E. **Parking Lots and Loading Areas.**

1. General. There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provision for ingress and egress by standard-sized automobiles in accordance with the requirements herein.

2. Parking Areas, Development and Maintenance. Every parcel of land used as a public or private parking area, including a commercial parking lot or an automobile, farm equipment, or other open-air sales lot, shall be developed and maintained in accordance with the following requirements:

   a. **Minimum Parking Backout**. The minimum width of a parking space backout area for all parking lots designed with 90 degree parking, whether designed for single or double loaded parking, shall be a minimum of 24 feet.

   b. **Curb**. The perimeter of all paved surfaces shall be finished with six (6) inch high concrete curbing with handicap ramps, where necessary.

   c. **Parking Lot Surface**. Every parcel of land used as a parking or storage area shall be paved with an asphaltic, brick or concrete surfacing, and shall be so arranged and striped as to provide the orderly and safe loading or unloading and parking and storage of vehicles.

      (1) Parking lot striping shall be maintained on a regular basis so that striping is visible for the safe ingress/egress and parking of vehicles.

      (2) Parking lot shall be kept free of debris, including but not limited to trash, blowing debris, sand, dirt, gravel, etc.

      (3) Deviations to Surfacing Materials. The Planning Commission shall review and may approve or deny other types of surfacing materials.

   d. **Lighting**. Lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and away from adjoining residential premises.

   e. Required parking may be separated on the same site by landscaping or building elements.

3. Service & Off-Street Loading Areas. Loading and refuse collection areas shall not be permitted between buildings and streets, and must be screened from view of public and private streets.

   a. Streets shall not be used directly for loading, unloading, or refuse collection.

   b. Building and improvements upon lots must be designed to properly accommodate loading, unloading and refuse collection.

   c. For every building or part thereof having a gross floor area of 10,000 square feet or more, which is to be occupied by a commercial or industrial use, to or from which delivery of materials or merchandise are regularly made by motor vehicle, there shall be provided and maintained, on the same lot with such building, at least one off-street loading space. Off-street loading spaces may not block use of required parking areas of site or adjacent sites.

   d. Each loading space shall be not less than 12 feet in width and 25 feet in length and 14 feet high if covered or enclosed.

e. Such loading space may occupy the rear or side yard except that it shall be located no closer than 30 feet from the edge of the dock to any residential district.