

## ARTICLE 22

### OFF-STREET PARKING REGULATIONS

#### Section:

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- 22-2 General Provisions
- 22-3 Layout and Design Requirements
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#### SECTION 22-1 PURPOSE

**22-101.** These regulations require off-street parking proportional to the need created by each use in order to ensure functionally adequate, aesthetically pleasing, and secure off-street parking facilities. Regulations 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, additions to existing use, or any change in manner of use which results in increased capacity. Additional parking need only be provided for the addition, enlargement, or change and not the entire building or use. No off-street parking facilities shall be required in the C-3 Central Business District.

**22-202. Maintenance.** All existing and required parking facilities shall be maintained and shall not be reduced so long as the use requiring such parking remains.

**22-203. 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 22-6.

**22-204. Residential districts.** Parking facilities which make provisions for more than three (3) vehicles shall not be located within the required front yard for the district.

**22-205. Computation.** Where the determination of number of off-street parking spaces required results in a fractional part of a space, a fraction of one-half or more shall be counted as a full space and a fraction of less than one-half shall be disregarded. Where requirements are established on the basis of seats or person capacity, the provisions of the City-adopted building code applicable at the time shall be used to calculate maximum design capacity.

**22-206. Compact cars.** In every off-street parking facility of ten (10) or more spaces, a maximum of ten (10) percent of the required number of spaces may be designed for compact cars. For the purpose of this section, a compact car is a motor vehicle with an overall length which does not exceed fourteen (14) feet.

**22-207. Zoning Administrator.** The Zoning Administrator is authorized to approve minor variations 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.

### **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. Each space for compact cars, when allowed by this Article shall consist of a rectangular area of not less than eight (8) feet in width, by seventeen (17) 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.

**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. Lighting.** Any lighting provided to illuminate any parking facility shall be designed and installed in such a manner as to reflect away from any residential use upon adjoining properties.

**22-305. 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.

**22-306. Parking facilities in residential districts.** Any parking facilities for eight (8) or more vehicles (1) when in residential zoning districts and (2) which are adjacent to a residential or manufactured home-zoned district, shall have a screened fence or wall to prevent the passage of vehicular lights and to prevent the blowing of debris. Such fence or wall shall be at least six (6) feet in height and have a visual density of not less than seventy percent (70%).

## SECTION 22-4 PERMIT REQUIRED

**22-401.** Plans showing the layout, landscaping and design of all off-street parking, loading, or other vehicular use areas shall be submitted to, and approved by the Zoning Administrator prior to beginning construction. A permit shall be obtained prior to starting work on any parking area designed to accommodate four or more vehicles.

## SECTION 22-5 REQUIRED PARKING SPACES

**22-501.** Off-street parking spaces shall be provided as follows:

<b><u>Residential Uses:</u></b>	<b><u>Minimum Off-Street Parking Spaces</u></b>
1. Single-family	2 spaces per unit for residences on lots 50= or less in width and 3 spaces for residences on lots greater than 50= in width.
Two-family	2 spaces per unit for residences on lots 50= or less in width and 3 spaces for residences on lots greater than 50= in width.
Multiple-family:	
Efficiency	1 space per unit
One or more bedrooms	2 spaces per unit
2. Lodging houses, rental sleeping rooms in a dwelling unit	1 space for each 2 tenants
3. Nursing home, rest home or convalescent home	1 space for each 3 beds based on maximum design capacity
4. Manufactured home park or subdivision	2 spaces per unit

<b><u>Nonresidential Uses:</u></b>	<b><u>Minimum Off-Street Parking Spaces</u></b>
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. Automobile car wash	3 holding spaces for each stall, plus 1 drying space per stall
3. 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
4. Bed and breakfast inns	1 space per rental unit
5. Bowling alleys	5 spaces for each lane or alley

6.	Churches and similar places of worship	1 space for each 4 seats in the sanctuary
7.	High school	1 space for each 3 employees, plus 1 additional space for each 15 students enrolled
8.	Day care or nursery schools	1 space for each 15 students enrolled
9.	Elementary, junior high schools, and equivalent parochial or private schools	2 spaces per classroom
10.	Fraternal associations	1 space each 4 persons based on maximum design occupancy
11.	Funeral homes and mortuaries	1 space for each 4 seats based on maximum design capacity plus 1 space per employee
12.	Furniture and appliance stores	1 space per 400 square feet of floor area
13.	Hospitals	1 space for each 3 beds, plus 1 space for each 2 employees on a maximum shift
14.	Laundromats	1 space for every 2 washing machines
15.	Manufacturing, processing, assembly plants	1 space for each 1.5 workers on a maximum shift
16.	Medical and dental clinics	5 spaces for each doctor or dentist
17.	Motel and/or hotels	1.2 spaces per rental unit plus 1 space for each 2 employees per working shift
18.	Motor vehicle repair or body shop	1 space for each 2 employees, plus 1 space per service bay
19.	Restaurants with fixed seating, provided that drive-up restaurants shall provide a minimum of 10 spaces	3 spaces for each 5 seats, based on maximum designed occupancy
20.	Retail stores and shops	1 space per 175 square feet of retail area
21.	Service stations	1 space for each employee, plus 2 spaces per service bay.
22.	Taverns, private clubs	1 space for each 3 persons based on maximum design capacity
23.	Theaters, auditoriums, assembly places with fixed seating	1 space for each 3.5 seats
24.	Theaters, auditoriums, assembly places without fixed seating	1 space for each 4 persons based on maximum design capacity
25.	Trade, commercial schools	1 space for each 3 students and employees

- 26. Warehouse, storage, wholesale establishments 1 space for each 2 employees
- 27. All other uses not specified above 1 space per each 200 square feet of floor area

**SECTION 22-6 EXCEPTIONS GRANTED BY BOARD OF ZONING APPEALS**

**22-601.** 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. Access to such parking facilities from the use must be adequately lighted to provide for safety of the public.
- b. **Use.** The parking area shall be used for passenger vehicles only, and in no case shall it be used for sales, repair work, storage, dismantling or servicing of vehicles, equipment, materials or supplies.
- c. **Improvements.** Parking areas and driveways on private property providing ingress and egress to parking areas shall be surfaced with concrete or asphalt to the specifications of the City and shall be maintained in good condition.
- d. **Guards.** Parking areas shall have adequate guards to prevent extension or the overhanging of vehicles beyond property lines or parking spaces; and parking areas shall have adequate markings for channelization and movement of vehicles.
- e. **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 per square feet, 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. Whenever a fence is required along a front yard, the fence shall not be higher than forty-eight (48) inches and be located within one foot of the front yard setback line.

**22-602. Alternate surface.** The Board of Zoning Appeals may grant a variance to the surfacing materials required in this article.