

ARTICLE X

OFF-STREET PARKING AND LOADING

SECTION 1000: OFF-STREET PARKING AND LOADING

It is the intent of this Ordinance that all buildings, structures, and uses of land shall provide off-street parking and loading space in an amount sufficient to meet the needs caused by the building or use and that such parking and loading spaces are so designed as to be readily usable for such purpose. Therefore, off-street automobile parking and loading spaces shall be provided, as specified in this Ordinance, for uses and structures hereafter established.

1000.1 General Requirements

1. **Provision for Adequate Parking/Loading** - At the time of the initial construction of any principal building; or when a structural alteration or other change in a principal building produces an increase in dwelling units, guest rooms, floor area, or seating or bed capacity; or when a conversion in use occurs, sufficient off-street parking and loading shall be provided according to the standards set forth herein. When an addition is made to a building containing less than the required parking or loading requirements, a conforming amount of parking or loading shall be supplied based upon the size of the addition.
2. **Reduction of Parking/Loading** - Areas reserved for off-street parking/loading in accordance with the requirements of this Regulation shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified, except where equivalent parking/loading space is provided as specified herein.
3. **Off-site Parking** - In those instances where a principal use cannot meet the parking and loading requirements on site, parking spaces on an adjacent parcel, or parcel located within five hundred (500') feet of the main entrance of, and within the same district as, such principal use, may be used to meet minimum requirements, providing that collectively, both locations meet minimum requirements. In this situation, the applicant shall submit with his application for a building permit an instrument duly executed and acknowledged which accepts as a condition for the issuance of a building permit the permanent availability of such off-street parking spaces to serve his principal use. Such automobile parking spaces shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner.
4. **Shared Parking Areas** - Two (2) or more principal uses may utilize a common area in order to comply with off-street requirements, provided that the total number of individual spaces available in such common area is not less than the sum of the spaces required for each of the individual uses as separately computed in accordance with the provisions of this Section, and provided that the owner of said lot relinquishes his development rights over the property until such time as parking space is provided elsewhere. One half of the off-street parking spaces required by a use, whose peak attendance will be at night or on Sundays, may be shared with a use that will be closed at night or on Sundays.
5. **Landscape Plan Required** - Where buffer/screening or other such landscaping is required by this Ordinance, a Landscape Planting and Maintenance Plan, including details of proposed plant materials and/or walls, fencing or berms, and provisions for watering, maintenance and replacement, shall be submitted as part of any Rezoning, Conditional Use, or Building Permit application for the subject property and use, and must approved prior to the issuance of said permit.

1000.2 Design Standards for Off-Street Parking

All off-street parking shall be laid out, constructed, and maintained in accordance with the following requirements (excepting those associated with Single-Family Residential [R-1] and Two-Family Residential [R-2] uses).

1. **Location** – Off-Street parking/loading areas should be located to the sides or rear of buildings wherever feasible. All required parking areas for multiple-family developments shall be arranged so that direct and convenient access to and from the parking areas is provided. Where dwelling units have direct access to the exterior of the building, and in structures providing a common entrance to multiple units, at least one entrance shall be adjacent to the required on-site parking area.
6. **Access** – Off-street parking/loading facilities shall be arranged to provide safe and convenient access for pedestrians and vehicles. Except for single-family and two-family residential units, no off-street parking areas that make it necessary for vehicles to back out directly into a public road or otherwise obstruct the road shall be permitted. Loading spaces shall not hinder movement of pedestrians or vehicles over a street, sidewalk, or alley or to and from an off-street parking area.
7. **Curb Cuts/Driveways** – All curb cuts/driveways shall meet the requirements specified in *Article VI, Section 609, Control of Curb Cuts/Driveways*, in this Ordinance
2. **Improvements and Surfacing** – All off-street parking facilities shall meet the following standards, except for AR, A-1, and A-2 Districts.
 - a. At minimum, required parking area and drives shall be properly graded, surfaced and maintained so as to be dust-free, and to prevent erosion, siltation, and movement of mud, soil, or debris and excessive or detrimental stormwater runoff onto public or private lands or waters.
 - b. All parking areas in the R-3, B-2, B-3, OIP, LI, and HI Districts, shall be graded to insure proper drainage, surfaced with concrete, asphalt, or approved "pervious/porous pavement" (recommended) and maintained in good condition free of weeds, dust, trash, and debris. Each parking space shall be clearly demarcated by a painted stripe no less than three (3") inches wide running the length of each of the longer sides of the space or by curbing or by other acceptable method which clearly marks and delineates the parking space within the parking lot.
3. **Size of Off-Street Parking Spaces** - Each automobile parking space shall not be less than nine (9') feet wide and eighteen (18') feet deep.
4. **Handicapped Parking** – Parallel spaces for the handicapped, adjacent to a walk, shall be a minimum of thirteen (13') in width by twenty-four (24') feet in length. If the walk is at an elevation different from the elevation of the parking space, a 1:6 ramp shall be provided up to the walk. For 90-degree or angled spaces the minimum size of a handicapped space shall be thirteen (13') feet wide and twenty (20') feet deep. Handicapped spaces shall be marked on the pavement and by appropriate signs. Both markings shall use the universally accepted "Handicapped" symbol. Handicapped spaces shall be located nearest major building entrances. In no case shall handicapped spaces be more than one hundred (100') feet from an entrance.
5. **Interior Driveways** – Adequate interior driveways shall connect each parking space with a public right-of-way. Interior driveways when used with 90-degree-angle parking shall be not less than twenty-four (24') feet wide; when used with 60-degree parking, not less than twelve (12') feet wide with one-way traffic; when used with parallel parking or where no parking exists, not less than ten (10') feet for one-way traffic and not less than twenty (20') feet for two-way traffic.

6. **Interior Interconnecting Access** - Interior interconnecting access and/or common access drives shall be provided in a logical and orderly manner between parking areas or interior drives on complimentary adjacent uses in the B-2 Highway Business and B-3 General Business Districts, so as to minimize the need for curb cuts/driveways and for vehicles belonging to the general public to enter and exit the major street or highway in order to patronize more than one use.
8. **Vision Clearance** - Signs, walls, fences, and landscape plantings shall not be placed within the public right-of-way. In all districts no fence, wall, shrubbery, sign, or other obstruction to vision between the heights of three (3') feet and ten (10') feet above the finished grade of streets shall be erected, permitted or maintained within twenty (20') feet of the intersection of the pavement or surface edge of two streets, or the intersection of the pavement or surface edge of a driveway with the pavement or surface edge of a public street.
9. **Lighting** - If the off-street parking/loading facilities are to be used at night, they shall be adequately illuminated during the hours of operation for the safety of pedestrians and vehicles and for security. Illumination devices shall be directed away from adjacent properties and be so placed and so shielded as to prevent direct view of the light source and to prevent the rays or illumination therefrom being cast onto adjacent property, public roadways, or into approaching vehicles.

1000.3 Design Standards for Off-Street Loading/Unloading Space

In addition to off-street parking, as required herein, every business, industry, or institution requiring the receipt or distribution of materials or merchandise shall provide space for the loading and unloading of vehicles off of the street. The off-street loading facilities shall in all cases be provided on the same lot or parcel of land as the structure they are intended to serve, and in no case shall said off-street loading space be part of the area used to satisfy the off-street parking requirements specified herein.

Off-street loading/unloading facilities shall be provided as follows:

1. **Retail/Service Business** - One off-street loading and unloading space at least ten feet by thirty feet (10' x 30'), with a minimum of fourteen (14') feet overhead clearance, for each five thousand (5,000) square feet of gross floor area or fraction thereof.
2. **Wholesale Business and Industry** - One off-street loading and unloading space at least ten feet by fifty feet (10' x 50'), with a minimum of fourteen (14') feet overhead clearance, for each ten thousand (10,000) square feet of gross floor area or fraction thereof.
3. **Hospitals, Nursing Homes and Similar Institutions** - One off-street loading and unloading space at least ten by thirty feet (10' x 30'), with a minimum of fourteen (14') feet overhead clearance, for each five thousand (5,000) square feet of gross floor area or fraction thereof.
4. **Bus and Truck Terminals** - Sufficient space to accommodate the maximum number of buses or trucks to be stored or to be loaded or unloaded at any one time.
5. **Surfacing** - All such loading/unloading areas shall be graded to insure proper drainage, provided with an improved surface and maintained in good condition free of weeds, dust, trash, and debris.

1000.4 Landscaping and Buffer/Screening Requirements

1. **Interior Landscaping** - With the exception of A-1, A-2, AR, R-1, and R-2 districts and uses, all off-street parking/loading areas, shall provide interior landscaping as follows:
 - a. An average of at least one (1) tree occupying a planting island of at least ninety (90) square feet each shall be furnished for each ten (10) parking spaces on the interior and

for each five (5) cars on the perimeter of the parking lot. The perimeter of the parking lot includes the outside perimeter and any parking spaces adjacent to a building. Said trees shall be in addition to the perimeter landscape buffer required herein.

The planting island for trees shall be not less than nine (9') feet wide in any dimension. In addition to the required trees, planting islands shall also be planted with a dense evergreen covering of low shrubs or ground cover. Grass, if properly maintained may also be permitted. Trees shall be generally spaced in a uniform pattern throughout the interior of the lot to provide shade, screening and reduced stormwater runoff.

- b. For purposes of this section, a required tree may be any shade tree native to this region that has a single trunk and which will reach at least thirty five (35') feet in height and (35') thirty five feet in spread at maturity and which shall have a minimum height of ten (10') feet, at planting. To allow for vehicular circulation beneath the tree canopy without causing damage and to allow good visibility in the parking lot for security and traffic safety reasons, the trees, at maturity, should have a clear trunk at least seven feet above the finished grade.
- c. For vehicular use areas which do not include designated automobile parking spaces such as mini storage warehouses, truck loading and unloading spaces, impoundment yards, and the driveways and turning areas associated therewith, the required planting shall be one tree, as defined in paragraph "d" below, for each one thousand five hundred (1,500) square feet of such areas.
- d. Land located between parking areas and building lines shall be of sufficient width so as to allow for pedestrian use and appropriate landscaping. No parking or vehicle overhang shall encroach upon these areas.

2. **Perimeter Landscape Buffer** - Where off-street parking/loading for multi-family and non-residential districts/uses (other than agricultural) are located adjacent to or visible from existing single-family or two-family residential districts/uses, or where such off-street parking/loading areas are located adjacent to or visible from a public street, such off-street parking/loading areas shall be effectively screened with a perimeter landscape buffer as follows:

- a. A perimeter landscape buffer, a minimum of ten (10') feet in width, shall be required for off-street parking/loading areas accommodating fewer than one hundred (<100) cars.

A perimeter landscaped buffer, a minimum of twenty (20') feet in width shall be required for off-street parking/loading areas accommodating one hundred (≥100) or more cars.

- b. For perimeter landscape buffers facing a public streets or rights-of-way, plant materials shall consist of at least one tree (as defined in paragraph "1b" above) for each twenty-five (25') linear feet of buffer and a dense evergreen hedge, three (3') feet tall at planting that will reach a maximum height at maturity of no more than four (4') feet.

For perimeter landscape buffers facing side or rear property lines abutting single- or two-family residential districts or uses, plant materials shall consist of at least one tree (as defined in paragraph "1b" above) for each twenty-five (25') linear feet of buffer and a dense evergreen hedge, a minimum height of three (3') feet at the time of planting and which will reach a minimum height of eight (8') feet at maturity. A landscaped fence/wall, a minimum of eight (8') feet in height, may be substituted for the dense evergreen hedge.

- c. Earthen berms may be incorporated into the buffer design, provided that such berms shall be properly stabilized with enduring vegetation and shall not create drainage or erosion problems on adjacent properties or public rights-of-way.
 - d. The perimeter landscape buffer shall contain no paved surfaces with the exception of pedestrian walkways or access drives that cross the strip.
3. **Existing Trees** - Where healthy trees or other native plant materials exist on a site prior to its development, islands and buffers of such material should be incorporated into the parking lot design with special attention to the saving and preservation of trees with trunk diameters of six (6') inches or more. In lieu of the required perimeter landscape buffer, a twenty-five (25') foot wide natural buffer strip may be substituted, as specified in *Article IX, Section 911, Buffer and Screening Requirements*, in this Ordinance.
 4. **Installation and Maintenance of Required Landscaping and Buffer/Screening** - All required landscaping and buffer/screening shall be installed and maintained as specified in *Article IX, Section 911, Buffer and Screening Requirements*, in this Ordinance.
 5. **Vehicle Wheelstops or Curbs Required** - To prevent damage from cars parking too close to trees or shrubs, a curb or wheelstop must be provided. A substantial bumper rail of wood, metal or concrete shall be installed on the inside of the planting strip. No parking or vehicle overhang shall encroach upon required buffers or required interior landscaping.

1000.5 Parking Space Requirements for All Districts

The following table depicts the minimum number of off-street parking spaces required by the type of permitted use. When multiple uses occupy a building, the parking requirements shall be met by determining the percentage of the total building area devoted to each type of use and then applying the appropriate requirements by use. In calculating the required number of parking spaces, a fractional total shall be rounded to the next whole number.

LAND USE	PARKING REQUIREMENTS
RESIDENTIAL:	
Single- and Two-Family Dwellings	Two (2) spaces per dwelling unit.
Multiple Family Dwellings Efficiency Apartments One Bedroom Two Bedroom Three Bedroom	One (1) space per dwelling unit One and one half (1.5) spaces per dwelling unit Two (2) spaces per dwelling unit Two and one half (2.5) spaces per dwelling unit
Bed and Breakfasts, Boarding Houses, Rooming Houses	One (1) space for each guest bedroom, plus two (2) additional spaces for a resident manager or owner
Mobile Home and Recreational Vehicle Parks.	One (1) space for each mobile home or guest trailer space, plus one (1) additional space for a resident manager or owner.
Hotels, Motels	One (1) space for each guest bedroom, plus one (1) additional space for each five (5) employees on the largest work shift, plus one (1) additional space per three (3) persons to the maximum capacity of each public meeting and/or banquet room

PUBLIC ASSEMBLY:	
Places of worship.	One (1) space for each four (4) seats in the main auditorium or sanctuary.
Private clubs, lodges and fraternal buildings not providing overnight accommodations.	One (1) space for each five (5) active members.
Theaters, auditoriums, coliseums, stadiums and similar places of assembly.	One (1) space for each four (4) seats.
Libraries, museums.	One (1) space for each 500 square feet of gross floor area to which the public has access
Schools	One (1) space for each teacher and employee, plus one (1) space for each two (2) volunteers, plus one space for each one hundred (100) square feet of seating space in auditoriums or cafeterias. Where spectator events are held (stadiums or gymnasiums) parking requirements include one (1) space for each four (4) seats. For high schools and colleges there shall be an additional one (1) space for every ten (10) students for which the school was designed.
Playschools and day care centers.	One (1) space for each employee plus five (5) visitor spaces
Places of public assembly or amusement without fixed seating arrangements.	One (1) space for each 200 square feet of floor area or ground area devoted to public use.
Places of public assembly or amusement with fixed seating arrangements.	One (1) space per each four (4) seats
HEALTH FACILITIES:	
Hospitals, sanitariums, nursing homes, and similar institutional uses.	One (1) space for each four (4) beds (not including bassinets), plus one (1) space for each staff or visiting doctor, plus one (1) space for each four (4) employees, including nurses, plus one (1) space for each facility vehicle operating from the premises.
Kennels and animal hospitals	One and one-half (1.5) spaces for every one hundred (100) sq. ft. of waiting room area, plus one (1) space for each two (2) employees.
Medical, dental and health offices and clinics.	One (1) space for each 200 square feet of floor area used for offices and similar purposes.
Funeral Homes and Mortuaries	One (1) space per four (4) seats in chapel or one (1) space per fifty (50) square feet of public area whichever is greater.

BUSINESSES:	
Automobile Service Station and repair establishments	One (1) space for each regular employee plus one (1) space for each 250 square feet of floor area.
Food Stores	One (1) space for each 100 square feet of floor area designated for retail sales only.
Restaurants, including bars, grills, diners, cafes, taverns, night clubs, lunch counters, and all similar dining and/or drinking establishments.	One (1) space for each four (4) seats provided for patron use, plus one (1) space for each seventy-five (75) square feet of floor area provided for patron use but not containing seats, plus one (1) space per each employee
Office buildings, including banks, business, and professional offices, but excluding medical, dental and health offices and clinics.	One (1) space for each 300 square feet of gross floor area, plus one (1) space for each company or fleet vehicle operating from the premises
General retail/service establishments, excluding food stores and restaurants.	One (1) space for each 200 square feet of gross floor area
Governmental offices.	One (1) space for each 300 square feet of gross floor area plus one (1) space for each governmental vehicle operating from the premises.
Shopping Centers.	Five (5) spaces for each one thousand (1,000) square feet of gross floor area up to 800,000 square feet, plus four and one-half (4.5) spaces per one thousand (1,000) square feet of gross floor area over 800,000 square feet.
Furniture Stores	One (1) space for every five hundred (500) square feet of gross floor area.
Public utilities, such as telephone exchanges and substations, radio and TV stations, and electric power and gas sub-stations.	A parking area equal to twenty-five (25%) percent of the gross floor area.
INDUSTRIES:	
Commercial, manufacturing and industrial establishments, not catering to the retail trade.	One (1) space for each two (2) employees on the maximum working shift, plus one (1) space for each company vehicle operating from the premises.
Wholesale establishments.	One (1) space for every fifty (50) square feet of customer service area, plus two (2) spaces for each three (3) employees on the maximum working shift, plus one (1) space for each company vehicle operating from the premises.

1000.6 Parking of Commercial Vehicles Restricted in Residential Districts

In any R-1, R-2, R-3, or AR district containing less than five (5) acres, no more than one (1) commercial vehicle, including, but not limited to, van, panel truck, or pick-up truck, per family residing on the premises, shall be allowed in any open storage space or parking area, provided that it meets all setbacks and other requirements for the district in which it is located. On-street parking of business-related vehicles shall not be permitted at any time, and no parking problem or traffic hazard shall be created. In no case shall a commercial vehicle used for hauling explosives, gasoline, liquefied petroleum products, or other hazardous materials be permitted.

1000.7 Parking/Storage of Boats, Recreational Vehicles, or Trailers of Any Type in Residential Districts

Except for temporary purposes such as loading and unloading, no major recreational or hauling equipment such as a boat, recreational vehicle, travel/camping trailer, boat trailer, or hauling trailer of any type shall be parked or stored on any lot in R-1, R-2, R-3, or AR district containing less than five (5) acres, except in a carport or enclosed building, or behind the front line of the principal building, provided, that such equipment shall observe all setbacks and other requirements for the district in which it is located. No such recreational equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such uses.

1000.8 Parking and Storage of Inoperative/Junked Vehicles

No motor vehicle, trailer, automobile, contrivance, or part thereof which is in an inoperative/junked condition shall be stored on property within any district except as specified in *Article IX, Section 906, Junked Vehicles*, in this ordinance.