

ARTICLE 22

OFF-STREET PARKING, LOADING AND UNLOADING REGULATIONS

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SECTION 22-1 PURPOSE

22-101. These regulations require off-street parking proportional to the need created by certain uses of property in order to ensure functionally adequate, aesthetically pleasing, and secure off-street parking facilities. Regulations and standards are intended to ensure usefulness of parking and loading facilities, to protect public safety, and where appropriate, to limit potential adverse impacts on adjacent property.

SECTION 22-2 GENERAL PROVISIONS

22-201. Applicability. Off-street parking facilities, as required in this Article, shall be provided for any new building and for any new use established after the adoption of these regulations. No off-street parking facilities shall be required in the C-3 Central Business District.

22-202. Utilization. Required off-street parking facilities shall be located on the same site as the use for which such facilities are required, except as authorized by Section 22-5. Such facilities shall be used exclusively for temporary parking of motor vehicles and shall not be utilized for sale or storage of merchandise, or for storage or repair of vehicles, equipment or trailers.

22-203. Residential zoned property. Parking facilities which make provisions for more than three (3) vehicles shall not be located within the required front yard for the district.

22-204. Variations. The Zoning Administrator is authorized to approve variations of up to 50% from the size and number of parking spaces otherwise required under this Article when, in his or her discretion, such variation does not violate the purpose of these regulations and does not harm public health, safety

or welfare. The Zoning Administrator is specifically authorized to allow some required parking spaces on commercial properties to be used, for a fixed number of days, for temporary sales purposes, including but not limited to lawn and garden and other seasonal materials.

SECTION 22-3 LAYOUT AND DESIGN REQUIREMENTS

22-301. Area size. Each required parking space shall consist of a rectangular area of not less than nine (9) feet in width, by nineteen (19) feet in length. All required spaces shall be clearly marked and defined.

22-302. Access. Except in R-1 and R-2 districts, each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. Streets and alleys shall be used only for access to and from parking facilities and shall not be used for maneuvering of vehicles.

22-303. Surfacing. All off-street parking facilities, loading areas, vehicular storage areas and drives and access to and from such areas shall be surfaced and maintained with four (4) inches of asphalt, or concrete to create a permanent all-weather, dust-free surface.

Gravel areas in existence prior to the effective date of these regulations may be maintained with six (6) inches of gravel, including base, as an alternative to these surfacing requirements.

22-304. Drainage. All parking facilities shall be graded and/or designed with storm drainage facilities so as to channel surface water away from adjoining properties and to an approved storm drainage system.

SECTION 22-4 REQUIRED PARKING SPACES

22-401. Off-street parking spaces shall be provided as follows:

	<i>Residential Uses:</i>	<i>Minimum Off-Street Parking Spaces:</i>
1.	Apartment houses of three or more living units	1 space per unit.
2.	Lodging houses	1 space for each 2 tenants
3.	Nursing home, rest home, similar facilities	1 space for each 3 beds based on maximum design.
4.	Bed and breakfast inns	1 space per rental unit.

	<i>Nonresidential Uses:</i>	<i>Minimum Off-Street Parking Spaces:</i>
1.	Automobile, truck, recreation vehicle, mobile home sales and rental lots	1 space per 3,000 square feet of display area, plus 1 space per employee.
2.	Banks, business or professional offices	1 space for each 200 square feet up to 1,000 square feet, plus 1 space for each 400 square feet thereafter.
3.	Day care or nursery schools	1 space for each 15 students enrolled.
4.	Funeral homes and mortuaries	1 space for each 4 seats based on maximum design capacity plus 1 space per employee.
5.	Furniture and appliance stores	1 space per 400 square feet of floor area
6.	Manufacturing, processing, assembly plants	1 space for each 1.5 workers on a maximum shift.
7.	Medical and dental clinics	5 spaces for each doctor or dentist.
8.	Motel and hotels	1 space per rental unit plus 1 space for each 2 employees per working shift.
9.	Motor vehicle repair or body shop	1 space for each 2 employees, plus 1 space per service bay.
10.	Restaurants	3 spaces for each 5 seats, based on maximum designed occupancy. Drive-up restaurants shall provide a minimum of 10 spaces.
11.	Retail stores and shops	1 space per 175 square feet of retail area.
12.	Service stations	1 space for each employee, plus 2 spaces per service bay.
13.	Theaters, auditoriums, assembly places with fixed seating	1 space for each 4 seats.
14.	Theaters, auditoriums, assembly places without fixed seating	1 space for each 4 persons based on maximum design capacity.
15.	Warehouse, storage, wholesale establishments	1 space for each 2 employees.
16.	All other uses not specified above	1 space per each 200 square feet of gross floor area.

SECTION 22-5 EXCEPTIONS GRANTED BY BOARD OF ZONING APPEALS

22-501. Districts permitted. In order to provide off-street parking areas, the Board of Zoning Appeals may, after public notice and hearing, grant as an exception, the establishment of parking areas in any zoning district under the following provisions:

- a. **Location.** Parking provided under this section must be within three hundred (300) feet (along lines of public access) from the boundary of the use for which the parking is provided.
- b. **Screening.** A fence (such as solid-wall masonry, wood, louvered wood, metal or other similar materials) at least six (6) feet high and having a density of not less than seventy (70) percent, shall be erected along any property line adjacent to or adjoining any dwelling district to eliminate the passage of light from vehicles and to prevent the blowing of debris.

SECTION 22-6 LOADING AND UNLOADING SPACE REQUIREMENTS

22-601. On-premise loading and unloading spaces shall be provided off-street and in the side or rear for such uses involving receipt or distribution of materials or merchandise by motor vehicle or rail. All loading and unloading operations shall be located to avoid undue interference with traffic and public use of streets, alleys and walkways. Such space shall include a minimum of twelve (12) feet by twenty-five (25) feet for loading and unloading operations and shall have a minimum height clearance of fourteen (14) feet. The number of spaces shall be provided as follows:

<i>Number of Spaces</i>	<i>Gross Floor Area in Square Feet</i>
1	3,000 to 20,000
2	20,001 to 40,000
3	40,001 to 60,000
4	60,001 to 80,000
5	80,001 to 100,000
6	100,001 to 150,000

One additional space shall be provided for each fifty thousand (50,000) square feet above one hundred fifty thousand (150,000) square feet.

SECTION 22-7 DISTRICTS REQUIRING LOADING AND UNLOADING SPACE

22-701. Loading and unloading spaces shall be provided in the following zoning districts:

- a. "I-1" Light Industrial.
- b. "I-2" Heavy Industrial.