

ARTICLE 9

PARKING AND LOADING REQUIREMENTS

Section 9-1 Parking

9-1.1 **Off-Street Parking Required**

Off-street automobile parking shall be provided on every lot as specified below except in the B-1 Central Business District. However in the B-1 District off-street parking should be provided when possible. When a building is erected or a principal building is enlarged or increased in capacity by adding dwelling units, seats, or floor area, or before conversion from one type of use to another, permanent off street parking space shall be provided in a parking garage or on a graded open space.

9-1.2 **Parking Design Criteria**

- (a) Each parking space shall be not less than eight and half (8 1/2) by eighteen (18) feet, exclusive of adequate egress and ingress drives, landscaping, and maneuvering space.
- (b) Parking spaces shall be permanent and shall not be used for any other purposes.
- (c) The required parking space for any number of separate uses may be combined in one lot. The required space assigned to only one use may not be assigned to another use except that one-half (1/2) of the parking space required for churches, theaters, or assembly halls where attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.
- (d) If the off street parking space required by this ordinance cannot reasonably be provided on the same lot where the principal use is located, such space may be provided on any land within five hundred (500) feet of the main entrance to such principal use provided the land is in the same ownership as the principal use. This land cannot be used for any other purpose as long as the on-site parking requirements are not met.
- (e) The following provisions must be met where parking lots for more than five (5) automobiles are permitted in residential districts:
 - 1. The lot may be used only for parking in relation to the principal use of the lot and not for any type of loading, sales, repair work, dismantling, or servicing.

2. All entrances, exits, barricades at sidewalks, and drainage works shall be approved by the Zoning Enforcement Officer prior to construction.
3. Only one (1) entrance and one (1) exit sign no larger than four (4) square feet in area prescribing parking regulations may be erected at each entrance or exit. No other signs shall be permitted.

9-1.3 Enforcement

- (a) Each application for a Zoning Permit or Certificate of Occupancy shall include information regarding location and dimensions of off-street parking space and the means of ingress and egress between such space and a street. This information shall be in sufficient detail to enable the Zoning Enforcement Officer to determine whether or not the requirements of this ordinance are met.
- (b) The Certificate of Occupancy of the use of any structure or land where off-street parking space is required shall be withheld by the Zoning Enforcement Officer until the provisions of this ordinance are fully met. If at any time such compliance ceases, any Certificate of Occupancy which has been issued for the use of the property shall immediately become void.

9-1.4 Schedule of Parking Spaces

Off street parking spaces shall be provided and permanently maintained by the owners and occupants of the following types of uses on the basis indicated:

Automobile Sales and Repair Garages: One (1) space for each two (2) employees at maximum employment on a single shift, plus two (2) spaces for each three-hundred (300) square feet of repair or maintenance space.

Bowling Alley: Two spaces for each land, plus one (1) additional space for each two (2) employees.

Day-Care Centers: One (1) space for each six hundred (600) square feet of gross area.

Funeral Homes: One (1) space for each four (40 seats in the main chapel; plus one space for each two employees, plus one (1) space for each vehicle used in the operation.

Medical and Dental Clinics and Offices: Four (4) spaces for each doctor practicing at the clinic, plus one (1) space for each employee.

Public Libraries: One (1) space for each four (4) seats provided for patron uses.

Motels, Tourist Homes, and Hotels: One (1) space for each room or unit to be rented, plus one (1) space for each two (2) employees on the shift of the largest employment.

Nursing Homes: One (1) space for each six (6) patient beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each four (4) employees.

Offices, Business, Professional or Public, including Banks: One (1) space for each two hundred (200) square feet of gross floor area.

Places of Public Assembly including Private Clubs, Lodges, Community Centers and Churches: One (1) space for each four (4) fixed seats provided for patron use, plus one (1) space for each hundred square feet of floor or ground area use for amusement or assembly but not included fixed seats, plus one (1) space for each employee.

Residences, including Single-Family and Multi-Family Units as Well as Mobile Homes on Individual Lots or in Parks: Two (2) spaces for each dwelling unit.

Restaurants, Drive-thru: One space for each one hundred (100) square feet of gross floor area, plus five (5) stacking lanes per drive thru lane.

Retail Business and Consumer Service Facilities: One (1) space for each two hundred (200) square feet of gross floor area in the main building.

School, Elementary (both public and private): One (1) space for each employee, plus adequate parking for buses.

School, High School (both public and private): One (1) space for each teacher or administrative staff member, plus one (1) space for each four (4) pupils, and adequate bus parking spaces.

Service Stations: Five (5) parking spaces for each grease rack or work rack.

Shopping Centers: One (1) space for each two hundred (200) square feet of gross floor area.

Wholesale and Industrial Uses: One (1) space for each two (2) employees at maximum employment of a single shift.

Section 9-2 Loading and Unloading

9-2.1 Area to be Required

At the time of the erection or expansion of any main building or part which is used for commercial or industrial use, off street loading and unloading space shall be required as specified in this section. Off-street loading and unloading spaces shall be designed and constructed so that all maneuvering to park vehicles for loading and

unloading can take place entirely within the premises. These spaces shall be provided so as not to interfere with the free, normal movement of vehicles and pedestrians on the public right-of-way.

9-2.2 Schedule of Loading Spaces

- (a) For purposes of this section, an off street loading berth shall have minimum dimensions of twelve (12) feet by thirty (30) feet and fourteen (14) feet overhead clearance with adequate means of ingress and egress.
- (b) For any structure containing less than twenty thousand (20,000) square feet of gross floor area, no berths shall be required. Larger structures, however, shall provide berths as specified below:

Sq. Ft. of Floor of Area of d No. <u>Commercial and Industrial Uses</u> <u>Berths</u>	Require <u>of</u>
0 - 19,999	0
20,000 - 39,999	1
40,000 - 59,999	2
60,000 - 109,999	3
110,000 - 159,999	4
160,000 +	4
	Add one (1) berth for each additional 80,000 sq. ft.

9-2.3 Enforcement

- (a) Each application for a zoning petition shall include information as to the location and dimensions of off street loading and unloading space and the means of ingress and egress between such space and a street. This information shall be in sufficient detail to enable the Zoning Enforcement Officer to determine whether or not the requirements of this ordinance are met.
- (b) If at any time the applicant is not in compliance with the use of the structure or off-street loading and unloading requirements the zoning permit shall immediately become void and of no effect.