

## ARTICLE 9

### PARKING AND LOADING REQUIREMENTS

#### SECTION 9.01 GENERAL OFF-STREET PARKING

- A. In all districts, except agricultural, there shall be provided at the time any building is erected, or uses established, enlarged or increased in capacity, off-street parking spaces for automobiles with the requirements as specified.
- B. No parking area or parking space which exists at the time this ordinance becomes effective or which subsequent thereto is provided for the purpose of complying with the provisions of this ordinance shall thereafter be relinquished or reduced in any manner below the requirements established by this ordinance, unless additional parking area or space is provided sufficient for the purpose of complying with the provisions of this ordinance and the distance requirements as specified in section 9.01 (D).
- C. Plans and specifications showing required off-street parking spaces including the means of access and interior circulation, shall be submitted to the zoning administrator for review at the time of application for a building permit.
- D. Required off-street parking facilities shall be located on the same lot as the principal building or on a lot within three hundred (300) feet thereof except that this distance shall not exceed one hundred fifty (150) feet for a single family and two family dwellings. This distance specified shall be measured from the nearest point of the lot occupied by the building or use that such facility is required to serve.

#### SECTION 9.02 OFF-STREET PARKING REQUIREMENTS IN THE “AA”, “AB” and “OSC” DISTRICTS

- A. Off-street parking areas shall be drained so as to prevent drainage to abutting properties and shall be constructed of material which have a dust free surface resistant to erosion.
- B. Off-street parking spaces shall not be closer than five (5) feet to any property line, except where a wall, fence, or compact planting strip not less than four (4) feet in height exists as a parking barrier along the property line.
- C. Required parking spaces for all types of vehicles and equipment may be provided either in garages or parking areas entirely within the rear or side yard.

- D. Storage of not more than two (2) non-residential type recreational vehicles provided that such units shall be completely within the side and rear yards. Outdoor storage or overnight parking of one (1) commercial vehicle over one (1) ton capacity shall be permitted. One additional commercial vehicle shall be permitted if it is necessary to the function of the premises on which it is located or necessary to an occupation of an occupant of the premises provided that such vehicle(s) be parked entirely within a side or rear yard or completely enclosed within a structure.

**SECTION 9.03      OFF-STREET PARKING REQUIREMENTS IN THE “RA”  
AND “RB”, “MHP” and “MF” DISTRICTS**

- A. Parking of motor vehicles shall be limited to passenger vehicles, one (1) non residential type recreational vehicles per dwelling unit, and not more than one (1) commercial vehicle of the light delivery type, not to exceed three-fourths (3/4) ton shall be permitted per dwelling unit. The parking of any other type of commercial vehicle (see definition), or bus, except for those parked on school or church property, is prohibited in a residential zone. Required parking spaces for all types of uses may be provided either in garages or parking areas entirely within the rear or side yard.
- B. Off-street parking spaces shall not be closer than five (5) feet to any property line, except where a wall, fence or compact planting strip not less than four (4) feet in height exists as a parking barrier along the property line.
- C. Off-street parking areas shall be drained so as to prevent drainage to abutting properties and shall be constructed of material which have a dust free surface resistant to erosion.

**SECTION 9.04      DELETED**

**SECTION 9.05      DESIGN REQUIREMENTS OF OFF-STREET PARKING  
AREAS IN COMMERCIAL AND INDUSTRIAL DISTRICTS**

- A. Each off-street parking space for automobiles shall not be less than two hundred (200) square feet in area, exclusive of access drives or aisles and shall be in usable shape and condition. There shall be provided a minimum access drive of ten (10) feet in width, and where a turning radius is necessary, it will be of such an arc as to reasonably allow an unobstructed flow of vehicles. Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of a parking space. The minimum width of such aisle shall be:

1. For ninety (90) degree or perpendicular parking, the aisle shall not be less than twenty-two (22) feet in width.
  2. For sixty (60) degree parking, the aisle shall not be less than eighteen (18) feet in width.
  3. For forty-five (45) degree parking, the aisle shall not be less than thirteen (13) feet in width.
  4. For parallel parking, the aisle shall not be less than ten (10) feet in width.
- B. Off-street parking facilities required for churches may be reduced by fifty (50) percent where churches are located in nonresidential districts and within three hundred (300) feet of usable public or private off street parking areas. Off street parking facilities for trucks at restaurants, service stations and other similar and related uses shall be sufficient size to adequately serve trucks and not interfere with other vehicles that use the same facilities. Such truck spaces shall not be less than ten (10) feet in width and sixty-five (65) feet in length.
- C. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following requirements:
1. All off-street parking spaces shall not be closer than five (5) feet to any property line, except where a wall, fence or compact planting strip not less than four (4) feet in height exists as a parking barrier along the property line.
  2. Off-street parking areas shall be paved or blacktopped and drained so as to prevent drainage onto abutting properties.
  3. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining premises and streets.
  4. Any off-street parking area providing spaces for five (5) or more vehicles shall be effectively lighted and screened on any side which adjoins or faces property adjoining a residential lot or institution by a wall, fence or compact planting not less than four (4) feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property.
  5. All off-street parking areas that make it necessary for vehicles to back out directly into a public road are prohibited, provided that this

prohibition shall not apply to off street parking areas of one or two family dwellings.

6. Combined parking facilities are allowed where two or more uses occur on one property or when a building on one property contains two or more uses provided that the permanent allocation of the required number of parking spaces shall be the sum of the requirements for the various uses and computed in accordance with this ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except churches.
- D. Any sign intended to advertise parking or loading facilities shall be constructed in accordance with the regulation in Article 8.
- E. A business involving the repair, service, sale or display of vehicles is prohibited in areas used for parking or loading.

## **SECTION 9.06 OFF-STREET PARKING SPACE REQUIREMENTS**

For the purposes of determining off-street parking requirements, the following units of measurement shall apply.

- A. Floor area. In the case of uses where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that such floor area need not include any area used for incidental service storage installations of mechanical equipment, penthouses, housing ventilators and heating systems and similar uses.
- B. Places of assembly: in stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews or other similar seating facilities, each eighteen (18) inches of such seating facilities shall be counted as one seat. 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.
- C. Fractions: when units of measurement determining the number of required parking spaces result in requirement of a fractional space. Any fraction shall require one (1) parking space.
- D. The minimum required off-street parking spaces shall be set forth as follows:

### **USE: PARKING SPACE REQUIREMENTS**

**AUTOMOBILE OR MACHINERY SALES AND SERVICE GARAGES:** One (1) space for each two hundred (200) square feet of showroom floor area plus six (6) spaces for each service bay plus one (1) space for each two (2) employees on the maximum shift and one (1) space for each used car display area.

**BANKS, BUSINESS AND PROFESSIONAL OFFICE:** Two (2) parking spaces for each 200 square feet of floor area plus one (1) parking space for each employee working within the building.

**BARBER SHOPS AND BEAUTY PARLORS:** Two (2) spaces for each chair plus one space for each employee.

**BED-AND-BREAKFAST INNS:** Two (2) spaces for the permanent occupants of the residence and one (1) space for each room for sleeping accommodations.

**BOARDING HOUSES, LODGING HOUSES AND FRATERNITIES:** Two (2) parking spaces for each three (3) beds.

**BOWLING ALLEYS:** Five (5) spaces for each alley plus one (1) space for each employee per shift.

**CHURCHES, AUDITORIUMS, STADIUMS, SPORTS ARENAS, THEATERS, DANCE HALLS, and ASSEMBLY HALLS OTHER THAN SCHOOLS:** One (1) space for each four (4) seats or for each four (4) persons permitted in such edifice as stated by the Fire Marshall.

**CLINICS:** Four (4) spaces for each doctor plus one (1) space for each employee per shift.

**CONVALESCENT HOME, ORPHANAGE OR SIMILAR USE:** One (1) parking space for each four (4) beds plus (1) space for each two (2) employees, including nurses per shift and one (1) for staff doctor.

**DRIVE-IN BANKS, CLEANERS AND SIMILAR BUSINESS:** Storage space for five (5) cars between the side walk area and the service window and one (1) parking space for each two (2) employees and one (1) space for each 200 square feet.

**DRIVE-IN EATING ESTABLISHMENTS:** Ten (10) parking spaces, plus one (1) parking space for each twenty (20) square feet of floor area.

**DWELLINGS (SINGLE-FAMILY AND TWO-FAMILY):** Two (2) parking spaces for each family dwelling unit.

**DWELLINGS (MULTIPLE FAMILY):** Two (2) parking spaces for each dwelling unit.

**FUNERAL HOMES AND MORTUARIES:** Four (4) spaces for each slumber room and one (1) space for each fifty (50) square feet of floor area, which ever is greater, plus one (1) space for each fleet vehicle.

**FURNITURE, APPLIANCE STORES, HOUSEHOLD EQUIPMENT, AND FURNITURE REPAIR SHOPS:** One (1) space for each four hundred (400) square feet of floor area.

**GASOLINE FILLING AND SERVICE STATIONS:** One (1) parking space for each repair and service stall, plus one (1) space for each employee per shift.

**GENERAL OFFICE BUILDING:** One (1) parking space for each 400 square feet of gross floor area excluding auto parking within or on the building, plus one (1) parking space per two (2) employees per shift.

**HOSPITALS:** One (1) space for each bed plus one space for each two (2) employees and one (1) space for staff M.D.

**HOTELS, MOTELS, LODGING HOUSES, TOURIST AND BOARDING HOMES:** One (1) space for each living unit plus (1) space for each two (2) employees per shift.

**LIBRARIES, MUSEUMS, POST OFFICES:** One (1) parking space for each eight hundred (800) square feet of floor area plus one (1) parking space for each two (2) employees per shift.

**LIVESTOCK AUCTION:** Two (2) square feet of parking area for each one (1) square feet of building, pens or enclosed area on the premises of the auction facility.

**MANUFACTURING, FABRICATING, PROCESSING AND BOTTLING PLANTS, RESEARCH AND TESTING LABORATORIES:** One (1) space for each employee per shift plus two (2) spaces for each purchasing agent and ten (10) laboratories visitor spaces.

**RESTAURANTS, BEER PARLORS, TAVERNS, NIGHTCLUBS AND PRIVATE CLUBS:** One (1) parking space for each four (4) seats, plus one (1) parking space for each two employees per shift.

**RETAIL STORES, EXCEPT AS OTHERWISE SPECIFIED HEREIN:** One (1) parking space for each 150 square feet of floor area excluding auto parking space within or on the building.

**ROADSIDE STANDS:** Five (5) parking spaces for each twenty-five (25) square feet of floor area.

**SCHOOLS, PRIVATE OR PUBLIC ELEMENTARY AND JUNIOR HIGH SCHOOLS:** One (1) space for each employee normally engaged in or about the building or grounds plus one (1) space for each thirty (30) students enrolled.

**SENIOR HIGH SCHOOL AND INSTITUTION OF HIGHER LEARNING, PRIVATE OR PUBLIC:** One (1) parking space for each employee (including teachers and administrators) plus one (1) for each ten (10) students in addition to the requirement of the auditorium.

**SELF SERVICE LAUNDRY OR DRY CLEANING WASHING AND/OR STORES:** One (1) space for each two (2) dry cleaning machines.

**SUPERMARKET, SELF SERVICE FOOD AND DISCOUNT STORES:** Two (2) spaces for each two hundred (200) square feet of floor area plus one (1) space for each two (2) employees per shift.

**WHOLESALE ESTABLISHMENTS AND WAREHOUSE:** One (1) space for each four hundred (400) square feet of floor area plus one (1) space for each two (2) employees.

#### **SECTION 9.07      LOADING AND UNLOADING FACILITIES**

In connection with every building or part thereof hereafter erected, except single- and two-family dwelling unit structures, there shall be provided on the same lot with such buildings off street loading and unloading spaces for uses which customarily receive or distribute material or merchandise by vehicle.

- A. Plans and specifications showing required loading and unloading spaces including the means of ingress and egress and interior circulation shall be submitted to the zoning administrator for review at the time of application for a building permit for the erection or enlargement of a use or a building or structure.
- B. Each off-street loading – unloading space shall not be less than the following:
  - 1. In a residential district, a loading – unloading space shall not be less than ten (10) feet in width and twenty-five (25) feet in length and if a roofed space, not less than fourteen (14) feet in height.
  - 2. In any commercial or industrial district, a loading – unloading space shall not be less than ten (10) feet in width and sixty-five (65) feet in length and if a roofed space, not less than fifteen (15) feet in height.

- C. Subject to the limitations of the next paragraph, a loading – unloading space may occupy all or any part of any required side or rear yard; except the side yard along a side street in the case of a corner lot. In no event shall any part of a required front yard be occupied by such loading space.
- D. Any loading – unloading space shall not be closer than fifty (50) feet to any other lot located in any residential district unless wholly within a completely enclosed building or unless enclosed on all sides by a wall, fence or compact planting not less than six (6) feet in height.
- E. In the case of mixed uses on one lot or parcel, the total requirements for off-street loading – unloading facilities shall be the sum of the various uses computed separately.
- F. All off-street loading – unloading that makes it necessary to back out directly into a public road shall be prohibited.
- G. Off-street loading space and access drives shall be paved, drained in accordance with county drain commission standards, lighted and shall have appropriate bumper and wheel guards where needed and any light used for illumination shall be so arranged as to reflect the light away from the adjoining premises and streets.
- H. Off-street loading – unloading requirements for residential (excluding single family dwellings), hotels, hospitals, mortuaries, public assembly, offices, retail, wholesale, industrial or other uses similarly involving the receipt or distribution by vehicle, the uses having over five thousand (5000) square feet of gross floor area shall be provided with at least one (1) off-street loading – unloading space, and for every additional twenty thousand (20,000) square feet of gross floor space, or fraction thereof, one (1) additional loading – unloading space, the size of such loading – unloading space subject to the provisions of this ordinance.
- I. Where a use is not specifically mentioned, the requirements of a similar or related use shall apply, as determined by the zoning administrator.