
OFF-STREET PARKING AND LOADING REGULATIONS

18.0 OFF-STREET PARKING

1. All handicapped accessible parking spaces must meet current ADA requirements.
2. All perpendicular parking spaces must be a minimum of 9 feet wide by 20 feet long with a maneuvering lane width of 22 feet.
3. All parallel parking spaces must be a minimum of 9 feet wide by 24 feet long with a maneuvering lane width of 9 feet.
4. All angle parking spaces must be a minimum of 9 feet wide by 20 feet long with a maneuvering lane width of 17 feet.

Surfaces off-street automobile parking shall be provided on any lot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to a street or alley. For purposes of computing gross off-street parking area required, the ratio of two hundred fifty (250) square feet per parking space shall be used.

18.1 MASTER PARKING PLANS

A. Such Plans shall not be approved until the applicant has met the standards outlined in this Resolution. This plan is required in any of the following circumstances:

- 1. New construction of a principal building.**
- 2. 100% redevelopment of a lot or site (including demolition and construction of principal buildings).**
- 3. Expansion of structures and expansion of parking or vehicular use areas.**
- 4. Change in use of a building or lot to a more intense use.**

B. Required submission details for Master Parking Plans. The following are required for submission with a Master Parking Plan application.

1. Location Details. The proposed location of the parking which is the subject of the permit; the location of all other existing and planned vehicular parking, bicycle parking, and pedestrian pathways, when such parking and pathways are on the same premises; circulation and connectivity details that show how the parking connects to the rights of way and adjacent existing or planned parking; proposed sight triangle details; and the location of buildings, signage, driveways, and landscaped areas on such lot with dimensions relative to all parking and area details.

Computation of the maximum total parking area; the area and description of all other existing and planned vehicular parking, bicycle parking, and pedestrian pathways, when such parking and pathways are on the same premises; a statement demonstration conformance to the applicable

dimensional requirements of this Resolution for all existing and planned parking and pathways.

2. **Landscaping Details.** A complete and detailed landscaping plan, showing the types of plants and ground covering that will be used in buffer zones and adjacent to the parking; expected height of all living plants, shrubs, and trees at the time of planting; expected height of all living plants, shrubs, and trees at full growth; screening details; and interior and perimeter parking area landscaping details Landscape plans are required for all Master Parking Plans.

3. **Shared Parking Agreement.** If the applicant intends to share parking with an adjacent lot, a completed shared parking agreement shall be included within the Master Parking Plan.

18.2 DEVELOPMENT AND MAINTENANCE OF PARKING AREAS

Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile or trailer sales lot, shall be developed and maintained in accordance with the following requirements:

1. Screening and Landscaping: Off-street parking areas ~~for more than five (5) vehicles~~ shall require a buffer yard along the boundary of any property which proposes to facilitate unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties. The width of a buffer shall be in accordance with the following:

Any Residential District and/or Use:	30 feet wide
Any Other Unlike Land Use:	20 feet wide

See Article 10, Section 10.17, "BUFFERING AND SCREENING", for specifications

2. Surfacing: Any off-street parking area ~~for more than five (5) vehicles~~ shall be graded for proper drainage and surfaced with asphalt or concrete.
3. Lighting: Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any R District or residence(s). See Article 14.
4. Joint Use of Parking Area: Two (2) or more nonresidential 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 Zoning Inspector, shall be filed with the application for a zoning permit..

18.3 LOADING SPACE REQUIREMENTS AND DIMENSIONS

A loading space shall have minimum dimensions of not less than twelve (12) feet in width, sixty-five (65) feet in length, exclusive of driveways, aisles, and other circulation areas, and an overhead 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 modified gross floor area of up to five thousand (5000) square feet. One (1) loading space shall be provided for each additional ten thousand (10,000) square feet or fraction thereof.

18.4 LOADING SPACE - OCCUPY YARD

Subject to the limitations in Article 16.5, such may occupy all or any part of any required yard.

18.5 LOADING SPACE - DISTANCE FROM RESIDENTIAL DISTRICT AND/OR USES

No loading space shall be closer than fifty (50) feet to any other lot located in any Residential District and/or Use, unless wholly within a completely enclosed building or following the buffer and screening requirements in Article 10.17.

18.6 MINIMUM DISTANCE AND SETBACK

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 a screen as required by Article 18.1, paragraph 1. If on the same lot with a one (1) family residence, the parking area shall not be located within the front yard required for such building. In no case shall any part of a parking area be closer than fifteen (15) feet to any established street or alley right-of-way.

18.7 NUMBER OF PARKING SPACES REQUIRED

The minimum number of off-street parking spaces required are set forth in the following table:

Type of Use	Minimum number of Parking Spaces Required
Residential	
1. Dwellings	2 per dwelling unit
2. Institutional housing, boarding houses, rooming houses, dormitories, and fraternity houses which have sleeping rooms	1 per 3 occupants plus 1 for each employee during main work shift
Recreation or Entertainment	
1. Dance floors, arcades, and miniature golf	1 for each 100 square feet of area used for the activity
2. Softball, basketball, baseball, football, soccer, skating or similar organized indoor or outdoor sport play field	50 for each play field, plus 1 for each 5 seats in stands
3. Tennis, pickleball, handball, racquetball or squash courts	3 for each court
4. Bowling alleys	5 per lane plus necessary spaces as required for affiliated uses, such as restaurants
5. Swimming facility (exc. private residential)	1 per 50 square feet of total water surface
6. Theaters, stadium or sports arenas, auditorium, or other assembly halls other than schools	1 for each 4 seats

Type of Use	Minimum number of Parking Spaces Required
7. Golf driving range	1 space per tee or driving bay
8. Golf course	5 spaces per hole
9. Campgrounds	1 space for each camp site
Institutional	
1. Churches and other places of religious assembly	1 for each 5 seats
2. Hospitals, nursing facilities and similar uses.	1 for each 4 beds plus 1 per employee on the main shift or 1 per 500 square feet of floor area- whichever is most restrictive
3. Public, private, or parochial school	
a. Kindergarten, Elementary, and Junior High School	2 for each classroom plus 1 for every 8 seats in auditorium or assembly halls
b. High Schools	1 for every 10 students plus 1 for each teacher and employee
c. Business, technical, and trade schools	1 for each 2 students
d. College and Universities	1 for each 4 students
4. Nursery School, Licensed Day Care Centers	1 for each 15 clients of proposed capacity in addition to 1 per employee
5. Libraries, museums, community centers, and art galleries	1 for each 400 square feet of gross floor area
6. Civic, social, fraternal organizations	1 for each 3 persons allowed under maximum occupancy of main meeting room
Commercial	
1. Food, departmental or general merchandise, hardware, drugs, and similar retail sales	1 for each 200 square feet of gross floor area
2. Home furnishings, appliances, apparel, and similar retail sales	1 for each 300 square feet of gross floor area
3. Eating and drinking establishments without drive through facilities	1 for each 100 square feet of gross floor area (all indoor and outdoor spaces are included in calculations)
4. Restaurants with drive through facilities	1 for each 100 square feet of gross floor area, plus additional 4 stacking spaces in each drive-through lane. (all indoor and outdoor spaces are included in calculations)
5. Personal services, including financial institutions, repair services without drive-through facilities	1 for each 200 square feet of gross floor area
6. Banks, savings and loans and similar uses with drive-through facilities	1 for each 200 square feet of gross floor area plus additional 4 stacking spaces in each drive-

	through lane
Type of Use	Minimum number of Parking Spaces Required
7. Barber and beauty shops	3 for each operating station
8. Fuel services stations, motor vehicle service and repair	2 for each service bay plus 1 for each 2 fuel dispensing units, plus 1 for each employee during main shift
9. Self-service laundries	1 for each 3 washers
10. Vehicle sales and service, garden centers, construction sales and service and lumber yards	1 for each 300 square feet of indoor gross floor area, plus 1 space per 1000 square feet of outdoor display area
11. Temporary outdoor sales	1 for each 200 square feet of area devoted to display and sales of goods
12. Hotel, motels, lodging houses	2 for each sleeping room or suite, plus 1 space for each employee during main shift, plus 1 space per five sleeping rooms
13. Medical, dental offices or urgent care centers	5 for each doctor or dentist, plus 1 for each other employee during main work shift; or for every 200 square feet of examination, treating room, office and waiting room
14. Animal hospitals/clinics, veterinarian office, animal shelters	5 for each veterinarian, plus 1 for each other employee during main work shift; or 1 for every 200 square feet of examination, treating room, office and waiting room
15. General, professional, administrative business office or research facilities	1 space per each 400 square feet of gross floor area
16. Commercial and business support services	1 space per each 400 square feet of gross floor area
17. Neighborhood convenience store	1 space per 200 square feet
18. Kennel	1 space per 500 square feet
19. Funeral Homes, Mortuaries	15 spaces per maximum number of parlors available
20. Free standing crematories	1 space for every 100 square feet
21. Public storage	1 space per 5000 square feet (minimum 2 per building)
Industrial and Manufacturing	
1. Manufacturing, compounding, processing, assembling, packaging or treatment of goods; warehousing, distribution and service industries	1 for each 3 employees during the main working shift or 1 per 750 square feet gross floor area for the first 3,000 square feet of gross floor area, plus 1 per 2,000 square feet of gross floor area thereafter, whichever is greater
2. Administrative offices	1 for each 400 square feet of gross floor area

NOTE: The Zoning Inspector shall reserve the right to determine if an unlisted use is similar to one listed or determine the number of parking spaces required for any use not mentioned in this table.

Revisions: Adopted Date 11-10-2021 Effective Date 12-10-2021 Added 1-4 to 18.0

Updated terminology and space requirements in 18.6.

05-20-2013 Article 18.1, added buffer width and reference to Article 10.17

Article 18.4, added reference to Article 10.17

Previous version: Adopted Date: 08/19/2003, Effective Date: 09/19/2003

Revised 18.5 Date: 03/07/2005

Adopted Date 5/30/2013, Effective Date 6/19/2003