

Chapter 1165
Off-Street Parking and Loading Regulations

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1165.01 PURPOSE.

Off-street parking regulations are established to achieve, among others, the following:

- (a) To relieve congestion so streets can be utilized more fully for movement of vehicular traffic;
- (b) To promote the safety and convenience of pedestrians and shoppers by separating parking areas and extensive car movements in the vicinity of pedestrian ways;
- (c) To protect adjoining residential neighborhoods from on-street parking; and
- (d) To promote the general convenience, welfare and prosperity of residential, business, service and manufacturing developments which depend on off-street parking facilities.

1165.02 PARKING FACILITIES REQUIRED.

Accessory off-street parking facilities, including access driveways, shall be provided prior to the occupancy of such building or use. Facilities shall be provided for the entire building or use in accordance with the regulations contained in this Chapter whenever:

- (a) A building is constructed or a new use established.
- (b) The use of an existing building is changed to a use requiring more parking facilities.
- (c) An existing building is altered and there is an increase in seating capacity, floor area of the building, or number of employees.

1165.03 UNITS OF MEASURE.

In computing the number of parking spaces required by this Code, the following rules shall apply:

- (a) Floor Area. Where floor area is designated as the standard for determining parking space requirements, gross floor area shall be used for all land uses.
- (b) Seats. Where seating capacity is the standard for determining parking spaces, the capacity shall mean the number of seating units installed or indicated, or one seat for each 24 lineal inches of benches or pews, or

when fixed seats are not indicated, the capacity shall be determined as being one seat for each 20 square feet of floor area of the assembly room.

- (c) Employees. Where employees are the standard for determining parking space requirements, employees shall mean the maximum number of employees on any two successive shifts.
- (d) Fractional Numbers. Where the computation results in a fractional unit, one additional off-street parking space shall be provided.
- (e) Parking for Mixed Uses. A building or group of buildings containing 2 or more uses, operating normally during the same hours, and which have different off-street parking requirements, may jointly provide spaces for not less than the sum of the spaces required for each use.
- (f) Parking Requirements for Uses Not Specified. When the off-street parking requirements for a use are not specifically defined herein, the parking facilities for such use shall be determined by the Planning Commission so as to be sufficient to meet all the parking needs of the proposed use, based on the parking standards for a specified use listed in Schedule 1165.04 that the Commission determines to be most similar to the proposed use.

1165.04 OFF-STREET PARKING STANDARDS.

The number of off-street parking spaces for each facility or use shall be determined by application of the standards noted in Schedule 1165.04.

**Schedule 1165.04
Required Off-Street Parking Spaces**

<u>Principal Building or Use</u>	<u>Minimum Spaces Required</u> ^(a)
(a) Residential Uses:	
(1) Single-family detached dwelling	2 parking spaces per dwelling unit, both of which shall be enclosed
(2) Single-family attached dwelling	2 parking spaces per dwelling unit, one of which shall be enclosed
(3) Two-family dwelling	2 parking spaces per dwelling unit, one of which shall be enclosed
(4) Multi-family dwelling	2 parking spaces per dwelling unit, plus guest parking at the rate of 1 space for every 4 dwelling units
(5) Bed and Breakfast	1 space per guest room, plus requirement for dwelling unit
(6) Congregate care facility	1 space per 2 beds
(7) Group and family homes for the handicapped	1 space per 2 beds
(b) Community / Educational Facilities	
(1) Auditorium, assembly hall, meeting place	1 space for every 4 seats
(2) Church or other place of worship	1 space for every 4 seats in the sanctuary
(3) Library, museum, art gallery or similar public building	1 space per 300 square feet of floor area
(4) Kindergarten, nursery school, and child or adult day care center	2 spaces per classroom but not less than 6 spaces for the building
(5) Elementary and junior high schools	2 spaces per classroom plus 1 space for every 4 seats in the largest auditorium or assembly room
(6) High School	1 space for every teacher, employee and administrator, plus 1 space per 7 students, plus 1 space for every 4 seats in the largest auditorium or sports arena
(7) Business, commercial or trade school	1 space for every instructor, employee and administrator, plus 1 space for every 2 students
(c) Eating Establishments	
(1) Restaurant (including bars/taverns)--Table Service	1 space per 50 square feet of floor area, or 1 space for every 2 seats, whichever is greater, plus

Principal Building or Use

Minimum Spaces Required ^(a)

	1 space for each delivery vehicle
(2) Restaurant--Counter Service when located in a shopping center ^(b)	10 spaces, or 1 space per 50 sq. ft. of floor area, whichever is greater, plus 1 space for each delivery vehicle
(3) Restaurant--Counter Service when located as the only use in a free-standing building	20 spaces, or 1 space per 50 sq. ft. of floor area, whichever is greater, plus 1 space for each delivery vehicle
(d) <u>Office, Professional Services</u>	
(1) Business, professional and administrative office (excluding medical and dental)	1 space per 250 square feet of floor area
(2) Banks, financial institutions	1 space per 250 square feet of floor area
(3) Medical, dental office and/or clinic, including urgent care clinic	1 space per 200 square feet of floor area
(4) Hospital	1 space for every 2 beds, plus 1 space for every 3 employees
(5) Research and testing laboratory	1 space per 400 square feet of floor area
(e) <u>Retail/ Personal Services</u>	
(1) Retail store or personal service establishment in completely enclosed buildings (except as otherwise specified below)	1 space per 200 square feet of floor area
(2) Beauty salons and barber shops	2 spaces per beauty or barber chair
(3) Funeral home, mortuary	1 space per 50 square feet of floor area of sitting or service rooms, plus one space for each vehicle maintained on the premises
(4) Hotel, motel	1 space per guest room or unit, plus 1 space for every 2 employees
(5) Veterinary office and animal hospital	1 space per 400 square feet of floor area, plus 1 space for every 2 employees
(f) <u>Entertainment - Recreation</u>	
(1) Private clubs, lodges	1 space for every 4 seats
(2) Indoor theater, sports arena	1 space for every 4 seats
(3) Bowling alley	4 spaces per bowling lane, plus 1 space per 100 square feet of floor area used for a restaurant or lounge
(4) Dance hall, skating rink	1 space per 100 square feet of floor area (including lounging and spectator area)
(5) Indoor recreation/health, recreational facility	1 space per 200 square feet of exercise area, including locker and equipment rooms

<u>Principal Building or Use</u>	<u>Minimum Spaces Required</u> ^(a)
(6) Golf course (9 holes or more)	8 spaces per green
(7) Miniature golf	2 spaces per hole
(8) Swimming pools, public or private (not associated with residences)	1 space for every 5 persons, based on pool capacity
(9) Tennis Courts	4 spaces per court
 (g) <u>Automotive Uses</u>	
(1) Gasoline station	1 space for every employee
(2) Automotive service station, vehicle repair garage	2 spaces per service bay, plus 1 space for every employee
(3) Automobile sales and rental	1 space per 400 square feet of floor area of sales room, plus 1 space for each auto service stall in the service room and 1 space per employee
(4) Car wash	1 space for every employee
(5) Farm implement sales, service and repair	1 space per 400 square feet of floor area of sales room, plus 1 space for each service stall in the service room and 1 space per employee
 (h) <u>General Commercial and Industrial Uses</u>	
(1) Truck terminals	1 space for every 2 employees
(2) Distribution, warehouse facility, wholesale, printing and publishing	1 space per 800 square feet of floor area
(3) Mini/self-storage	1 space per 500 square feet of floor area
(4) All other general commercial uses	1 space per 250 square feet of floor area
(5) All other industrial uses	1 space per 400 square feet of floor area

NOTES TO SCEHDULE 1165.04

- (a) A minimum of five (5) spaces is required for each facility other than a single-family detached, single-family attached or two-family dwelling.
- (b) For the purposes of this Section, a shopping center shall include one or more multi-tenant building(s) and/or group of buildings where the required parking spaces are provided in a shared parking lot.

1165.05 ALLOWANCE FOR SHARED PARKING.

The Planning Commission may approve a development plan with a reduction in the number of parking spaces required if it can be shown that the lesser number of spaces is appropriate and consistent with these regulations when it is determined that:

- (a) In a mixed-use project or a single-use project for which the different components of the use have varying peak demands, the uses can be adequately accommodated with a lesser number of parking spaces than that which is required based on the sum of the various uses computed separately.

- (b) The required parking spaces for a proposed use can be accommodated on an adjacent or nearby site and binding arrangements are made between the businesses and other property owners that are not normally open, used or operated during the same hours to share parking facilities in order to meet their parking requirements. In such case not more than 50 percent of the required parking spaces shall be shared.

1165.06 REDUCED STANDARDS FOR C-3, CENTRAL BUSINESS DISTRICT.

In recognition of the historic, compact character of buildings in the Central Business District, as well as the less efficient use of the floor area of those buildings, the number of off-street parking spaces for each facility or use in the Central Business District shall be determined according to the following:

- (a) The number of off-street parking spaces shall be seventy-five percent (75%) of the standards set forth in Schedule 1165.04.
- (b) However, due to unique building and site characteristics that may be present in the Central Business District, the Planning Commission may approve a development plan with fewer parking spaces than seventy-five percent (75%) of the requirements set forth in Schedule 1165.04. In order for the Planning Commission to consider a reduction of the required spaces, the applicant must demonstrate that such a reduction is warranted based on the following criteria:
 - (1) The character of the proposed use, the design of the building and the ability of the proposed use to reinforce the main street environment;
 - (2) The availability and accessibility of public parking spaces, both on-street and within public parking lots;
 - (3) The availability of parking areas on adjacent sites, considering the hours of operation of the proposed use compared to adjacent uses; and
 - (4) The potential negative impact to the character of the district if the requisite number of parking spaces is provided.

1165.07 DEFERRED CONSTRUCTION OF REQUIRED SPACES.

If the number of parking spaces required in Schedule 1165.04 is substantially larger than the number anticipated by the applicant and the applicant provides sufficient evidence that supports the reduced parking needs, a development plan may be approved with an allowance for the construction of a lesser number of parking spaces provided that:

- (a) The total number of spaces initially constructed shall not be less than 70 percent of the spaces required by Schedule 1165.04.
- (b) Suitable area(s) are reserved for the construction of the balance of the total number of spaces otherwise required by Schedule 1165.04. Such suitable areas shall be illustrated on the development plan in locations and with landscaping in full compliance with this Zoning Code.
- (c) The Planning Commission, upon reevaluation of the project's parking needs, may at any time direct that some or all of the parking spaces identified in subsection (b) be constructed.
- (d) When additional parking is determined necessary, it shall be provided according to the approved development plan.

1165.08 LOCATION OF REQUIRED PARKING SPACES.

In addition to specific requirements contained in each district regulation, the location of off-street parking facilities shall further be regulated according to the following provisions:

- (a) Off-street parking spaces required for dwelling units shall be located on the same lot as the dwelling unit served. Required guest parking in a multi-family development shall be equally distributed throughout the development.
- (b) Off-street parking spaces required for nonresidential uses shall be located within 700 feet of the use measured along lines of public access to the property. When spaces are to be provided on an adjacent or nearby site, a written agreement shall be made between the applicant and the property owner(s) of such adjacent or nearby site prior to approval.
- (c) All required off-street parking spaces shall have direct access to an aisle or driveway without the need to move any other vehicle.

1165.09 OFF-STREET WAITING SPACES FOR DRIVE-THRU FACILITIES.

Drive-thru establishments and other establishments which, by their nature, create lines of customers waiting to be served within automobiles shall provide off-street waiting areas, on the same lot as the use, in addition to the required number of parking spaces specified in Schedule 1165.04, in accordance with the following:

- (a) Minimum Number of Waiting Spaces:
 - (1) Establishments serving and/or selling food and/or drinks: 10 waiting spaces

- (2) Automatic car wash facilities where a chain conveyor or other similar method is used to move the vehicle through the structure: 10 waiting spaces
 - (3) Facilities with service windows or service entrances such as banks, ticket booths, drive-up ATM machines and other similar facilities: 10 waiting spaces, but not less than 6 spaces per window or stall when there are 2 or more windows or stalls
 - (4) Self-serve car wash facilities: 2 waiting spaces per stall
 - (5) Gasoline stations: 2 waiting spaces per accessible side of a gasoline pump island
- (b) Vehicles Prohibited within the Public Right-of-Way. In any case, vehicles shall not be permitted to wait within the public right-of-way for service at such drive-in or drive-thru facilities.
- (c) Waiting Space Dimensions. Each off-street waiting space shall have an area not less than 144 square feet (measuring 8 feet by 18 feet) exclusive of access drives and parking aisles and shall not interfere with parking or circulation.

1165.10 PARKING SPACES FOR PERSONS WITH DISABILITIES.

In accordance with the Americans with Disabilities Act (ADA) of 1990, all new construction and alterations to places of public accommodation and commercial facilities shall provide parking spaces that are designed and constructed to be readily accessible to persons with disabilities.

1165.11 PARKING DESIGN STANDARDS.

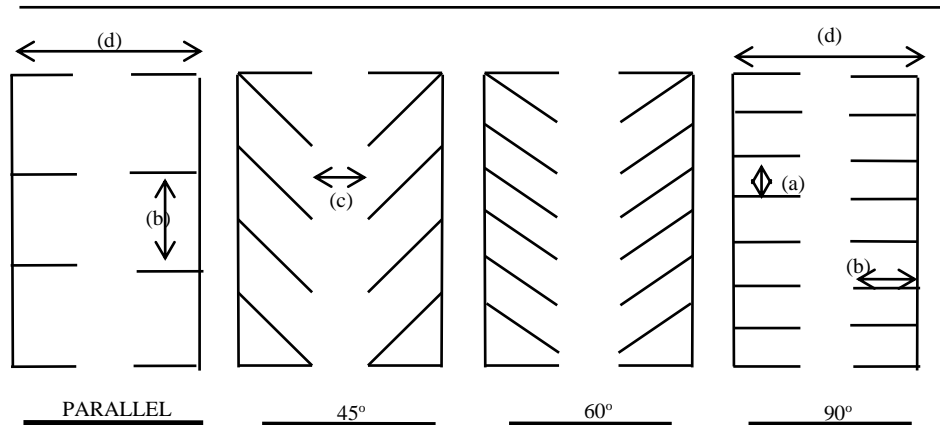
Off-street parking area shall be designed and constructed in accordance with the following minimum dimensions set forth in Schedule 1165.11, based on the angle of the spaces. Figure 1165.11 illustrates the requirements for each angle scenario.

Schedule 1165.11

	45°	60°	90°	PARALLEL
(a) Width of Parking Space	13 ft	10 ft	9 ft	9 ft
(b) Length of Parking Space	19 ft	19 ft	20 ft	23 ft
(c) Width of Circulation Aisle ⁽¹⁾	13 ft	18 ft	22 ft	12 ft
(d) Width of Double-Loaded Parking Module when Spaces Interlock	51 ft	56 ft	62 ft	--

Notes to Schedule 1165.11:
⁽¹⁾ Circulation aisles having a width less than 22 feet shall be one-way aisles.

Figure 1165.11
 Illustration of Parking Design Standards



Notes to Figure 1165.11:

- (a) Width of parking space.
- (b) Length of parking space.
- (c) Width of circulation aisle.
- (d) Double-loaded parking module.

1165.12 REGULATIONS FOR ACCESS DRIVES.

The location, width, and number of entrance and exit access drives to accessory parking spaces shall be in accordance with the following:

- (a) Location. The location and width of entrance and exit access drives to parking facilities shall be planned to interfere as little as possible with the use of nearby property and with pedestrian and vehicular traffic on the nearest streets. Access drives shall be located at least 50 feet from the right-of-way line of the nearest intersecting street.
- (b) Number of Drives.
 - (1) Each parcel shall have not more than two access drives from each abutting street unless otherwise permitted below.
 - (2) One additional access drive may be permitted for lots that have 200 or more feet of frontage on one street.
 - (3) The Planning Commission may permit an additional access drive for lots that have more than 500 feet of frontage when the Commission determines it is in the interest of good traffic operation.
 - (4) Insofar as practical, the use of common drives by two (2) or more uses shall be encouraged to reduce the number of such highway access points.
- (c) Number of Lanes. One-way entrances and exits shall be limited to two lanes and all other access drives shall be limited to three lanes.
- (d) Width. Access drives shall have a width per lane of not less than 9 feet or more than 12 feet and a total width of not more than 36 feet, measured at the street right-of-way.
- (e) Radius. The radius of the edge of the access drive apron shall be at least 30 feet so that a vehicle may enter from or exit onto the curb lane without obstructing vehicles in other traffic lanes.

1165.13 OFF-STREET LOADING REQUIREMENTS.

When off-street loading spaces are provided and maintained for business, commercial and industrial buildings, they shall comply with the following regulations:

- (a) All loading spaces shall be located on the same lot as the use served and no part of any required yard, off-street parking area, or access drive thereto, shall be used for loading or unloading purposes, except as permitted in subsection (f) below.
- (b) Access to truck loading and unloading spaces shall be provided directly from a public street or alley or from a right-of-way that will not interfere with

public convenience and that will permit the orderly and safe movement of trucks.

- (c) No loading area shall be located within 40 feet of the nearest point of intersection of any two streets.
- (d) Off-street loading spaces shall not be used for repair or servicing of motor vehicles.
- (e) Streets, sidewalks, alleys or other public rights-of-way or other public property shall not be used for loading purposes nor shall vehicles be parked on such areas during loading and unloading, except as otherwise permitted by the Planning Commission.
- (f) In the C-3 District, off-street loading areas can occur in off-street parking areas, recognizing that they will be competing with space and shall be limited to the time necessary for loading and unloading purposes.

1165.14 IMPROVEMENT AND MAINTENANCE STANDARDS.

All driveways, parking areas, curbs, and bumper guards shall be constructed in accordance with standards established by the City Engineer and the following:

- (a) Paving. All parking and loading areas and access drives shall have a bituminous, concrete or similar hard surface approved by the City Engineer. Such paving material, and base materials related thereto, shall be capable of supporting all anticipated loads without damage. The owner shall, at his/her own expense, maintain the surface in a smooth and dust-free condition and repair any disintegration of the surface by patching or sealing when such disintegration takes place.
- (b) Drainage. Parking areas shall be graded, drained and provided with adequate drainage facilities so that adjacent properties and rights-of-way, including public sidewalks, shall not be subject to flooding by run-off water from the proposed parking area.
- (c) Illumination in Open Areas. Parking areas shall be illuminated whenever necessary to protect the public safety. All lighting used to illuminate such areas shall be so arranged as to direct the light away from adjoining residential properties and streets, and shall not be of excessive brightness or cause a glare hazardous to pedestrians or drivers.
- (d) Curbs and Wheel/Bumper Guards. Appropriate bumper guards or barrier curbs shall be provided in order to define parking spaces or limits of paved areas, contain the cars on sloping surfaces, and to prevent bumper overhang or other encroachment into required yards, walkways, aisles or spaces.

- (e) Marking. Any off-street parking area for 5 or more parking spaces shall indicate the location of each parking space, the location of spaces for persons with disabilities, and the location and direction or movement along the aisles and access drives providing access thereto by painting upon the surface, by raised directional signs, or by markers or other similar measures placed in the surface.
- (f) Signs. Signs shall be provided in accordance with Chapter 1163.
- (g) Maintenance. A parking area or loading space shall be maintained in a manner to keep it as free as practicable from rubbish, paper and other loose particles, and snow and ice shall be promptly removed by the operator. All adjacent sidewalks shall be kept free from dirt, ice, sleet and snow and in a safe condition for use by pedestrians. All signs, markers or any other methods used to indicate direction of traffic movement and location of parking and/or loading spaces shall be maintained in a neat and legible condition. Any walls, trees and shrubbery, as well as surfacing of the parking lot, shall be maintained in good condition throughout its use for parking purposes.
- (h) Storage. All off-street parking areas for nonresidential uses shall not be used for the continuous storage of a vehicle for more than 48 hours, except where expressly permitted in this Zoning Code as accessory to the principal use of the lot.

1165.15 PARKING LOT LANDSCAPING AND SCREENING.

All screening and buffering of parking areas shall be in conformance with the regulations set forth in Chapter 1167.

1165.16 DEVELOPMENT PLAN REVIEW.

Detailed drawings showing the features of off-street parking and loading areas shall be submitted to the Zoning Administrator for development plan review as required by Chapter 1183.