

1 SECTION

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5 ADDITIONAL PARKING REGULATIONS

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16 **Section 22-1. Application**

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18 **22-1.01** These additional parking regulations, as well as the parking regulations of each
 19 zoning district, are intended to ensure that all uses of land have a parking space
 20 component requiring adequate off-street parking for such use. Such parking spaces
 21 shall be paved and located entirely on private property with no portion except the
 22 necessary drives extending into any street or other public way. Such parking spaces
 23 shall be located on the same lot or tract of land as the dwelling or building served,
 24 except, where necessary, such required parking may be provided on other land properly
 25 zoned within three hundred (300) feet. Portions of the same piece of property cannot be
 26 used to meet parking requirements more than once. If parking requirements are met by
 27 providing such parking on land within three hundred (300) feet, the property owner
 28 seeking to meet the parking requirements shall secure a permanent agreement with the
 29 owner of that other property to allow such off-site parking. Such agreement shall be filed
 30 with the Register of Deeds. Parking shall be provided in quantities stated in the various
 31 zoning district regulations, except that certain occupancies that may have unusual
 32 parking needs are listed below. The issuance of building permits shall require
 33 compliance with the following standard, and the parking requirements of these zoning
 34 regulations are a minimum, even though a site plan may have been approved previously
 35 that included fewer parking spaces due to the unknown or changing status of occupants.

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37 **Section 22-2. Additional Parking Requirements**

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39 **22-2.01** Each parking space for the accommodation of an automobile shall be at least
 40 three hundred twenty five (325) square feet for parking and maneuvering. An individual
 41 parking space shall be at least nine (9) feet in width by eighteen (18) feet in length.
 42 Each parking space for the accommodation of a truck or bus shall be an off-street
 43 loading berth at least fourteen (14) feet in width by fifty (50) feet in length, with an
 44 eighteen (18)-foot height clearance. All such off-street loading berths shall be designed
 45 with appropriate means of vehicular access to a street or alley in a manner that will least

1 interfere with traffic movement. No vehicle repair or service work shall be performed on
2 any such off-street loading berth.

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4 **22-2.02** No more than one (1) off-street parking space within a private garage or private
5 carport shall be rented or leased for the purposes of parking a vehicle to a non-resident
6 of the premises.

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8 **22-2.03** No off-street parking space or off-street loading berth shall interfere with the
9 vision triangle. In industrial areas, no such off-street loading berth shall be located less
10 than one hundred (100) feet from the building restriction line of a dwelling unless such
11 berth is screened from public view by a fence, wall or hedge at least seventy-five
12 percent (75%) solid and at least six (6) feet in height.

13
14 **22-2.04** For commercial and industrial uses, the number of such off-street parking
15 spaces shall be the sum of the individual requirements of the various individual
16 establishments computed separately in accordance with this section. Such parking
17 spaces for one (1) such establishment shall not be considered as providing the number
18 of such parking spaces for any other establishment.

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20 **22-2.05** Accessory off-street parking spaces shall be provided as required in this
21 section.

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23 1. Animal Hospitals: One (1) parking space for each employee plus one (1)
24 parking space for each two hundred (200) square feet of gross floor area.
25
26 2. Apartment hotels, boarding houses, hotels and motels: One (1) parking
27 space per two (2) employees, plus one (1) parking space per guest room
28 or residence unit plus one (1) space for each ten (10) guest units.
29 Restaurant and/or assembly space shall be separately calculated.
30
31 3. Assembly halls and auditoriums: One (1) parking space per three (3)
32 seats or one (1) parking space for each one hundred (100) square feet of
33 usable floor area if no fixed seating exists.
34
35 4. Automobile car wash: Two (2) holding spaces for each car-washing stall
36 plus one (1) drying space for each car-washing stall.
37
38 5. Automobile service stations and repair garages: One (1) parking space for
39 each employee plus two (2) spaces for each service bay plus one for each
40 five hundred (500) square feet of floor area.
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42 6. Barber and beauty shops: Three (3) parking spaces for each operator or
43 chair.
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45 7. Bowling alleys: Five (5) parking spaces for each lane. Restaurant and/or
46 assembly space shall be separately calculated.

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8. Cartage, express, parcel delivery and freight terminal establishments: One (1) parking space for each two (2) employees plus one (1) parking space for each vehicle maintained on the premises.
9. Child care centers and preschools: One (1) parking space for each employee plus one (1) parking space for each three (3)-person segment of the permitted occupancy.
10. Churches, temples, theaters, athletic fields and other seating facilities: One (1) parking space per three (3) seats.
11. Community center, dance or music studios, personal services establishments and retail shops: One (1) parking space for each two hundred (200) square feet of floor area, plus one (1) for each four hundred (400) square feet of floor area in excess of two thousand (2,000) square feet.
12. Elementary and junior high schools: One (1) space for each faculty and staff person.
13. Fire Stations: One (1) off-street parking space for every fireman on duty.
14. Financial institutions: One (1) space for each two hundred (200) square feet of gross floor area.
15. Golf courses, miniature golf courses, driving ranges: Two (2) parking spaces per hole or driving range position.
16. Hospitals, sanitariums or homes for convalescent or aged: One (1) parking space per three (3) beds, plus one (1) parking space per staff and visiting doctor.
17. Industrial establishment: One (1) parking space for each employee, based on estimated maximum daily or maximum eight (8)-hour shift requirements in a twenty-four (24)-hour period.
18. Laundromats or dry-cleaning shop: One (1) space for each washing machine.
19. Libraries, Art Galleries and Museums: One (1) parking space per two (2) employees, plus one (1) parking space per five hundred (500) square feet of service floor area.
20. Medical and dental clinics or offices: One (1) parking space for each two hundred (200) square feet of floor plan.

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- 21. Mortuaries and funeral homes: One (1) parking space per two (2) employees, plus one (1) parking space per four (4) seats.
- 22. Outdoor and indoor sales: One (1) parking space for each one thousand (1,000) square feet of open sales lot area plus one (1) parking space for each four hundred (400) square feet of indoor sales area plus one (1) parking space for each service bay and employee.
- 23. Police stations: One (1) off-street parking space for every person on duty, plus each official vehicle, plus one (1) space for every three (3) in lock-up capacity.
- 24. Restaurants and cafeterias, including drive-in establishments: One (1) parking space per one hundred (100) square feet of gross floor area.
- 25. Retail establishments other than those establishments indicated elsewhere in this section: One (1) parking space per two hundred (200) square feet of floor area.
- 26. Secondary and post-secondary schools: One (1) parking space for each faculty member and other employee plus one (1) parking space for every six (6) students based on the maximum design capacity for pupils.
- 27. Swimming pools and clubs: One (1) parking space for each thirty-eight (38) square feet of water area.
- 28. Taverns or clubs, including those serving alcoholic or cereal malt beverages: One (1) parking space per one hundred (100) square feet of gross floor area.

22-2.05 Any use not included in the parking requirements of this section shall be determined by the Director of the Community Development Department.

22-2.06 All off-street parking areas, including driveways, constructed after the effective date of these zoning regulations shall be paved with asphalt, concrete or a similar material.

Section 22-3. Off-Street Loading Requirements

22-3.01 For every building, structure or part thereof, intended or used for manufacturing, warehousing, retailing, wholesaling or other uses involving receipt or distribution of vehicles, materials, supplies or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services.

1 Such loading and unloading space shall be an area at least fourteen (14) feet by fifty
 2 (50) feet, with eighteen (18)-foot height clearance and shall be provided according to
 3 the following table:
 4

<u>Kind of Class or Use</u> Number of square feet of gross floor area (except floor area below the ground story) in buildings used for retail and wholesale, manufacturing and storage, etc.	<u>Number of Loading Spaces Required</u>
3,000 to 24,999 (incl.)	1
25,000 to 84,999	2
85,000 to 154,999	3
155,000 to 234,999	4
235,000 to 324,999	5
325,000 to 424,999	6
425,000 to 534,999	7
535,000 to 634,999	8
635,000 to 774,999	9
775,000 to 924,999	10

Section 22-4. Parking Area Standards

22-4.01 Each parking space stall shall have a minimum depth, width and maneuvering space consistent with City standards. All lots shall have van-accessible parking spaces meeting the standards of the Americans with Disabilities Act.

22-4.02 All parking spaces shall be constructed with a paved surface in accordance with City standards.

22-4.03 The Board of Aldermen, in its discretion, may require the landowner to provide fencing or landscaping to be used and maintained as screening for the protection of neighboring uses.

22-4.04 All off-street parking areas and access drives that serve such uses shall be planned or engineered to assure proper drainage of surface water.

22-4.05 The Director of Community Development may require plans to be prepared and approved to assure proper design and construction of any off-street parking spaces and access drives if conditions of the site are such that compliance with these requirements may be difficult or may pose a potential problem with adjacent properties.

22-4.06 Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from adjoining or abutting residential district.

22-4.07 When a determination of the number of off-street parking spaces results in a requirement of a fractional space, the fraction of one-half (2) or less may be disregarded and a fraction in excess of one-half (2) shall be counted as one (1) parking space.