

CHAPTER 24

**PARKING AND LOADING SPACE, VEHICLE TRAFFIC AND ACCESS REGULATIONS**

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**24-1. Purpose and Intent.**

The purpose of this chapter is to regulate parking and loading spaces, vehicle traffic and access in order to provide orderly and adequate development of these needed amenities and in so doing, promote the safety and well-being of the citizens of the County. Subsequently, there shall be provided at the time of the erection of any main building or at the time any main building is enlarged or increased minimum off-street parking space with adequate provisions for ingress and egress by standard sized automobiles.

**24-2. Parking Space for Dwelling.**

In all zones there shall be provided in a private garage or in an area properly located for a future garage:

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| 1. | Single-family dwelling                  | two side by side parking spaces  |
| 2. | Two-family dwelling                     | four side by side parking spaces   |
| 3. | Three-family dwelling                   | six parking spaces   |
| 4. | Four-family dwelling                    | seven parking spaces   |
| 5. | Other multiple-family dwellings:        |  |
| a. | Mixed bachelor, bachelorette and family | one and three-fourths parking spaces per unit. Building Permit will stipulate maximum number of persons per unit and number and type of unit   |
| b. | Bachelor and/or bachelorette            | (presence of Resident Manager does not make this type a mixed complex)<br>one parking space for each person in each unit. Building Permit will stipulate maximum number of persons per unit and number and type of unit. |

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| c. | Housing exclusively for elderly   | One parking space per unit for the first 30 units, .75 space per unit for the next 20 units and .5 space per unit for each unit in excess of 50 in the development. |      |
| 6. | If any dwelling unit is increased by occupant use after the original building permit is issued, the parking requirements shall reflect that increase. |   |      |
| 7. | In addition to the above parking space requirements, three-fourths parking space shall be provided for each rental sleeping room in a dwelling unit.  |   | 9-81 |

**24-2A. Access to lots in Subdivisions**

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Access to lots in subdivisions shall be across the front lot line abutting a public or private street approved by the county or as otherwise approved by the Board of Adjustment.

**24-3. Parking Space for Non Dwelling Buildings and Uses.**

For new buildings and uses or for any enlargement or increase in seating capacity, floor area or guest rooms of any existing building there shall be provided:

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| 1. | Apartment Hotel<br>Auditorium<br>Auto Repair Shop   | One space per two sleeping units<br>One space per five fixed seats<br>One space per employee plus five spaces for client use   |
| 2. | Bank<br>Beauty Shop<br>Beautician Shop<br>Boarding House<br>Bed and Breakfast Inn<br><br>Business Office  | Not less than 30 spaces.<br>Two spaces per staff member<br>Three spaces per staff member<br>Three spaces per four persons to whom rooms will be rented<br>One space per each rental sleeping room & Bed and Breakfast Hotel in addition to the owner/host required two spaces<br>One space per employee on highest shift   |
| 3. | Café<br><br>Cafeteria<br><br>Car Wash<br>Chiropractor Office<br><br>Church<br>Clinic<br><br>Club, Private | One space per eating booth and table plus one space per three stools<br><br>One space per eating booth and table plus one space per three stools<br><br>Four spaces in approach lane to each wash bay<br>Four spaces per professional staff plus one space per subordinate staff<br><br>One space per five fixed seats<br>Four spaces per professional staff plus one space per subordinate staff<br><br>At least 20 client spaces |
| 4. | Dance Hall<br>Day Care Center<br>Dental Office<br><br>Drive-In Food<br><br>Dry Cleaner                    | One Space per 200 square feet of floor space<br>One space per employee plus one space per ten (10) children<br>Four spaces per professional staff plus one space per subordinate staff<br><br>One space per 100 square feet of floor establishment space but not less than 10 spaces<br><br>One space per employee plus five spaces for client use   |

5.	Educational Institution (Private) Employment	Two spaces per three student capacity plus one space per staff member One space per employee plus six spaces for client use
6.	Finance Office Fraternity	One space per staff member plus three spaces for client use Two spaces per four persons whom the building is designed to accommodate
7.	Hospital Hotel	One space per two bed capacity One space per two sleeping units
8.	Insurance Office	One space per two staff members plus four spaces for client use
9.	Laboratory Laundromat Legal Office Library Lodging House Lounge Liquor Store	One space per employee on highest shift One space per three coin operated machines One space per professional staff plus four spaces for client use At least 30 spaces Three spaces per four persons to whom rooms will be rented At least 20 client spaces At least 20 spaces
10.	Medical Office  Mortuary Motel Museum	Four spaces per professional staff plus one space per subordinate staff  At least 30 spaces One space per sleeping or living unit At least 30 spaces
11.	Night Club Nursery for Children Nursing Home	At least 20 client spaces One space per employee plus four spaces for client use One space per 2.5 bed capacity
12.	Optometrist Office	Four spaces per professional staff plus one space per subordinate staff
13.	Photo Studio Post Office Psychiatric Office	At least six spaces At least 20 client spaces Four spaces per professional staff plus one space per subordinate staff
14.	Real Estate Office Reception Center Recreation Center Rental Establishment Restaurant Retail Store Retail Store with Drive-in Window	One space per two employees plus four spaces for client use At least 30 spaces One space per 200 square feet of recreation area At least four client spaces One Space per eating booth or table One space per 200 square feet of floor space in building One space per 200 square feet of floor space in building plus storage capacity of four cars per window on the property
15.	Sanitarium Service Repair Shop (General) Stadium Sorority	One space per two bed capacity At least four client spaces  One space per five fixed seats Two spaces per four persons whom the building is designed to accommodate

16.	Tavern Terminal, Transportation Theater Travel Agency	At least 15 spaces At least 30 spaces  One space per five fixed seats One space per employee plus four spaces for client use
17.	Upholstery Shop Used Car Lot	One Space per employee plus three spaces for client use One space per employee plus four spaces for client use
18.	Warehouse Wedding Chapel Wholesale Business	Two spaces per three employees At least 30 spaces Two spaces per three employees plus three spaces for client use
19.	For other uses not listed above	Where uses not listed above, the Parking Requirements shall be established by the Planning Commission based upon a reasonable number of spaces for staff and customers, and similar requirements of like businesses

**24-4. Adjustments for Unusual and Unique Conditions.**

The Planning Commission may adjust the required number of spaces listed in this chapter if in its determination that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted.

**24-5. Computation of Parking Requirements.**

When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half shall be disregarded, and fractions including one-half and over shall require one parking space.

**24-6. Parking Lot Design and Maintenance.**

1. Parking Space Location. Parking space as required in Sections 24-4-2 and 24-4-3 shall be on the same lot with the main building or, in the case of buildings other than dwellings, may be located no farther than five hundred feet there from.
2. Public Parking Lot Standards. Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the Building Inspector to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch an hour rainfall. Surface drainage is not allowable across pedestrian walkways.

3. Maximum Yard Area to be Used for Parking and Vehicle Access Lanes. For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking but shall be left in open green space, except that access across and over the required front yard is allowed to the side or rear yards. In the case of multiple family dwellings and non residential uses in a residential zone, not more than fifty percent of the required side and rear yards shall be used for parking. Any said yard area used in excess of said limits shall be provided in an equivalent amount of land elsewhere on the same lot as the building as open green space, patios, play areas or courts.
4. Additional Provisions. The design and maintenance of off-street parking facilities shall be subject to the following provisions:
  - a. Each parking space shall encompass not less than one hundred eighty square feet of net area. Each parking space shall be not less than nine feet wide, the width being measured at a right angle for the side lines of the parking space.
  - b. Adequate automobile access to and from parking area for interior block developments shall be provided. Minimum size of the access right-of-way shall be as follows based on the number of units to be served:
    - i. up to and including four (4) dwelling units, sixteen (16) feet.
    - ii. five (5) or more dwelling units, one (1) twenty-four (24) foot two-way access right-of-way or two (2) sixteen (16) foot one-way access rights-of-way.
    - iii. a greater size of access right-of-way be required as deemed necessary by the Planning Commission especially in cases where access right-of-way will create corner lots from otherwise interior lots
  - c. All off-street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a masonry wall or fence not less than four feet nor more than seven feet high, except that some type of hedge-row shrubs may be used in place of a wall or fence provided the hedge is continuous along adjoining property and at maturity is not less than five feet nor more than seven feet high. Hedge-row shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum five year period. Front yard and corner lot fences or plantings shall maintain height requirements of their respective zones.
  - d. Lighting and signs shall conform to the requirements set forth in this Zoning Ordinance.
  - e. Parking requirements for dwellings will be located on the same lot with the dwelling.
  - f. All private parking facilities must be improved with a hard surface such as concrete or asphalt and must be sloped and graded to prevent drainage of storm water onto adjacent properties.

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**24-7. Off-Street Truck Loading Space.**

On the same premise with every building or use involved in the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. Such space, unless otherwise adequately provided, shall include a ten foot by twenty-five foot loading

space with fourteen feet height clearance, for every twenty thousand square feet or fraction thereof in excess of three thousand square feet of building floor area used for above mentioned purposes, or for every twenty thousand square feet or fraction thereof in excess of three thousand square feet of land-use for above mentioned purposes.

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**24-8. Business Requiring Automobile Access.**

Service Stations, roadside stands, public parking lots, and all other businesses requiring motor vehicle access shall meet the following requirements:

1. Access to the station or other structure or parking lot shall be by not more than two roadways for each one hundred feet or fraction thereof of frontage on any street, no two of said roadways shall be not more than thirty-four feet in width and shall not be closer than twenty (20) feet to the point of intersection of two property lines or at any street corner; and a curb, hedge or fence of not more than two feet in height shall be provided by the owner to limit access to the permitted roadway. Exception: Service Stations in Commercial Zones and Uses in Manufacturing Zones may have a maximum roadway width of 50 ft.

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**24-9. Vehicular Traffic to Commercial or Manufacturing Zones.**

Privately owned land within an area zoned for residential purposes shall not be used as a regular means of vehicular passage to and from property in commercial or manufacturing zones.

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**24-10. Regulations Governing Accessory Vehicle Off-Street Parking Within Required Side Yard Areas.**

One concrete or asphalt slab for the purpose of providing additional off-street parking may be constructed in one required side yard of a dwelling provided that:

1. The dwelling unit has the minimum number of required off-street parking spaces as stipulated by Section 24-4-2 of this Ordinance.
  2. The slab is at least eight feet wide and is of sufficient length to accommodate the vehicle with no portion of the vehicle extending forward of the front face of the dwelling.
  3. The appurtenant driveway to the slab must be tapered to use the existing driveway approach or a new approach must be installed for the new driveway.
  4. Any slab constructed must remain open and unobstructed to the sky.
  5. No vehicle shall be parked in the required side yard unless the parking area is improved with hard surface material such as concrete or asphalt.
  6. Any slab constructed for vehicle parking must be screened by a non-see through fence of not less than six feet in height along the length of the slab behind the front yard setback.
  7. All storm water run-off from the hard surface of slab must be directed so as to prevent drainage onto adjacent properties.
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**24-11. Off Site Improvements Required.**

The applicant for a use permit for all residential, commercial or industrial structures, all other business and uses, and public and semi-public buildings shall install high back curb, gutter and sidewalk and entrance ways to County Public Works Standards and location, within public or private streets along the entire property line which abuts the street, except in Agricultural, Shoreline and Forestry Zones, and where County regulations exempt such curb, gutter or sidewalk installation.

The Planning Commission may defer or exempt the installation of high back curb and gutter and/or sidewalk where topographics, timing or other unusual or special conditions exist, provided that the public health, safety and welfare is preserved. 13-86

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