

### 3-14: OFF-STREET PARKING AND LOADING

#### A. INTENT AND SCOPE

The following regulations are established to increase safety and lessen congestion in the public streets, to provide adequately for parking needs associated with the development of land and increased automobile usage, to set standards for off-street parking according to the amount of traffic generated by each use, and to reduce the on-street storage of vehicles. Parking shall be a permitted use in any zone but only as an accessory use to serve a main building or use on the property. Requirements for parking lots and facilities shall be as follows:

#### B . NUMBER OF SPACES

The following shall be the minimum number of off-street parking spaces required for each particular use and shall be in addition to any parking located along a road right-of-way.

1. Residential structures shall have the number of parking spaces per dwelling unit as follows:

a. One-family dwelling or mobile home--two spaces (except in recreational resorts where zoning section 6-5-F-14--a applies).

b. Two-family dwellings--two spaces per dwelling unit.

c. Multiple-family dwellings--one and one--half (1.5) spaces per dwelling unit.

d. All other--two spaces per dwelling unit.

As a means of encouraging the occupants of multiple dwellings to use the required off-street parking space in preference to on-street parking spaces, entrances to buildings containing multiple dwellings shall be provided in locations that are as direct and convenient to the required off-street parking spaces as are the fronting streets.

2. Hospitals shall have one (1) visitor parking space per two (2) patient beds, plus one (1) parking space for each employee at work in the hospital during daylight hours.

3. Medical, dental, or other health-care clinics shall have four (4) parking spaces per staff doctor or health practitioner plus one (1) parking space for each support-staff employee at work on the premises during daylight hours.

4. Nursing homes, residential treatment centers, residential facilities for persons with a disability, and residential facilities for elderly persons shall have one (1) visitor parking space per four (4) patron beds, two (2) parking spaces for any resident family, and one (1) parking space for each employee coming to work during daylight hours.

5. Hotels, lodges, and other buildings having sleeping accommodations provided on a daily, weekly or monthly basis shall have one (1) parking space per sleeping room or unit, plus one (1) parking space for each employee at work on the premises during daylight hours.

6. Churches shall have one (1) parking space per three (3) seating spaces in the main assembly room.
7. Theaters, auditoriums, sport arenas, and places of assembly shall have one (1) parking space per two (2) people based on the design of the structure.
8. Commercial recreation uses shall have one (1) parking space per two (2) patrons, based on the design capacity of the facility.
9. Private clubs and lodge halls without overnight accommodations shall have one (1) parking space per two (2) persons based on the design capacity of the facility.
10. Restaurants, cafes, taverns, and other walk-in food and beverage establishments shall have one (1) parking space per two hundred(200) square feet of floor area.
11. Drive-in eating places (those with a service window or employee to deliver food directly to the vehicle) shall have at least seven (7) parking spaces plus one (1) parking space per two hundred (200) square feet of floor area for any walk-in eating areas.
12. Professional offices and other business buildings not specifically mentioned elsewhere in this subsection shall have one (1) parking space per two hundred (200) square feet of office floor.
13. Government office buildings shall have one (1) parking space for each employee plus one (1) space for each two hundred (200) square feet of floor area open to public visitation.
14. Retail stores and personal service shops shall have parking space at the rate of five and one-half (5 ½) spaces per one thousand (1,000) square feet of floor area.
15. Industrial, manufacturing, warehousing, and wholesale establishments shall have one (1) parking space per two (2) employees based on the largest shift.
16. Automobile wrecking yards shall have at least ten (10) parking spaces if the yard is two (2) acres or less plus two (2) spaces for each additional acre in the yard.
17. Produce stands shall have five (5) spaces.
18. Veterinarian offices and facilities shall have two (2) spaces plus four (4) spaces times the number of veterinarians on the staff.
19. Uses not listed--for any occupied building or structure, or any recreational or other open land where people will be present, and the parking requirements are not listed above, the number of required parking spaces shall be determined by the Board of Adjustment as a special exception according to the provisions of zoning section 7-21. The Board of Adjustment shall be guided by comparison with the requirements for listed uses.
20. Uses not listed--for cropland, rangeland, utility lines, and other uses or structures which the Zoning Administrator finds will have no people present, no parking spaces shall be required.

#### C. LOCATION AND CONTROL OF PARKING FACILITIES

The off-street parking spaces required by this ordinance shall be separated by a curb or other physical barrier from the road right-of-way, and parking shall be located on the same lot or parcel of land as the use it is intended to serve.

**Exception:** the Zoning Administrator may approve a separate parcel for parking use if he finds that the following standards are met:

1. There is a case of practical difficulty in placing all of the parking spaces on the same parcel as the main use to be served.
2. The additional parcel is an adjacent parcel, or a parcel lying within two hundred (200) feet of the lot with the main use served by the parking spaces, and it shall be substantially equivalent in safety and ease of accessibility as parking on the main lot.
3. The additional parcel is in the same ownership or leasehold as the lot with the main use to be served and will be maintained for parking as long as the main use exists. A deed restriction or equivalent document executed by the owners, which limits the offsite parcel to parking use, shall be filed with the County Recorder and remain in effect during the life of the main use.
4. Parking and loading facilities may be located any place on the premises except for areas that are required to be landscaped. In a residential zone no more than thirty percent (30%) of the area contained within a required front yard shall be used for the parking of automobiles.

#### D. COMPUTATION OF REQUIRED PARKING SPACES

For the purpose of computing off-street parking spaces which are required by this ordinance, the following rules shall apply:

1. Fractions shall be rounded to the nearest whole number of parking spaces.
2. Floor area shall mean gross floor area, unless otherwise specified.
3. In stadiums, sports arenas, churches, and other places of assembly in which benches or pews are used in place of seats, each eighteen (18) inches of length of such benches or pews shall be counted as (1) seat.
4. In the event that two (2) or more uses occupy the same zoning lot or parcel of land at the same time, the total requirements for off street parking and off-street loading space shall be the sum of the requirements for each of the individual uses.

#### E. ACCESS TO PARKING FACILITIES

1. Except for driveways into the lot, parking lots shall be separated from thoroughfares by curbs, low hedges or other features which preclude vehicular access but allow full vision for safety.
2. Access driveways which meet the standards of zoning section 3-11 shall be provided for ingress and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended user.

3. Forward travel to and from parking facilities from a dedicated street or alley shall be required for all uses, except for parking which has been provided in connection with one-family dwellings. The parking area shall be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street.

4. Access to all off-street parking facilities shall be designated in a manner which will not interfere with the movements of vehicular and pedestrian traffic.

#### F. CIRCULATION WITHIN A PARKING AREA

Circulation within a parking area shall comply with the following requirements:

1. Parking areas with more than one (1) aisle must be so arranged that a car need not enter the street to reach another aisle within the same parking area.

2. Directional signs shall be required to differentiate between entrance and exit access points to the street.

#### G. LIGHTING OF PARKING AREAS

Any lighting used to illuminate off-street parking facilities shall be so arranged as to reflect the light away from the adjoining premises.

#### H. CONTINUING OBLIGATION

The required off-street parking and loading facilities shall be a continuing obligation of the property owner as long as the main use served by the facilities continues. It shall be unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking or loading facilities without providing other vehicle parking or loading facilities which meet the requirements of this ordinance.

#### I. LANDSCAPING REQUIRED

To reduce unsightliness, flooding by on-site storm water, and hazards to pedestrians, the Zoning Administrator shall require all off-street parking lots for five or more vehicles to be bordered by a curb and hedge. A planted landscape strip of at least: three (3) feet in width may be substituted in lieu of a hedge, or ten (10) feet in width may be substituted for a curb and hedge.

#### J. PLOT PLAN APPROVAL REQUIRED

At the time a building permit is requested for any building or structure, or at the time the use of land is changed which requires additional off street parking space, a plot plan shall be submitted showing the location and layout of the required parking spaces along with access aisles, driveways, curbs, curb cuts, and landscaping. The Zoning Administrator shall not approve the plot plan and permit if he finds that the layout is such that some or all of the required spaces cannot be readily used by standard-sized automobiles or that the plan does not comply with the requirements for off-street parking as set forth in this ordinance.