

**TITLE 22
OFF-STREET PARKING AND LOADING**

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22.000 Purpose

The purpose of these regulations is to establish an orderly manner of providing on-site parking and loading areas and access to areas of adequate capacity, and appropriate location and design. These parking requirements are intended to provide sufficient parking based on use and intensity and to maintain the traffic carrying capacity of nearby streets.

22.010 When required

At the time any building or structure is erected, enlarged or increased, or any use is established, off-street parking spaces for automobiles shall be provided in accordance with the requirements herein. When an addition is made to an existing building, only the square feet in the addition need be used in computing the required parking.

22.020 Size and access requirements

Size and access of off-street parking and loading facilities shall be as follows:

1. Parking in such a way that in order to egress from the property vehicles must back across any street right of way may be permitted only at single-family residences and duplex residences.
2. Access to parking spaces may not be less than nine feet in width and paved in accordance to Town standards.
3. Driveways used to serve two to four dwelling units shall be a minimum width of twelve feet if the furthest unit is eighty feet or less from the front

property line. If such unit is more than eighty feet from the front property line, then the minimum width shall be fifteen feet.

4. Driveways used to serve five or more dwelling units shall be a minimum width of fifteen feet for a single lane entrance and exit. A two lane driveway, used for an entrance and exit, shall be no less than twenty-five feet in width and need not exceed eighteen feet in width. All turning areas and aisles shall be adequate to provide safe and efficient access to and from the parking area in accordance to the standards administered by the Town Engineer.
5. Access points into the property shall be not more than two driveways from any one street.
6. Driveways shall not be closer to each other than twenty (20) feet except where a greater distance may be required by other provisions of this code.
7. Each driveway shall be not more than thirty (30) feet in width, measured at right angles to the center line of the driveway, except as that distance may be increased by permissible curb return radii.
8. On corner lots, no driveway shall be closer than thirty five (35) feet to the point of intersection of the right-of-way lines of the intersection.
9. Surfacing and Drainage: Every parking lot, including display areas for vehicle parking, shall be paved with two (2) inches of asphalt concrete over four (4) inches of aggregate base course or four (4) inches of Portland Cement Concrete reinforced with #8 rebar, six (6) inch by six (6) inch wire weld mesh over a sub-base compacted to ninety-five (95) percent density and properly drained with a minimum grade of 0.5% and a maximum grade of 6%. Every parking lot shall be subject to approval of a Site Plan Review process.
10. Tandem parking shall not qualify as acceptable parking. Tandem parking shall be defined as one vehicle parked directly behind another vehicle, but not designated as a parallel parking situation. See Illustration "A" below:

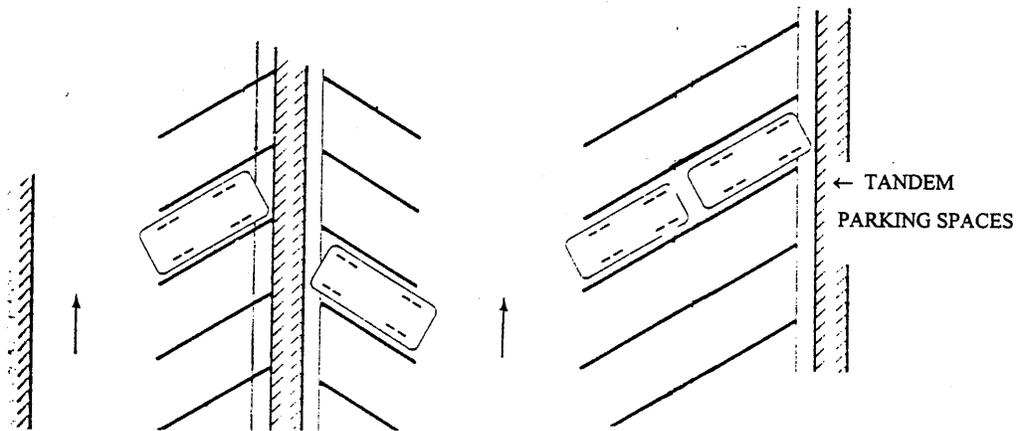


ILLUSTRATION "A"

11. Access and Traffic Control:
- a) All uses shall have access limited to the collector or arterial streets.
 - b) All buildings, other structures, parking and loading areas, shall be physically separated from all non-arterial or collector streets by vertical curbs and other suitable barriers and landscaping to prevent unchanneled motor vehicle access. Except for the access ways permitted in (c) below, the barrier shall be continuous for the entire length of the property line.
 - c) Each property shall have appropriate access ways to the street. In addition, each access way shall comply with the following:
 - 1) Curb returns shall have a minimum radius of twenty-four (24) feet.
 - 2) At its intersection with the property line, no part of any access way shall be nearer than one hundred (100) feet to the intersection of any two (2) street rights-of-way lines, nor shall any such part be nearer than fifty (50) feet to any side or rear lot line.
 - 3) The number and location of access ways shall be so arranged that they will reduce traffic hazards as much as possible.
12. Parking area dimensions shall conform to Table 1: Standard Parking Dimensions.

22.030 Number of spaces required for designated uses

“Floor area” shall refer to gross floor area used by tenants, service areas, storage areas, public areas used for customers, including area occupied by fixtures and equipment.

The number of off-street parking spaces shall be as set forth below:

- | | |
|--------------------------------------------------|----------------------------------------------------------------------------------------------|
| 1. Automobile sales facility: | 1 for each 400 s.f. or 1/10 of the maximum storage capacity, whichever is greater. |
| 2. Automobile service and repair: | 1 for each 400 s.f. of floor area. |
| 3. Banks and savings and loans: | 1 for each 200 s.f. of floor area; 4 spaces minimum |
| 4. Business offices: | 1 for each 300 s.f. of floor area; 4 spaces minimum |
| 5. Bowling facility | 5 per each bowling lane plus 1 per each employee |
| 6. Car wash, self service or attendant-operated: | 3 for each stall plus 1 for each employees |
| 7. Churches and private schools: | 1 for each 3.5 seats in an auditorium or 1 for each 17 classroom seats, whichever is greater |

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|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. Dance halls, exhibit halls, clubs and lodges: | 1 for each 50 s.f. of floor area used for assembly or dancing |
| 9. Dwelling, Manufactured home: | 2 spaces per pad. If located within a mobile home park, then 1 guest space for each 5 pads up to 50 pads and 1 space for each 10 pads thereafter |
| 10. Dwellings, multiple: | 1-1/2 per unit for each studio or 1-bedroom apartment
2 per unit for each 2-bedroom apartment or larger
In addition, 1 guest space for each three units shall be provided.
One space per unit shall be covered parking. |
| 11. Dwellings, single-family, duplex: | 2 for each family or unit, each space shall be a minimum area of 400 s.f., within a garage or carport. |
| 12. Dwellings, townhouses: | 2 for each unit, each space shall be a minimum area of 400 s.f., within a garage or carport. |
| 13. Furniture and appliance store: | 1 for each 600 s.f. of floor area. |
| 14. Hospitals: | 1-1/2 for each bed |
| 15. Hotels, motels, and motor hotels: | 1 for each sleeping unit, plus 1 for each 25 rooms |
| 16. Machinery sales and service garages: | 1 for each 400 s.f. |
| 17. Manufacturing plants and laboratories: | 1 for each 1-1/2 employees at any one time or 1 for each 800 s.f., whichever is greater |
| 18. Medical and dental clinics and offices: | 1 for each 200 s.f. of floor area: minimum of 5 |
| 19. Nursing homes: | 1 for each 3 beds |
| 20. Restaurant Drive-thru, take-out, snack stands: | 15 spaces minimum |
| 21. Restaurant, bars and night clubs: | 1 for each 2-1/2 permanent seat capacity, excluding the dance floor or assembly area without fixed seating which shall be calculated as 1 space per 50 s.f. of floor area |
| 22. Retail stores: | 1 for each 200 s.f. of floor space |
| 23. Rooming and lodging houses: | 1 for each bedroom |
| 24. Schools | |
| Elementary: | 1 per teacher or employees, plus 5 spaces |
| Jr. High: | 1 per teacher or employees, plus 5 spaces |
| High: | 1 per 4 students |

25. Sports arenas, auditoriums, theaters, meeting halls:	1 for each 3 seats of maximum seating capacity
26. Storage facility (multi-unit)	1 for each 150 floor area of office area.
27. Swimming Pools	2 per each 100 square feet of water area
28. Warehousing, service and maintenance centers:	1 for each 1-1/2 persons employed at any one time or 1 for each 1,000 s.f., which ever in greater

22.050 Parking areas- Development and maintenance

Every parcel 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 requirements set forth in Section 22.060 through 22.015 below.

22.060 Parking areas-Curbing required-specifications

Off-street parking areas for more than five vehicles shall provided with suitable concrete curb or horizontal timber barrier not less than six inches in height, located not less that two feet from any street, walkway or alley right-of-way line. All curbs or barriers shall be permanently anchored in a manner satisfactory to the Town Engineer. The purpose of such curb is to confine vehicles entirely within said premises, except in those cases where a wall is provided on the boundaries of the premises which, in the opinion of the planning administrator, is of such construction as to suitably protect the adjoining property.

22.070 Parking areas-Screening requirements

Off-street parking for more than five vehicles shall be effectively screened by a ten-foot wide landscaped strip and a masonry wall or fence of acceptable design. Minimum wall or fence height shall be not less than three and one-half feet and shall not exceed more than six feet in height and shall be maintained in good condition. Such wall or fence shall be free of any advertising, unless approved otherwise as part of planned sign program. The requirements specified herein may be eliminated in whole or in part where, in the opinion of the Planning Administrator, such requirements are not necessary for the proper protection of abutting property or other equally valid reasons.

22.080 Parking areas-Landscaping

The total parking area shall be landscaped in accordance with the landscape requirements adopted by the Town. Such landscaped area shall not be less than ten percent (10%) of the total area used for parking and access.

22.090 Parking areas- Surfacing requirements

Any off-street parking areas shall be surfaced in accordance with the specifications set forth by the town standards, so as to be a durable and dustless surface and shall be graded and drained so as to dispose all surface water accumulated within the area. The area shall be arranged and marked as to provide the orderly and safe loading, unloading, parking and storage of vehicles.

The Planning Administrator may waive or modify the parking standards for up to six months for uses within the agricultural zone, for any use deemed temporary.

22.100 Limitations on areas to be used

For all non-single family residential and duplex developments, no part of any front or exterior side yard (street side of a corner lot) shall be used for off-street parking or access unless authorized by the Planning Administrator, pursuant to an approved site plan.

22.110 Parking areas-Lighting arrangements

Lighting used to illuminate any off-street parking area shall be arranged so as to reflect the light away from adjoining premises in any residential zone.

22.120 Off-Street Loading-Number and size of spaces to be maintained

1. For every building having a gross floor area of ten thousand square feet or more, which is to be occupied by a commercial or industrial use requiring the receipt of distribution by vehicles of materials or merchandise, there shall be provided and maintained, on the same lot with such building, at least one off-street loading space plus one additional such loading space for each additional forty thousand square feet or fraction thereof.
2. Each loading space shall not be less than twelve feet in width, thirty feet in length, and fourteen and one-half feet in height clearance with a thirty foot radius maneuvering apron.
3. Such space shall not be located closer than fifty feet to any residential zone, unless enclosed by a masonry wall not less than eight feet in height.
4. Off-Street Loading: Each shop or store shall have a rear or side entrance that is accessible to a loading area and service drive. Service drives shall be a minimum of twenty-four (24) feet in width and shall be in addition to and not part of the drives or circulation system used by the vehicles of shoppers and/or fire access. The arrangement of truck loading and unloading facilities for each shop or store shall be such that, in the process of loading or unloading, no truck will block or extend into any other private or public drive or street used for vehicular circulation. Loading and delivery zones shall be clearly marked. The Planning Administrator may permit joint-use loading and delivery spaces as a part of the approval of a shopping complex of several retail stores being part of a complex.

22.130 Residential parking-Front setback restrictions

No required parking spaces or required maneuvering areas shall be located in the front or exterior setback area. The total amount of driveways and adjacent parking areas shall not occupy more than fifty percent of the front of exterior side yard.

In cases where the street improvements are at their ultimate width, the front setback area, for parking purposes, may be measured from the back of the sidewalk.

22.140 Residential parking-Garage requirement

All single family and two-family dwellings in an agricultural or residential zone, especially those within a subdivision, shall have constructed a two-car garage, containing a minimum of four hundred square feet and minimum interior dimension of twenty feet. The purpose of said requirement is to protect the general welfare of residential areas by preventing the establishment of parking in an open parking lot situation inappropriate to residential development and the open and disorderly display of equipment which would be stored in enclosures to avoid an unsightly appearance.

Notwithstanding requirements contained in this Title, the minimum front yard shall be twenty-two feet from the inside edge of the sidewalk to the door of the garage or structure of a carport in the case of a driveway approximately perpendicular to the front property line. Any garage that has access from an alley shall be located twenty-five feet from the opposite side of the alley with a minimum setback of five feet from the alley.

22.150 Residential parking-Conversion to living purposes-Approval required

Prior to the issuance of a building permit for the conversion of any existing garage or carport for living purposes, the property owner shall be required to meet the following conditions:

- A. A newly enclosed two-car garage shall be provided to replace the garage or carport being converted. Tandem parking shall not be permitted.

All plans for such conversion of existing and new garages shall be submitted to the planning department for approval to ensure that the conversion is compatible in design and materials with the existing dwelling. The exterior of the garage shall match the existing house elevation in color, materials and trim.

22.160 Appeals

Appeal from the decisions of the Zoning Administrator shall be as follows:

1. Once the Zoning Administrator has rendered a written decision per this title or issued a notice of action per this title, the aggrieved person may appeal the decision or action of the Zoning Administrator by submitting a written appeal to the Planning Commission within 14 days of the decision or action of the Zoning Administrator. The Planning Commission will act and render a decision on this appeal within 45 days. If no appeal is made within 14 days, the decision or action of the Zoning Administrator shall stand.
2. Either the aggrieved person or the Zoning Administrator may appeal the decision of the Planning Commission to the Board of Adjustments. Such appeal must be made in writing to the Town Clerk within five (5) working days of the rendering of the decision by the Planning Commission. When such a notice of appeal has been submitted to the Town Clerk, it will be brought before the Board of Adjustments at the Council's next regular meeting as a regular agenda item, classified as new business. The Board of Adjustments may then confirm or modify or reverse the decision of the Planning Commission. Any motion to modify or reverse the decision of the

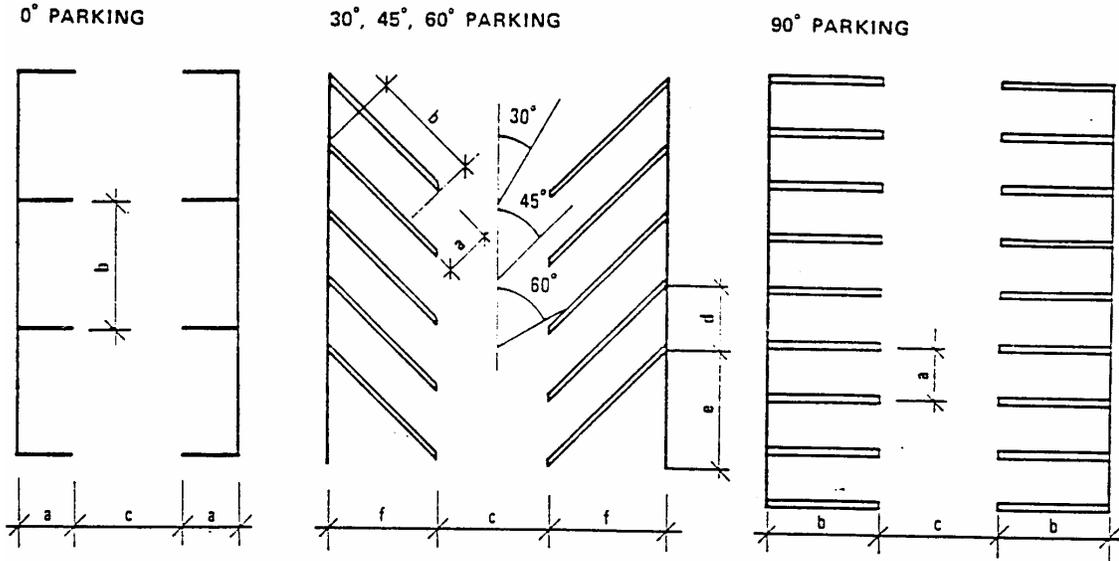
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Planning Commission shall contain the explicit reasons therefore. If the Board of Adjustments takes no action on the matter, the decision of the Planning Commission shall stand.

(Ord. 95.22, 9/95)

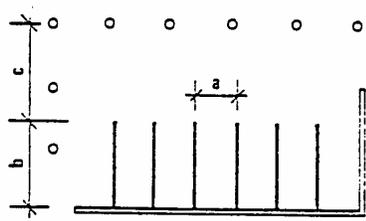
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Table 1: Standard Parking Dimensions



MINIMUM DIMENSIONS FOR REQUIRED PARKING SPACES					
Dimension Indicator	0°	30°	45°	60°	90°
a	9'-0"	8'-6" †	8'-6" †	8'-6" †	8'-6" †
b	21'-0"	18'-0"	18'-0"	18'-0"	18'-0"
c	15'-0" *	13'-0" *	14'-0" *	18'-0" *	22'-0"
d		17'-0"	12'-0"	9'-10"	
e		28'-4"	18'-8"	11'-5"	
f		16'-4"	18'-8"	19'-10"	
SMALL CAR PARKING SPACE+					
a	10'-0"	8'-6"	8'-6"	8'-6"	8'-6"
b	19'-0"	15'-0"	15'-0"	15'-0"	15'-0"
c	15'-0"	13'-0" *	14'-0"	18'-0"	21'-0"
d		17'-0"	12'-0"	9'-10"	
e		25'-9"	16'-7"	9'-11"	
f		14'-10"	16'-7"	17'-3"	
HANDICAPPED PARKING SPACES					
a	14'-0"	14'-0"	14'-0"	14'-0"	14'-0"
b	23'-0"	19'-0"	19'-0"	19'-0"	19'-0"
c	15'-0"	13'-0"	14'-0"	18'-0"	24'-0"
d		28'-0"	19'-10"	16'-2"	
e		34'-5"	22'-0"	13'-0"	
f		19'-11"	22'-0"	23'-0"	

MOTORCYCLE & BICYCLE PARKING SPACES



MOTORCYCLE & BICYCLE PARKING SPACES			
Dimension Indicator	Motorcycle	Bicycle	
		Open	Closed
a	3'-6"	2'-0"	3'-3"
b	7'-0"	6'-0"	6'-0"
c	8'-0"	5'-0"	5'-0"

Spaces shall be protected by fence, wall, or curb at least 6" high or by a 4" Ø steel pipe @ 5 ft. o.c., 3 ft. above ground.

NOTES:

- * Minimum of 20 feet for two-way traffic.
- † Double striped spaces may be reduced to 8'-6" wide. Single striped spaces shall be a minimum 9'-0" wide.
- ‡ Small car spaces shall not be permitted as part of the required parking.

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