

## **ARTICLE 14-8 OFF-STREET PARKING AND LOADING REGULATIONS**

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#### **Section 14-8-1 Off-Street Parking Regulations**

A. Off-street parking and loading regulations are designed to reduce or eliminate traffic congestion in the public streets.

1. Parking for Dwelling: For all dwellings hereafter erected, or for any buildings converted to residential use or occupancy, provision shall be made on the premises to provide two (2) parking spaces for each single family or two family dwelling unit in the structure and one and one-half (1 1/2) spaces for each dwelling unit in a multiple family structure.

2. Parking for Places of Public Assembly: For every structure or part thereof hereafter erected, or for any building converted to such uses or occupancy to be used principally as a place of public assembly or for any addition thereto, there shall be provided on the premises accessible off-street parking space as indicated below.

a. Churches: One (1) parking space for every five (5) persons for which seating is provided in the main auditorium exclusive of the seating capacity of Sunday school and other special rooms.

b. Theaters, Auditoriums, Arenas, Stadiums: One (1) parking space for every five (5) persons for which seating is provided.

c. Bowling Alleys, Dance Halls, Skating Rinks and Similar Recreational Uses: One (1) parking space for each three hundred (300) square feet of floor area, or fraction thereof, in the building.

d. Funeral Home: One (1) parking space for each two hundred (200) square feet of floor area, or fraction hereof, in the building.

e. Private Clubs and Lodges, Fraternal Organizations, Libraries, Museums and Community Buildings: One (1) parking space for each three hundred (300) square feet of floor area, or fraction thereof, in the building.

f. other Places of Public Assembly: One (1) parking space for each three hundred (300) square feet of floor area, or fraction thereof, in the building.

3. Parking for Boarding and Lodging Houses: For all boarding and lodging houses hereafter erected, or for any buildings converted to such use or occupancy, provision shall be made on the premises to provide one (1) parking space for each dwelling unit and guest room.

4. Parking for Fraternities and Sororities: For all fraternities and sororities hereafter erected, or for any buildings converted to such use or occupancy, provision shall be made on the premises to provide one (1) parking space for every five (5) beds in the structure.

5. Parking for Hotels and Motels: For each hotel or motel hereafter erected or for any building converted to such use or occupancy, except in the C-2 District- Central Business, at least one (1) parking space shall be provided for each individual guest room or suite of rooms and one (1) additional space for each three (3) employees. The location of the parking facilities shall be on the same site as the hotel or motel.

6. Parking for Hospitals; For each hospital hereafter erected, or for any building converted to such use or occupancy, provision shall be made on the premises to provide one (1) parking space for each three (3) hospital beds in the structure , plus one (1) parking space for each doctor assigned to the staff.

7. Parking for Schools, Colleges, Universities, and Other Institutions of Learning: For all schools, colleges, universities and other similar institutions of learning hereafter erected, or for any buildings converted to such use or occupancy, provision shall be made on the premises to provide one (1) parking space for each ten (10) high school, college or university students predicted upon the designed capacity of the physical plant.

8. Parking for Homes for the Aged or Convalescent Homes: For all homes for the aged or convalescent homes hereafter erected, or for all buildings converted to such use or occupancy, provision shall be made on the premises to provide one (1) parking space for each five (5) beds in the structure, plus one (1) parking space for each three (3) employees.

9. Parking for Institutions or a Religious, Charitable, or Philanthropic Nature: For each institution of a religious, charitable or philanthropic nature hereafter erected, or for any building converted to such use or occupancy, provision shall be made on the premises to provide one (1) parking space for each five (5) beds in the structure, plus one (1) parking space for each three (3) employees.

10. Parking for Clinics: For all clinics hereafter erected or for any building converted to such use or occupancy, provision shall be made on the

premises to provide one (1) parking space for each three hundred (300) square feet of floor area in the building.

11. Parking for Manufactured Home Subdivisions: Provision shall be made on the premises to provide two (2) parking spaces for each lot in such subdivision.

12. Parking for Manufactured Home Parks: For all manufactured home parks, there shall be provided one (1) parking space for each manufactured home space or RV space in such park, and one (1) additional parking space for every four (4) manufactured home spaces in such park.

13. Parking for RV Parks: For all RV Parks, there shall be provided one (1) parking space for each RV or manufactured home space in such park.

14. Parking for Office Buildings: All office buildings hereafter erected, and all buildings converted to such use or occupancy, shall provide on the premises one (1) parking space for each three hundred (300) square feet, or fraction thereof, of floor area in the building.

15. Parking for commercial Buildings: All commercial buildings hereafter erected, and all buildings converted to such use or occupancy, shall provide on the premises one (1) parking space for each three hundred (300) square feet of floor space in the buildings, provided, however, that two (2) or more establishments may provide necessary parking space upon a single parcel of land not within a Residential Zoning District.

16. Parking for Industrial Buildings: All industrial buildings hereafter erected, and all buildings converted to such use or occupancy, shall provide on the premises one (1) parking space for each three (3) employees on any one working shift; provided, however, one (1) parking space for each five hundred (500) square feet of floor area, or fraction thereof, in the building shall be provided on the premises where the number of employees is indeterminate. In addition, parking space for trucks and other vehicles owned by or in the custody of the industry shall also be provided on the premises.

17. Fractional Measurements Involving Parking Spaces: Unless otherwise provided for in the specific parking regulations, one (1) additional parking space shall be required if the number of required parking spaces results in a fractional number of more than one half. (1/2).

## **SECTION 14-8-2 PARKING LOT LOCATION AND PLACEMENT REQUIREMENTS**

A. The required parking spaces shall be located on the same premises as the use three are intended to serve.

B. Two or more buildings or uses may provide joint parking spaces if the total of the required number of spaces is not less than the sum of spaces required for each individual building or use computed separately.

**C Setback from a Street:**

where a parking lot abuts a Residential district along a street or streets, no part of the parking lot shall be closer than fifteen (15) feet to the street line. where a parking lot abuts a Residential district on the same side of a street and in the same block, no part of the parking lot shall be closer to the street line than the minimum required front set-back for residential properties in the same block. Regardless of the district in which it is located, every part of a parking lot shall be set back from every lot line a sufficient distance to insure that no part of any parked vehicle will project over any lot line.

**D. Set-Back from an Interior Lot Line:** Where a parking lot abuts a residential district along its interior side lot line and is not separated therefrom by an alley, no part of the parking lot shall be closer than three (3) feet to said lot line.

**E. Rear Set-Back:** Where as parking lot abuts a Residential district along its rear lot line and is not separated therefrom by an alley no part of the parking lot shall be closer than three (3) feet to said lot line. Where the rear lot line is contiguous to an alley, no set-back is required.

**F. Access to Parking from an Alley:** Any parking lot may use an abutting alley for direct access to parking spaces; provided that the full width of the alley is dedicated to the public and fully improved with a hard, all-weather, dust-free surface, properly drained to prevent impoundment of surface water.

**G Access to parking from a Street:** Access to a parking lot from a street shall be limited to driveways, and there shall be no direct access to any off-street parking space from the street.

**H. Ingress and Egress:** No entrance or exit to a parking lot shall be located closer to an abutting Residential district than fifteen (15) feet.

**SECTION 14-8-3 REQUIRED PARKING LOT IMPROVEMENTS AND MAINTENANCE**

**A. Surfacing and Drainage:** Every parking lot shall be constructed and maintained so as to provide a hard, all-weather, dust-free surface, properly drained to prevent impoundment of surface water.

**B. Screening:** Where the interior side lot line or rear lot line of a parking lot abuts a Residential district, and is not separated therefrom by an alley, a solid, unpierced, masonry screen wall not less than five (5) feet in height above grade shall be erected abutting the lot line; provided, however, that in no case shall a screen wall extend closer to a street line than the minimum required set-back for residential properties in the same block.

**C. Landscaping:** The area between the street line and the parking lot shall be suitably landscaped and maintained by the owner or operator of the parking lot.

**D. Lighting:** Parking lots used during hours of darkness shall be lighted, In the case of parking lots located in or abutting a Residential district, the overall height of lighting fixtures shall not exceed twelve (12) feet above grade. In every case, lighting fixtures shall be so constructed and arranged as to reflect light away from any adjacent Residential district.

#### **SECTION 14-8-4 LOADING AND UNLOADING REGULATIONS**

A. Loading and unloading requirements for commercial and industrial uses are as follows:

**1. Loading and Unloading for Commercial Buildings:** For all commercial buildings hereafter erected, or for any building converted to such use or occupancy, there shall be provided one (1) loading and unloading space for each twenty-five thousand (25,000) square feet of floor area, or fraction thereof, devoted to such use in the building.

**2. Loading and Unloading for Wholesale, Manufacturing and Industrial Buildings:** For all wholesale, manufacturing and industrial buildings hereafter erected or for any building converted to such use or occupancy, there shall be provided one (1) loading and unloading space for each ten thousand (10,000) square feet of floor area, or fraction thereof, devoted to such use in the building.

**3. Location of Required Loading and Unloading Spaces:** The required loading and unloading spaces shall in all cases be on the same lot as the use they are intended to serve. In no case shall required loading and unloading spaces be part of the area used to satisfy the parking requirement.

**4. Collective Action Relative to Loading and Unloading:** This Ordinance shall not be construed to prevent the joint use of loading and unloading spaces for two (2) or more buildings or uses if the total of such spaces when used together is not less than the sum of the

spaces required for the various individual buildings or uses computed separately.

**5. Mixed Uses:** In the case of mixed uses, the required loading and unloading spaces shall be the sum of the required loading and unloading spaces for the various uses computed separately, and such spaces for one use shall not be considered as providing required loading and unloading for any other use.

**6. Location of Loading Space:** Required off-street loading space may occupy all or any part of a required rear yard, except as provided elsewhere in this Ordinance and may be partially or entirely enclosed within a building. Where a side yard abuts an alley in a non-residential district, loading space may be located in that side yard.

**7. Use of Alley for Maneuvering Space:** Where a building or use in a non-residential district requiring off-street loading space abuts an alley, such alley may be used for maneuvering space for loading and unloading spaces; provided, however, that no alley abutting any residential district may be so used.