

ARTICLE 8

OFF-STREET PARKING AND LOADING REGULATIONS

SECTION 8.01 OFF-STREET PARKING

A. Application of Section

The regulations of these Sections 8.01 and 8.02 shall be met in all districts whenever any uses are established or any building or structure is erected, enlarged, or increased in capacity.

B. General Regulations

- 1. Reduction or Elimination of Parking Spaces:** No parking area or parking space which exists at the effective date of this Ordinance or which thereafter is provided for the purpose of complying with this Ordinance shall be relinquished or reduced in any manner below the requirements established in this Ordinance.
- 2. Specifications for Parking Areas:** Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following regulations:
 - a. All off-street parking spaces and all driveways shall not be closer than fifteen (15) feet to any property line, unless:
 - 1) a wall, screen, berm, and/or compact planting strip not less than six (6) feet in height is provided as a parking barrier along the property line, in which case parking spaces and driveways shall be not closer than ten (10) feet to any property line; or
 - 2) the parking spaces and driveways serve a residential dwelling unit in an R-1, R-2, R-3, or R-4 District, in which case a minimum distance is not required for parking spaces serving such units.

Plantings shall be maintained in good condition and shall not encroach on adjoining property.

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- b. Off-street parking areas providing spaces for five (5) or more vehicles shall be effectively screened on any side which adjoins or faces a parcel zoned Residential, Agricultural, or Recreation-Conservation by a wall, screen, or compact planting not less than six (6) feet in height. Plantings shall be maintained in good condition and shall not encroach on adjoining property.
- c. Off-street parking spaces shall not be located in the required front yard. When the lot is a corner lot, the parking spaces shall not be located within the required yard along either street.
- d. All off-street parking areas shall be drained so as to prevent surface drainage onto abutting properties, toward buildings, or onto public streets. All parking areas shall be paved, unless otherwise provided within this Ordinance, and parking spaces shall be marked with striping.
- e. Light fixtures used to illuminate off-street parking areas shall be arranged and downshielded to prevent glare or reflection, nuisance, inconvenience, or hazardous interference of any kind with adjacent roads or adjacent properties and uses, and shall be installed so that the illumination shall be confined within and directed on the parking area only. Such light fixtures shall not exceed thirty (30) feet in overall height above ground level.
- f. Off-street parking areas that make it necessary for vehicles to back directly into a public road are prohibited. This prohibition shall not apply to off-street parking areas of single- or two-family dwellings.
- g. All spaces shall have adequate access by means of aisles or lanes.
- h. Ingress and egress to parking lots shall be provided by means of clearly limited and defined drives. Ingress and egress to a parking lot in an area zoned for other than residential use shall not be across land located in any Residential, Agricultural, or Recreation-Conservation District.
- i. Each ingress and egress to a parking lot shall be at least twenty-five (25) feet from any adjacent property located in any Residential, Agricultural, or Recreation-Conservation District.
- j. Aisles for access to all parking spaces on two-way aisles shall be designed and clearly marked for two-way traffic flow. Aisles for angle parking spaces shall have one-way movement only and shall be clearly marked for one-way movement.

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- k. Not more than fifteen (15) parking spaces shall be permitted in a continuous row in Agricultural, Recreation-Conservation, or Residential Districts without being interrupted by landscaping. Not more than twenty (20) parking spaces shall be permitted in a continuous row in Business, Industrial, or Special Districts without being interrupted by landscaping.
- l. All required landscaped areas and screens shall be maintained in a healthy, neat, and orderly appearance.
- m. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles in any parking lot in any district is prohibited.

C. Plans and Specifications

Plans and specifications showing required off-street parking spaces, including the means of access, ingress, egress, and circulation, shall be submitted to the Zoning Inspector and Building Inspector for review at the time of application for a Building Permit for the erection or enlargement of a building or at the time spaces are added or altered, unless a site plan is required under Article 10 ("Site Plan Review") herein, in which case this requirement shall not apply.

D. Location of Off-Street Parking

Required off-street parking facilities shall be located on the same lot as the principal building or use for which the parking is intended or on a lot under the same ownership as the principal building and within one hundred (100) feet of the principal building for single- and two-family dwellings or within three hundred (300) feet of the principal building for all other uses. This distance shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve.

E. Parking in Residential, Agricultural, and Recreation/Conservation Districts

- 1. Parking of motor vehicles in Residential Districts shall be limited to passenger vehicles. Not more than one (1) commercial vehicle of the light delivery type, not to exceed three-fourths (3/4) ton, shall be permitted per dwelling unit in any district.
- 2. The parking of any other type of commercial vehicle or bus, except those belonging to a church or school and parked on school or church property, is prohibited in a Residential District.

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3. The parking of any other type of commercial vehicle or bus, except those belonging to a church or school and parked on school or church property, is prohibited in R-C, A-1, and A-2 Districts, unless contained within a garage, vehicle port, or effectively screened from adjacent properties and streets.
4. Parking of motor vehicles in the front or side yard of any dwelling unit in any district is prohibited, other than temporary guest parking not to exceed forty-eight (48) hours. Parking spaces for dwelling units may be provided in garages, carports, driveways, or parking areas, or combinations thereof, and shall be located on the premises of the principal building(s). Parking of recreational vehicles shall be as regulated in Section 3.17 herein.
5. Tractors and other agricultural vehicles and equipment used for permitted purposes in A-1, A-2, and R-C Districts are not defined as "commercial vehicles" for the purposes of this Ordinance.

F. Dimensions of Parking Spaces, Access Drives, and Aisles for Automobiles

1. Each off-street parking space for automobiles shall be not less than two hundred (200) square feet in area, with a minimum width of ten (10) feet, exclusive of access drives or aisles, and shall be of usable shape and condition. Maneuvering lanes and aisles shall be designed to meet NEPA standards for emergency vehicles.
2. Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement into and out of parking spaces. The minimum width of such aisles shall be:
 - a. For ninety (90) degree or perpendicular parking: twenty-two (22) feet.
 - b. For sixty (60) degree parking: eighteen (18) feet.

G. Dimensions of Parking Spaces for Trucks

1. Off-street parking facilities for trucks at restaurants, service stations, and other similar and related uses shall be of sufficient size to adequately serve trucks and not interfere with other vehicles that use the same facilities.
2. Such truck spaces shall be not less than fourteen (14) feet wide and fifty-five (55) feet long.

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SECTION 8.02 OFF-STREET PARKING: SCHEDULE OF REQUIREMENTS

A. Rules for Calculating Required Number of Spaces

1. **Floor Area:** Where floor area is the unit for determining the required number of off-street parking spaces, "floor area" shall mean the gross floor area, except that the floor area need not include any area used for parking within the principal building and need not include any floor area used for incidental service installations of mechanical equipment, penthouses housing ventilators and heating systems, and similar uses.
2. **Places of Assembly:** In stadiums, sports arenas, churches, and other places of assembly in which those in attendance occupy benches, pews, or similar seating facilities, each eighteen (18) inches of such seating facilities shall count as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly areas, requirements shall be computed separately for each type and added together.
3. **Employees:** For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.
4. **Capacity or Permitted Occupancy:** For requirements stated in terms of capacity or permitted occupancy, the number shall be determined on the basis of the largest ratings by the local, county or state building, fire, or health codes.
5. **Fractions:** When units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction shall be counted as one (1) additional space.
6. **Multiple-Purpose Uses or Buildings:** The number of parking spaces required for land or buildings used for two (2) or more purposes shall be the sum of the requirements for the various uses, computed in accordance with this Ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except as provided in Paragraphs 7 and 8 below.
7. **Non-Overlapping Uses:** If a parking lot serves two (2) or more uses where the operating hours of the uses do not overlap, the total number of required spaces may be less than the sum of the requirements of each use, to a limit of the sum of one-half (1/2) of the parking requirements for each use. In no case, however, shall the number of spaces required be less than the sum of the largest number of spaces required for one use plus one-half

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(1/2) of the required spaces for each additional uses. The Zoning Inspector shall determine the conditions of overlapping requirements and the amount of reductions in the required number of spaces which shall be permitted in accordance with this Paragraph.

8. **Churches:** Off-street parking spaces required for churches may be reduced by fifty percent (50%) where churches are located in non-residential districts and within three hundred (300) feet of existing usable public or private off-street spaces, where permission is granted to use such spaces. The Zoning Inspector shall determine if such public or private spaces qualify under this Paragraph. The number of off-street parking spaces may also be reduced in accordance with Paragraph 7 above, if applicable.

B. Uses Not Specifically Mentioned

For those uses not specifically mentioned in Paragraph C below, the requirements for off-street parking shall be in accord with a use which the Zoning Inspector deems to be similar in type.

C. Schedule of Off-Street Parking Requirements

The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

1. Auto Wash (automatic)

One (1) space for each employee plus parking spaces equal to five (5) times the maximum capacity of the auto wash (maximum capacity shall be determined by dividing the length in feet of each wash line by twenty [20])

2. Auto Wash (self-service or coin-operated)

Five (5) spaces for each washing stall in addition to the stall itself, plus one (1) space for each employee

3. Automobile Service Stations

Two (2) spaces for each eight hundred (800) square feet of floor area, plus five (5) spaces for each service bay, plus one (1) space for each employee. If towing is provided by the station, an additional five (5) spaces for each service bay shall be required.

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4. Automobile or Machinery Sales and Service Establishments

One (1) space for each two hundred (200) square feet of showroom floor area, plus five (5) spaces for each service bay, plus one (1) space for each two (2) employees. If towing service is provided by the establishment, an additional five (5) spaces for each service bay shall be required.

5. Banks, Business and Professional Offices, Other Than Medical and Dental

One (1) space for each two hundred (200) square feet of floor area

6. Barber and Beauty shops

One and one-half (1 1/2) space for each chair, plus one (1) space for each employee

7. Bowling Alleys

Five (5) spaces for each lane, plus one (1) space for each employee

8. Churches, Auditoriums, Stadiums, Sports Arenas, Theaters, Dance Halls, Other than Schools

One (1) space for each four (4) seats

9. Contractors' Establishments

One (1) space for each employee, plus one (1) space for each vehicle stored on the property

10. Drive-in/Fast Food or Carry-out Restaurant

One (1) space for each twenty-five (25) square feet of floor area

11. Dwellings -- Mobile Home Park

Two and one-half (2 1/2) spaces per unit, plus one (1) space for each two (2) employees of the park

12. Dwellings -- Senior Citizen Units

One (1) space for each two (2) dwelling units, plus one (1) space for each employee

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13. Dwellings -- Single-family

Two (2) spaces for each family or dwelling unit

14. Dwellings -- Two-family and Multiple-family

Two (2) spaces for each family or dwelling unit

15. Funeral Homes and Mortuaries

Four (4) spaces for each parlor or one (1) space for each fifty (50) square feet of floor area, whichever is greater, plus one (1) space for each fleet vehicle and one (1) space for each employee

16. Furniture and Appliance, Household Equipment and Furniture Repair Shops

One (1) space for each four hundred (400) square feet of floor area

17. General Retail Sales Establishments, Not Elsewhere Classified

One (1) space for each two hundred (200) square feet of floor area

18. Golf Courses

Six (6) spaces for each one hole, plus one (1) for each employee, plus spaces required for each accessory use, such as a restaurant

19. Hospitals

One (1) space for each bed (excluding bassinets), plus one (1) space for each two (2) employees

20. Hotels, Motels, Lodging Houses, Tourist or Boarding Homes

One (1) space for each living unit, plus one (1) space for each two (2) employees

21. Junk Yards

One (1) space for each employee, plus one (1) space for each operating vehicle stored on the premises, plus two (2) spaces for each acre of land in the yard

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22. Libraries, Museums

One (1) space for each five hundred (500) square feet of floor area

23. Manufacturing, Fabricating, Processing and Bottling Plants, Research and Testing Laboratories

One (1) space for every one and one-half (1 1/2) employees on maximum shift

24. Material Distribution Center, Truck Terminal

One (1) space for automobile parking for each person employed on the premises, including truck drivers, plus one (1) space for each vehicle stored on the premises

25. Medical and Dental Offices, Clinics

One (1) space for each one hundred (100) square feet of floor area, plus one (1) space for each employee

26. Mini-Warehouse, Self-Storage

One (1) space for each four (4) storage units, equally distributed throughout the site, plus two (2) spaces for the manager's residence (if any), plus one (1) space for each twenty-five (25) storage units, to be located at the office of the storage complex

27. Nursery School, Day Nurseries, Child Care Centers

One (1) space for each three hundred fifty (350) square feet of floor space, plus one (1) ten (10) foot by twenty (20) foot passenger loading space per each five (5) children the center is licensed to accommodate, plus one (1) space per employee

28. Pharmacy, Retail Sales of Medical and Dental Supplies and Medical/Dental Laboratories

One (1) space for each four hundred (400) square feet of floor area in such use, plus the parking space required for other uses of the premises

29. Private Club, Lodge Halls

One (1) space for each three (3) persons at maximum capacity

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30. Restaurants, Cocktail Lounges, Taverns, Night Clubs

One (1) space for each two (2) patrons of maximum seating capacity, plus one (1) space for each two (2) employees

31. Retail Sales in Wholesale Establishments

One (1) space for each two hundred (200) square feet of retail sales floor area

32. Roadside Stands

Five (5) spaces for each attendant

33. Self-Service Laundry or Dry-Cleaning Stores

One (1) space for each two (2) washing and/or dry cleaning machines

34. Schools -- Private or Public Elementary and Junior High Schools

One (1) space for each employee normally engaged in or about the building and grounds, plus one (1) space for each thirty (30) students enrolled

35. Schools -- Public or Private Senior High Schools and Institutions of Higher Learning

One (1) space for each employee normally engaged in or about the building and grounds, plus one (1) space for each four (4) students enrolled

36. Shopping Centers

Five and one-half (5 1/2) spaces for each one thousand (1,000) square feet of gross leasable floor area

37. Supermarkets, Self-Service Food and Discount Stores

One (1) space for each two hundred (200) square feet of gross leasable floor area

38. Swimming Pool or Tennis Clubs, or Similar Establishments

One (1) space for each two (2) member families or individual members, plus spaces as required for each accessory use, such as a restaurant

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39. Utility Sub-Stations

Two (2) spaces

40. Vehicle Repair, Major

Ten (10) spaces for each service bay plus one (1) for each two (2) employees

41. Vehicle Repair, Minor

Five (5) spaces for each service bay, plus one (1) space for each two (2) employees

42. Warehousing/Storage

One (1) space for each two thousand (2,000) square feet of floor area, plus one (1) space for each vehicle to be stored on the premises, plus one (1) space per employee

43. Wholesale Establishments

One (1) space for each two hundred (200) square feet of sales floor area, plus one (1) space for each two (2) employees, plus one (1) space for each vehicle to be stored on the premises

SECTION 8.03 **LOADING REQUIREMENTS**

A. Application of Section

In connection with every use established, or building, structure, or part thereof hereafter erected, except single- and two-family dwelling units, off-street loading, unloading, and/or standing spaces for uses which customarily receive or distribute materials or merchandise shall be provided on the same lot with such buildings. Such off-street spaces are hereby required in order to avoid interference with public use of streets and parking areas.

B. General Regulations

- 1. **Reduction or Elimination of Loading/Unloading/Standing Areas:**** No loading, unloading, and/or standing space which exists at the effective date of this Ordinance or which thereafter is provided for the purpose of complying with this Ordinance shall be relinquished or reduced in any manner below the requirements established in this Ordinance.

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2. **Specifications for Loading/Unloading/Standing Areas:** Every parcel of land hereafter used as a loading, unloading, and/or standing area shall be developed and maintained in accordance with the following regulations:
- a. All off-street loading, unloading, and standing spaces shall not be closer than fifty (50) feet to an adjacent residential lot or use unless such space is enclosed wholly within a building or is enclosed on all sides by a wall, screen, or compact planting not less than six (6) feet in height. Plantings shall be maintained in good condition and shall not encroach on adjoining property.
 - b. No off-street loading, unloading, or standing space shall be located in the required front yard.
 - c. All off-street loading, unloading, and standing areas shall be drained so as to prevent surface drainage onto abutting properties, toward buildings, or onto public streets. All loading dock approaches shall be paved so as to provide a permanent, durable, and dustless surface.
 - d. Light fixtures used to illuminate off-street loading, unloading, and standing areas shall be arranged and downshielded to prevent glare or reflection, nuisance, inconvenience, or hazardous interference of any kind with adjacent roads or adjacent properties and uses, and shall be installed so as to be confined within and directed on the loading, unloading, or standing area only. Such light fixtures shall not exceed thirty (30) feet in overall height above ground level, and shall in any instance not exceed the height limitations of the district in which it is located.
 - e. Off-street loading, unloading, or standing areas that make it necessary for vehicles to back directly into a public road are prohibited. All maneuvering of trucks, automobiles, and other vehicles shall take place on the site and not within a public right-of-way.
 - f. Ingress and egress to loading, unloading, and/or standing areas shall be provided by means of clearly defined drives. Ingress and egress to a loading, unloading, and/or standing area located in an area zoned for other than residential use shall not be across land zoned for residential use.

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- g. Each ingress and egress to a loading, unloading, and/or standing area shall be at least forty (40) feet from any adjacent property located in any Residential District.
- h. The storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited within required off-street loading, unloading, and/or standing areas.

C. Plans and Specifications

Plans and specifications showing required off-street loading, unloading, and/or standing spaces, including the means of access and interior circulation, shall be submitted to the Zoning Inspector for review at the time of application for a Building Permit for the erection or enlargement of a use of a building or structure or at the time such spaces are added or altered, unless a site plan is required under Article 10 ("Site Plan Review") herein, in which case this requirement shall not apply.

D. Dimensions of Off-Street Loading, Unloading, and Standing Spaces

- 1. Each off-street loading, unloading, or standing space shall meet the following requirements:
 - a. In any Residential District, including any PC District incorporating only single- or two-family residential uses, such space shall be not less than ten (10) feet in width and twenty-five (25) feet in length and, if a roofed space, not less than fifteen (15) feet in height.
 - b. In any other district, such space shall be not less than ten (10) feet in width and fifty-five (55) feet in length and, if a roofed space, not less than fifteen (15) feet in height.

E. Schedule of Off-Street Loading, Unloading, and Standing Requirements

- 1. The minimum number of off-street loading, unloading, and/or standing spaces shall be determined in accordance with the following schedule:
 - a. One (1) space for the first five thousand (5,000) square feet of gross floor area; and
 - b. One (1) space for each additional twenty thousand (20,000) square feet of gross floor area, or fraction thereof.
- 2. Required off-street parking spaces shall not be included in the counting of required loading, unloading, or standing spaces.

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3. In the case of two (2) or more uses on one (1) lot or parcel, the total requirements for off-street loading, unloading, and standing facilities shall be the sum of the various uses computed separately.