

## CHAPTER 1141 Off-Street Loading and Parking

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### **1141.001 INTENT.**

The intent of the off-street loading and parking regulations is to protect the public health, safety and welfare by insuring that all land uses have adequate amounts of off-street loading and parking areas in order to not create traffic hazards on public streets.

(Ord. A-2248. Passed 4-9-01.)

### **1141.01 OFF-STREET LOADING.**

- (a) Off-street loading and unloading berths shall be provided on the same lot as the use to which they are accessory in accordance with the following schedule:

Gross Floor Area (sq. ft.)	Loading and Unloading Berths Required
Retail stores, department stores, wholesale establishments, storage uses and other business uses	3,000 to 15,000 15,001 to 40,000 Each 25,000 additional
Industrial uses	1 2 1 additional
	15,000 or less 15,001 to 40,000 40,001 to 100,000
	1 2 3

Each 40,000 additional                      1 additional

- (b) Loading spaces shall be on the same lot with the building they are intended to serve and may occupy all or any part of any required yard, provided that no such space shall be closer than fifty feet from any other lot located in any S or R District unless wholly within a completely enclosed building or enclosed on all sides by a well-maintained wall or uniformly painted solid fence not less than six feet in height.
- (c) Loading spaces shall be constructed with asphalt, concrete or any other dust-free surface complying with City engineering standards.
- (d) Loading spaces that are constructed below grade shall have a stormwater drainage system that complies with City engineering standards.

(Ord. A-2248. Passed 4-9-01.)

**1141.02 NUMBER OF PARKING SPACES REQUIRED.**

In any district, in connection with every principal or conditional use, there shall be provided off-street parking spaces in accordance with the following schedule:

<u>Use</u>	<u>Number of Spaces</u>
Billiard room; pool hall	1 for each 200 sq. ft. of floor area
Golf course	6 per hole
Golf driving range	1.5 per tee
Boarding or lodging house	1 for each sleeping room
Bowling lanes	5 for each lane
Church or temple; auditorium; arena stadium; dance or assembly hall; unenclosed theater	1 for each 5 seats
Dwelling:    Single-family Two family Multi-family Home occupation	2 2 for each unit 2 for each unit 1 additional
Middle schools; elementary schools; pre-schools	1 for each 850 sq. ft. of classroom space, plus 1 for each 100 sq. ft. of office space and 1 for each 50 sq. ft. of assembly space
Emergency shelters	1 for each 400 sq. ft. of floor area
Funeral home or mortuary	1 for each 50 sq. ft of floor area
Group homes	1 for every 2 group home residents, plus 1 for each employee in the largest work shift

Hotel; motel or motor hotel; tourist home	1 for each living or sleeping unit, plus 1 for each 100 sq. ft. of office space and 1 for each 50 sq. ft. of restaurant and lounge space
Hospitals	1 for each 80 sq. ft. of sleeping space, plus 1 for each 100 sq. ft. of office space and 1 for each 150 sq. ft. of treatment space
Senior high schools	1 for each 60 sq. ft. of classroom space, plus 1 for each 100 sq. ft. of office space
Library or similar cultural facility	1 for each 500 sq. ft. of floor area
Motor vehicle sales, rental or lease	1 for each 400 sq. ft. of indoor and outdoor vehicle display area
Movie theater	1 for each 4 seats
Mobile home park; public camp	2 for each mobile home unit space or camping unit space
Nursing home	1 for each 500 sq. ft. of sleeping space, plus 1 for each 100 sq. ft. of office space
Passenger transportation terminal	1 for each 3 seats in the waiting room
Private club or lounge	1 for each 125 sq. ft. of floor area
Private or public noncommercial recreation facility	1 for each 1,000 sq. ft.
All office uses	1 for each 300 sq. ft. of floor area
Public recreation facility	1 for each 1,000 sq. ft.
Broadcasting studio for radio and/or television productions	1 for each 1,000 sq. ft. of floor area
Restaurant or tavern; nightclub and cocktail lounge	1 for each 2 seats; with a minimum 15 spaces for drive-in restaurants
Retail business, service establishment and business office under 2,000 sq. ft. and over in floor area	1 for each 300 sq. ft. of floor area
Retail business, service establishment and business office 2,000 sq. ft. and over in floor area	1 for each 200 sq. ft. of floor area
Municipal or government building	1 for each 400 sq. ft. of floor area

Post office	1 for each 400 sq. ft. of floor area
Parcel delivery terminal	1 for each 500 sq. ft. of floor area
Universities, colleges, vocational/technical schools	1 for each 100 sq. ft. of classroom space, plus 1 for each 50 sq. ft. of assembly space
Wholesale business; warehouse; freight terminal; manufacturing or industrial use; junk yard; public utility facility (except as a business office)	1 for each 3,000 sq. ft. of floor area
Self-service storage facility	1 for each 30 storage units
Nursery or greenhouse	1 for each 400 sq. ft. or indoor and outdoor display area

(Ord. A-2248. Passed 4-9-01.)

**1141.03 USES NOT LISTED.**

For uses not listed elsewhere in this chapter, these shall be provided off-street parking spaces in accordance with the following schedule:

<u>Use</u>	<u>Number of Spaces</u>
Any business not specifically stated or implied elsewhere in this Zoning Code.	As determined by the Board. The determination shall be based upon the expected number of parking spaces the particular type of business use would require to satisfy estimated peak parking load requirements.

(Ord. A-2248. Passed 4-9-01.)

**1141.04 LOCATION OF PARKING SPACES.**

- (a) Off-street parking spaces accessory to a dwelling shall be on the same lot as the dwelling.
- (b) In the O-1, B-1, B-2, I-1 and I-2 Districts, off-street parking spaces may be located in the required front yard on lots where business or industry is located.

(Ord. A-2248. Passed 4-9-01.)

**1141.05 COLLECTIVE USE OF OFF-STREET PARKING FACILITIES.**

Nothing in this chapter shall be construed to prevent provision of collective off-street parking facilities for two or more buildings or uses. In such cases of collective use, the following regulations shall apply:

- (a) Collective Use by Commercial and Industrial Facilities. Two or more attached commercial or industrial uses may provide collective off-street parking at a rate of not less than ninety percent (90%) of the sum of the spaces required for the various uses computed separately.
- (b) Collective Use by Residential Facilities. Two or more attached residential uses shall not provide collective off-street parking at a reduced rate, except as may be provided for in Chapter 1144 of the Zoning Code.
- (c) Collective Use by Religious Institutions. A religious institution requiring parking area at times when nearby uses do not need their parking facilities may, by agreement approved by the Board, utilize such facilities in lieu of providing its own parking facilities. A similar agreement, approved by the Board, may be made by uses wanting to utilize religious institution parking areas.

(Ord. A-2248. Passed 4-9-01.)

**1141.06 UNITS OF MEASUREMENT.**

For purposes of this chapter, the following units of measurement shall apply:

- (a) In the case of offices, merchandising or service types of uses, "floor area" means the gross floor area used or intended to be used by tenants or for service to the public as customers, patrons, clients or patients, including areas occupied by fixtures and equipment used for the display or sale of merchandise. It does not include areas used principally for non-public purposes, such as storage, incidental repair and processing or packaging of merchandise, for show windows, for offices incidental to the management of stores or buildings, for employee lounges and for utility services.
- (b) In hospitals, bassinets shall not be counted as beds.
- (c) In places of public assembly in which patrons or spectators occupy benches, pews or other such seating facilities, each twenty inches of such seating facilities shall be counted as one seat.

(Ord. A-2248. Passed 4-9-01.)

**1141.07 MINIMUM PARKING SPACE AND DRIVEWAY AISLE DIMENSIONS.**

The following minimum dimensions shall apply to all parking spaces and driveway aisles:

- (a) Handicap Spaces. Where provided, handicap parking spaces shall not be less than eight feet in width, with an accompanying 5 foot access aisle, and twenty feet in length. Two accessible parking spaces may share a common access aisle
- (b) Standard Width and Length. Parking spaces must have, at a minimum, the following dimensions:

Dimension	Parallel	30°	45°	60°	90°
Space width (ft.)	10	9	9	9	9
Space length (ft.)	22	18	20	21	19

Perpendicular and angular parking spaces for medical facilities, eating places, banking / financial institutions and/or service stations / convenience stores shall not be less than ten feet in width and twenty feet in length..

(c) Driveway Aisles. Driveway aisles shall have the following minimum dimensions:

0 degree Parking (Parallel)	60 degree Parking
One-Way .....12 feet	One-Way .....18 feet
Two-Way .....24 feet	Two-Way .....24 feet
45 degree Parking	90 degree Parking
One-Way .....13 feet	One-Way .....25 feet
Two-Way .....24 feet	Two-Way .....25 feet

(Ord. A-2248. Passed 4-9-01 and Ord. 2419. Passed 1-24-05)

#### **1141.08 SURFACING.**

All open off-street parking and loading facilities and vehicular use areas, except in the N, S and R Districts, shall be graded and provided with a paved surface, and shall comply with standards of the City Engineer. Within the N, S and R Districts, no parking surface shall cover more than thirty-five percent (35%) of the front yard.

(Ord. A-2248. Passed 4-9-01.)

#### **1141.09 SEPARATION FROM PUBLIC RIGHT-OF-WAY.**

In the O-1, B-1, B-2, I-1 and I-2 Districts, all open off-street parking facilities located within a required front yard shall be separated from public sidewalks or the existing right-of-way, whichever is greater, by a grass area at least ten feet in width. In this grass area one tree for every thirty feet of street frontage shall be planted and maintained. A minimum six inch barrier (curb) shall be provided on the parking lot side of the required grass area.

(Ord. A-2248. Passed 4-9-01.)

#### **1141.10 SEPARATION FROM ADJOINING PROPERTIES.**

In the O-1, B-1, B-2, I-1 and I-2 districts, all open off-street parking facilities shall be separated from adjoining properties by a grass area of at least ten feet in width.

(Ord. A-2248. Passed 4-9-01.)

#### **1141.11 SCREENING ADJOINING RESIDENTIAL DISTRICTS.**

When any open off-street parking facility for more than five vehicles is adjacent an N, S or R 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 not be less than six feet in height.

(Ord. A-2248. Passed 4-9-01.)

#### **1141.12 LIGHTING.**

Any light used to illuminate off-street parking facilities shall be equipped with a suitable shielding designed to prevent glare on surrounding public or private property and pedestrian and vehicular traffic. Such light shall conform to the City Lighting Plan and be approved by the City Engineer.

(Ord. A-2248. Passed 4-9-01.)

**1141.13 DRAINAGE.**

All open off-street parking facilities shall be provided with adequate drainage facilities as approved by the City Engineer.

(Ord. A-2248. Passed 4-9-01.)

**1141.14 INTERIOR DESIGN.**

All parts of open off-street parking facilities which are unusable, either for parking or for traffic, shall be paved or landscaped and maintained with plantings of grass, flowers, shrubs, and at a minimum, one tree of at least 1-1/4 caliper or larger for every fifteen parking spaces. A minimum six inch barrier (curb) shall be provided to delineate such paving or landscaping.

(Ord. A-2248. Passed 4-9-01.)

**1141.15 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.

(Ord. A-2248. Passed 4-9-01.)

**1141.16 USE OF OFF-STREET PARKING AREAS.**

- (a) The display for sale of all types of vehicles shall be prohibited within any off-street parking area, except for a private individual selling one personal vehicle from a residence at any one time.
- (b) The display, sales, or storage of any goods, wares, or merchandise shall not be permitted within any required off-street parking area.
- (c) The parking of buses and commercial vehicles shall conform to Section 351.14 of the traffic code.

(Ord. A-2248. Passed 4-9-01.)

**1141.17 CHANGES IN USE; ADDITION AND ENLARGEMENTS.**

Whenever, on any lot or in any building, there is a change in use or an increase in floor area or in the number of employees or other unit of measurement hereinbefore specified for the determination of required off-street parking spaces, additional off-street parking facilities shall be provided on the basis of the increased requirements of the new use or other unit of measurement, provided, however, that in case such change creates a need for an increase in off-street parking spaces of less than ten percent of the parking spaces previously required, no additional parking facilities shall be required.

(Ord. A-2248. Passed 4-9-01.)

**1141.18 EXEMPTION FOR COURT SQUARE BUSINESS DISTRICT.**

The off-street parking space requirements of this chapter shall not apply to business uses located in the B-5 Court Square Business District as shown on the Zoning Map, provided, however, that such spaces, if voluntarily established, shall comply with the requirements regarding development and maintenance. New residential uses in the B-5 District shall be required to provide at least one off-street parking space per unit, provided, however, that this parking space may be provided within 100 feet of the structure in which the unit is located.

(Ord. A-2248. Passed 4-9-01.)