

Chapter 13 - Parking and Loading Requirements

- 13.1. **Scope.** Off-street parking facilities for the parking of vehicles for the use of occupants, employees and patrons of buildings erected, altered or extended after the effective date of this Ordinance shall be provided described in this Ordinance.
- 13.2. **Measurement Units.** For the purposes of determining the off-street parking and loading facilities required for any particular use, the definitions and standards set forth below are established:
 - 13.2.1. Off-street parking area shall mean an open or enclosed area directly accessible from a public or private street for parking of automobiles of owners, occupants, employees, customers or tenants of the principal use. Each space shall be directly accessible from a drive or aisle.
 - 13.2.2. Usable floor area shall mean the total area of all the floors of the building used for the principal use measured from the exterior faces of the building. The areas used for storage, mechanical equipment, stairwells or otherwise not occupied by people shall be excluded from the usable floor area calculation.
 - 13.2.3. Gross floor area shall mean the total floor area used for the principal and accessory uses and storage areas of the building served.
- 13.3. **Schedule Of Parking Requirements.** The Zoning Administrator shall determine the minimum number of spaces required for off-street parking for any particular use by applying the Schedule of Parking Requirements set forth below and any other applicable provisions of this Ordinance. Where the computation results in a fractional space, it shall be counted as 1 additional space required. The Planning Commission may vary the parking requirements of this section where it finds that due to the nature of the particular use, the requirements will not be adequate to

SCHEDULE OF PARKING		REQUIREMENTS
Use		Minimum Parking Spaces Required
(1) Single-family, two-family, and multifamily dwellings		2 for each unit
(2) Professional offices and buildings		1 for each 200 square feet of usable floor area
(3) Restaurants		1 for each 2 seats plus 1 for each employee
(4) Motels, hotels and similar lodging facilities		1 for each sleeping room
(5) Car wash, oil change		3 for each stall plus 1 for each employee
(6) Beauty parlor or barber shop		3 for each 2 chairs
(7) Service station		2 for each stall plus 1 for each gasoline pump
(8) Retail and wholesale stores, grocery stores, personal service shops		1 for each 150 square feet of usable floor area plus 1 for each employee
(9) Industrial facilities		1 for each employee
(10) Warehousing and storage buildings		1 for each employee or 1 for each 1,700 square feet of gross floor area, whichever is greater

provide sufficient parking or where the strict application of the requirements will result in an excess amount of parking related to the particular use.

- 13.4. **Uses Not Specifically Mentioned.** In the case of uses not specifically mentioned, those provisions for off-street parking facilities for a use which is mentioned and to which said use is similar in terms of parking demand shall apply as determined by the Planning Commission.
- 13.5. **C-2 Parking.** Notwithstanding anything to the contrary contained in this Ordinance, no off street parking shall be required for any use in the C-2 district.

- 13.6. **Joint Use Of Facilities.** Provision of common parking areas for several uses in the same vicinity is encouraged. In such cases, the total space requirements is the sum of the maximum individual requirements. In cases where the hours of operation are significantly different between the uses, a reduction in the total space requirements may be permitted by the Planning Commission.
- 13.7. **Size Of Parking Space.** Each off-street parking space shall have an area of not less than 180 square feet (exclusive of access drives or aisles) and shall be a minimum of 10 feet in width.
- 13.8. **Requirements Of Parking Areas.** Every parking area in an R, C-1, C-2 or I district containing 6 or more spaces shall require site plan review and be developed and maintained in accordance with the following requirements:
- 13.8.1. The parking area shall be effectively screened by a fence, wall, or planted material on each side adjacent to any A or R District, as approved by the Planning Commission.
- 13.8.2. The parking area and its driveway shall be:
- a. Designed to provide adequate drainage.
 - b. Surfaced with concrete or asphalt pavement or gravel.
 - c. Maintained in good condition, free of dust, trash and debris.
- 13.8.3. The parking area shall be provided with entrances and exits located so as to minimize traffic congestion.
- 13.8.4. Lighting facilities shall be so arranged as to reflect the light away from adjoining properties.
- 13.8.5. No part of any parking area shall be closer than 10 feet to a street, alley or right-of-way or closer than 5 feet to a boundary line in any R District.
- 13.9. **Off-Street Loading Spaces.**
- 13.9.1. For every building or addition to an existing building requiring the receipt or distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same parcel an area adequate for maneuvering and ingress and egress for delivery vehicles and off-street loading spaces as follows:
- a. Up to 20,000 square feet of gross floor area – 1 space.
 - b. From 20,000 to 50,000 square feet of gross floor area – 2 spaces.
 - c. 1 additional space for each additional 50,000 square feet of gross floor area or fraction thereof.
- 13.9.2. Each such loading space shall be at least 10 feet in width, 35 feet in length, and 14 feet in height. No such space shall be located closer than 30 feet from any boundary line abutting an A or R District.