

ARTICLE 12 - OFF-STREET PARKING AND LOADING FACILITIES

12.00 General Requirements

- (A) No building or structure shall be erected, substantially altered or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with provisions of this Resolution.
- (B) House trailers for recreational purposes, recreational vehicles, small utility trailers, aircraft, watercrafts, motorcycles, all terrain vehicles, snowmobiles, go-karts shall not be parked in front or side yards in Special Residential (RS-1), (R-3) and Cluster Subdivision Districts (see Temporary Buildings, Section 4.12). All the above mentioned must be registered to the property owner or lessee.
- (C) The provisions of this Article shall not apply to any existing building or structure, except where there is a change of use, provided, however, that Section 12.00 (B) shall apply to any existing building or structure in the Districts affected. Where the new use involves no additions or enlargements, there shall be provided as many of such spaces as may be required by this Resolution.
- (D) Whenever a building or structure constructed after the effective date of this Resolution is changed or enlarged in floor area, number of employees, number of housing units, seating capacity, or otherwise to create a need for an increase in the number of existing parking spaces, the enlargement or change, provided whenever a building or structure existing prior to the effective date of this Resolution is enlarged to the extent of fifty (50) percent or more in floor area, number of employees, number of housing units, seating capacity or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth herein.

12.01 Parking Space Dimensions

A parking space shall have minimum rectangular dimensions of not less than ten (10) feet in width and twenty (20) feet in length for ninety (90) degree parking, nine (9) feet in width and twenty-three (23) feet in length for parallel parking, ten (10) feet in width and twenty-one (21) feet in length for sixty (60) degree parking, and twelve (12) feet in width and twenty (20) feet in length for forty-five (45) degree parking. All dimensions shall be exclusive of driveways, aisles and other circulation areas. The number of required off-street parking spaces is established in Section 12.14 of this Resolution.

12.02 Loading Space Requirements and Dimensions

A loading space shall have minimum dimensions of not less than twelve (12) feet in width and fifty (50) feet in length, exclusive of driveways, aisles and other circulation areas, and a height of clearance of not less than fifteen (15) feet. One (1) off-street loading space shall be provided and maintained on the same lot for every separate occupancy requiring delivery of goods and having a production floor area of up to five thousand (5,000) square feet. One (1) loading space shall be provided for each additional ten thousand (10,000) square feet or action thereof.

12.03 **Paving**

The required number of parking and loading spaces as set forth in this Article, together with driveways, aisles and other circulation areas, shall be improved with acceptable impervious material to provide a durable and dust-free surface.

12.04 **Drainage**

All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.

12.05 **Maintenance**

The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash and other debris.

12.06 **Location of Parking Spaces & Areas**

The following regulations shall govern the location of off-street parking spaces and areas:

- (A) Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve.
- (B) Parking spaces for commercial, industrial or institutional uses shall be located not more than seven hundred (700) feet from the principal use. Parking lots farther than seven hundred (700) feet from the principal use may be approved by the Board of Zoning Appeals.
- (C) No one (1) area for off-street parking of motor vehicles shall exceed eighty (80) cars in capacity. Separate parking areas on a parcel shall be physically separated from each other by ten (10) foot planting strips.

12.07 **Minimum Distance Setbacks**

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, hospital or other institution for human care located on an adjoining lot, unless separated by an acceptably-designed screen. In no case shall any part of a parking area be closer than four (4) feet to any established street or alley right-of-way.

12.08 **Joint Use**

Two (2) or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement approved by the Board of Zoning Appeals shall be filed with the Application for a Zoning Permit.

12.09 **Wheel Blocks**

Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.

12.10 Width of Driveways

Driveways serving individual parking spaces shall be not less than twenty-five (25) feet wide for ninety (90) degree parking, twelve (12) feet wide for parallel parking, eighteen (18) feet wide for sixty (60) degree parking, and thirteen (13) feet wide for forty-five (45) degree parking. Driveways serving individual residential structures must be at least 10 feet wide.

12.11 Access

Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public street shall be traveling in a forward motion. Access of driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such lot shall be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access or driveway from a public street. The entrances and exits to the parking area shall be clearly marked. Interior vehicular circulation by way of access roads shall maintain the following minimum standards:

- (A) One-Way Traffic. Access roads for one (1) way traffic shall have a minimum width of fourteen (14) feet except for forty-five (45) degree parking in which case the minimum width of the access road shall be seventeen (17) feet.
- (B) Two-Way Traffic. Access roads for two (2) way traffic shall have a minimum width of twenty-four (24) feet. Parking areas having more than one (1) aisle or driveway shall have directional signs or markings in each aisle or driveway.

12.12 Striping

All parking areas with a capacity over twelve (12) vehicles shall be striped with a single line between stalls to facilitate the movement into and out of the parking stalls.

12.13 Lighting

Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property.

12.14 Parking Space Requirements

For the purpose of this Resolution, the following parking space requirements shall apply:

Residential	Type of Use	Parking Spaces Required
	Single-Family or Two-Family Dwelling	Two (2) for each unit
	Multi-Family Dwelling	Two (2) for each unit
	Boarding and Rooming House	Two (2) for each sleeping room or for each permanent occupant

Commercial	Type of Use	Parking Spaces Required
	Service Station	One (1) for each two (2) gasoline pumps and two (2) for each service bay plus one (1) for each employee and one (1) for each restroom
	Motel	One (1) per each sleeping room plus one (1) space for each two (2) employees
	Funeral Parlor, Mortuary and Similar Uses	Two (2) for each one hundred (100) square feet of floor area in slumber rooms, parlors or service rooms.
	Retail Store	One (1) for each two hundred, fifty (250) square feet of floor area
	Bank, Financial Institution and Similar Uses	One (1) for each two hundred (200) square feet of floor area
	Office, Public or Professional Administration or Service Building	One (1) for each four hundred (400) square feet of floor area
	Fuel Marts	One (1) for each fueling station position, one (1) for each employee, one (1) for each restroom provided and one (1) for every 300 square feet of retail space.
	All Other Types of Business or Commercial uses Permitted in Any Commercial District	One (1) for each three hundred (300) square feet of floor area

Recreational or Entertainment	Type of Use	Parking Spaces Required
	Dining Room, Restaurant, Tavern, Night Club, etc.	One (1) for each two hundred (200) square feet of floor area
	Bowling	Four (4) for each lane plus one (1) additional space for each one hundred (100) square feet of the area used for restaurant, lounge or similar use
	Dance Hall, Skating Rink	One (1) for each one hundred (100) square feet of floor area used for the activity
	Outdoor Swimming Pool(Public or Community) or Club	One (1) for each five (5) persons capacity plus one (1) for each

Recreational or Entertainment	Type of Use	Parking Spaces Required
		four (4) seats or one (1) for each thirty (30) square feet of floor area used for seating purposes, whichever is greater
	Auditorium, Sport Arena, Theater and Similar Uses	One (1) for each four (4) seats

Institutional	Type of Use	Parking Spaces Required
	Church and Other Places of Religious Assembly	One (1) for each four (4) seats
	Hospital	One (1) for each bed
	Sanitarium, Home for the Aged, Nursing Home, Children's Home, Asylum and Similar Uses	One (1) for each two (2) beds
	Medical and Dental Clinic	One (1) for every two hundred (200) square feet of office and examination, treatment and waiting rooms
	Library, Museum and Art Gallery	One (1) for each four hundred (400) square feet of floor area

Schools (Public, Parochial or Private)	Type of Use	Parking Spaces Required
	Elementary and Junior High School	Two (2) for each classroom and one (1) for every eight (8) seats in auditorium or assembly halls
	High School	One (1) for every ten (10) students and one (1) for each teacher and employee
	Business, Technical and Trade School	One (1) for each two (2) students
	College and University	One (1) for each four (4) students
	Kindergarten, Child-Care Center, Nursery School and Similar Uses	Two (2) for each classroom but not less than six (6) for the building

Industrial	Type of Use	Parking Spaces Required
	All Types of Manufacturing, Storage and	One (1) for every two (2)

	Wholesale Uses Permitted in Any Industrial District	employees (on the largest shift for which the building is designed) plus one (1) for each motor vehicle used in the business
	Cartage, Express, Parcel Delivery and Freight Terminals	One (1) for every two (2) employees (on the largest shift for which the building is designed) and one (1) for each motor vehicle maintained on the premises

12.15 General Interpretations

In interpretation of this Article, the following rules shall govern:

- (A) Parking spaces for other permitted or conditional uses not listed in this Article shall be determined by the Board of Zoning Appeals.
- (B) Fractional numbers shall be increased to the next whole number.