

## 12-1-1601 COMMERCIAL PERFORMANCE STANDARDS

### 9. Parking Lots and Loading.

a. 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 provisions for ingress and egress by standard-size automobiles in accordance with the requirements herein.

b. Parking Space Size. A parking lot shall provide a logical balance of spaces to accommodate vehicles of various sizes.

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

(1) Curb and Gutter. The perimeter of the paved surface shall be finished with concrete (or other approved material) curb and gutter.

(2) Landscaping. The planting of trees, lawn and shrubs or other material as approved is required within appropriate areas, especially along street frontage, and along boundaries that abut residential lots, as provided for in Section 12-1-1601.4.

When an area in a commercial, industrial, or multi-family residential zone is required to be landscaped by the terms of the specified ordinances, the requirement shall be met by the installation and maintenance or improvements as set forth below:

(a) Lawn, shrubs or a combination of shrubs, trees, vines, or other growing ground cover shall cover the entire area to be landscaped, except that water surfaces and dry landscaping may be allowed provided that such area shall not comprise more than ten (10) percent of the area required to be landscaped.

(b) A permanent sprinkling system shall be installed.

(c) The area of the street between the curb line and the property line (parkstrip) shall be landscaped and maintained and shall be kept free from all hard surfacing except for approved driveways, bike trails, equestrian trails, and walk areas.

(d) All landscaping established as required by and in conformance to this section shall be maintained in a manner as to assure the continued growth of living materials placed therein and the removal of weeds, debris and other matter not consistent with the provisions of this .

(3) Surfacing. Every parcel of land hereafter used as a public parking area shall be paved with an asphaltic or concrete surfacing, shall have appropriate bumper guards where needed as determined by the Administrator, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.

(4) Lighting. Lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjoining residential premises.

d. Loading Areas.

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 vehicles, there shall be provided and maintained, on the same lot with such building, at least one off-street loading space plus one for each additional 20,000 square feet or major fraction thereof. Each loading area shall be no less than fourteen (14) feet in width, twenty-five (25) feet in length, and fifteen (15) feet in height.

The loading area shall not occur forward of the building setback line on any street frontage and shall be completely screened from view from a public street or neighboring lot.