet of the principal structure.
3. In any Industrial District on the same lot as the building or use served, or a contiguous parcel or within one thousand (1,000) feet of the nearest point of the principal structures; provided, however, that no off-street parking facilities for a business or industrial use shall be located in a Residential District.

F. Restricted Parking Lots - Conditional Use

Notwithstanding the provisions of Subsection 4303.01 E, the Board of Zoning Appeals may permit the use of land lying in a zoning district in which parking lots otherwise are not a permissible use as restricted parking lots.

1. The Board's approval of a restricted parking lot must be based on a finding that:
  - a. The parcel to be used is located not more than fifty (50) feet from the parcel on which is located the land use requiring such parking facilities.
  - b. The parking lot or parking lots shall be for use in connection with a permissible use in an adjacent zoning district (whether such adjacent district

is within the territory subject to this Resolution or is within a territory subject to the zoning restrictions of another zoning authority). Such parking lot shall be used solely for the parking of private passenger vehicles.

- c. The parking lot shall not be used for repair work or vehicle servicing or loading of any kind, and no advertising signs of any kind shall be erected on the lot.
  - d. The parking lot shall be closed between 11 p.m. and 7 a.m., except as may be otherwise permitted by the Board of Zoning Appeals.
- 2. Application for a Conditional Use Certificate shall be treated, processed, noticed and heard in the manner prescribed for in Section 406 hereof.
  - 3. The Board shall impose further conditions, such as screening and landscaping, as may be deemed necessary and appropriate, in order to reduce the adverse effect of a parking lot upon the preservation of the residential character and development of the Residential District in which the parking lot is proposed to be located.

#### 4303.02 MAINTENANCE

##### A. Surfacing

All open off-street parking areas (except a required parking space accessory to a single family dwelling) shall be graded, and provided with hard surface of bituminous or portland cement concrete or asphalt except residential tracts exceeding forty thousand (40,000) square feet in land area.

##### B. Separation

All open off-street parking areas shall be separated from public sidewalks by a space at least four (4) feet in width, and a six (6) inch high barrier (curb) shall be provided on the parking lot side of the four (4) foot width.

##### C. Screening

When any open off-street parking area containing more than five (5) parking spaces is adjacent to a Residential District, an effective buffer or screen, consisting of a solid wall, fence, or dense living hedge, shall be provided at the lot line to protect the privacy of the adjoining residential uses. Such wall, fence, or hedge shall be not less than six (6) feet in height.

##### D. Lighting

Any lighting used to illuminate off-street parking areas shall be equipped with suitable shielding or be so designed as to prevent a glare at eye level on surrounding public or private

property.

E. Repair and Service

No motor vehicle repair work or service of any kind, except emergency repairs, shall be permitted in or in association with any off-street parking area.

F. Drainage

All open off-street parking areas shall be provided with adequate drainage facilities as approved by the County Engineer. Said approval will not be required for off-street parking in districts "A" through "R-7".

G. Interior Design

All parts of open off-street parking areas which are unusable, either for parking or for traffic, shall be paved or landscaped with plantings of grass, flowers, shrubs and/or trees, which shall be continuously maintained.

H. Marking

Designated parking spaces shall be marked on the surface of the parking area with paint or permanent marking materials and maintained in clearly visible condition.

4303.03 UNITS OF MEASUREMENT

For the purpose of determining off-street parking requirements, the following units of measurements shall apply:

A. Floor Area

Floor area for nonresidential purposes shall be the sum of the gross horizontal area of all the floors of a building measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings.

B. Hospital Bassinets

In hospitals, bassinets shall not be counted as beds.

C. Places of Public Assembly

1. Benches

In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one seat for the purpose of

determining the off-street parking requirements of this Zoning Resolution.

2. Fixed Seats and Assembly Area

In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.

D. Fractions

When units of measurement determining the number of required parking spaces results in requirement of a fractional space, any fraction up to one-half (1/2) shall be disregarded and fraction of over and including one-half (1/2) shall require one parking space.

4303.04 ADDITIONS AND EXTENSIONS

Whenever any additions to a building or extension of land use results in an increase in the number of units used to measure required off-street parking spaces, and such addition or extension creates a need for an increase of more than ten (10) percent in the number of required off street parking spaces, additional off-street parking shall be provided on the basis of the increase in the number of such units of measurement.

A. Exception

In the case of additional dwelling units created by conversion of an existing dwelling, one off-street parking space shall be required for each additional dwelling unit so created.

4303.05 MIXED OCCUPANCIES AND USES NOT SPECIFIED

In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Where a use is not specifically mentioned in Section 4302, the requirements for a use which is so mentioned and to which said use is similar shall apply. Off-street parking facilities for one use shall not be considered as providing requirements for any other use, except as specified for joint use.

4303.06 COLLECTIVE PROVISIONS

Nothing in this Article shall be construed to prevent collective provision of off-street parking facilities for two (2) or more buildings or uses, provided that the total of such off-street parking spaces supplied collectively shall be not less than the sum of the requirements for the various uses computed separately; provided, however, that the requirements set forth in Subsection 4303.01 E as to maximum distances between parking areas and establishments served shall apply to each establishment participating in the collective provisions of parking.