

1250.13.1 OFF-STREET PARKING AND LOADING; TABLES:

(a) Purpose: The purpose of this section is to alleviate or prevent congestion of the public streets, and so promote the safety and welfare of the public by establishing minimum requirements of the off street parking and loading and unloading of merchandise and products in accordance with the use to which property is put. (Ord. 5421-12-02. Passed 12-17-2002)

(b) Applicability Of Section: Off-street parking and loading shall be provided in accordance with this section, and for all structures and uses erected or established after the effective date hereof.

(c) Existing Parking And Loading Facilities:

- (1) Existing off-street parking or loading facilities located on the same lot as the use served shall not be reduced - or if already less than, shall not be further reduced - below the requirements and standards for similar new structure or uses.
- (2) When the existing uses of a structure are damaged or destroyed and subsequently repaired or rebuilt, parking and loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored, but additional parking and loading facilities need not be provided¹.
- (3) Whenever the use of any structure or premises is intensified through addition of dwelling units, increased floor area, greater seating capacity, etc., additional parking and loading facilities commensurate with such increases in use-intensity shall be provided in accordance with this code.
- (4) Whenever the existing use of a structure is changed to a different use, parking or loading facilities shall be provided as required herein for such new use.

(d) Submission Of Plot Plan: Any application for a building permit, or for a zoning certificate where no building permit is required, shall include a plot plan drawn to representative scale as closely as possible and fully dimensioned, showing any parking or loading facilities to be provided in compliance with the zoning code.

(e) Use Of Parking Facilities: Off street parking facilities accessory to residential uses developed in any residential district in accordance with the requirements of these subsections shall be used solely for the parking of passenger vehicles owned by occupants of the dwelling structures to which such facilities are accessory, or by guests of such occupants. Under no circumstances shall required parking facilities accessory to residential structures be used for the storage of commercial vehicles, motor homes, boats and other such accessory transportation vehicles, or for the parking of vehicles belonging to the employees, owners, tenants, visitors or customers of business or manufacturing establishments. (Ord. 4779-3-95. Passed 3-21-1995, amd. 2-6-1996)

(f) Parking Area Design Standards: Each required parking space shall be required to be at least nine feet (9') wide and nineteen feet (19') in length and shall have at least eight feet (8') of vertical clearance. The length of parallel parking spaces shall be a minimum of twenty two feet (22'). Every space shall be situated so that no part of any parked vehicle overhangs or infringes on the public right of way.

¹ See Section 1248.03.6 of this title.

Parking space markings shall be made and restored as often as necessary to clearly delineate each parking space, as determined by the administrator. (Ord. 5421-12-02. Passed 12-17-2002)

(1) Design and Maintenance:

- A. Open and Enclosed Parking Spaces: Accessory parking spaces located on the same lot as occupied by the use served may be open to the sky or enclosed in a building. Accessory parking spaces located in a residence district elsewhere than on the same lot occupied by the use served shall be open to the sky, except when otherwise allowed as a special use.
- B. Parking Areas: Parking areas shall be graded and improved with:
 - 1. A compacted stone base a minimum of four inches (4") thick, surfaced with a minimum of three inches (3") of bituminous concrete surface course; or
 - 2. A minimum of five inches (5") of Portland cement concrete; or
 - 3. A minimum of four inches (4") bituminous concrete binder course and two inches (2") bituminous surface course; (Ord. 4779-3-95. Passed 3-21-1995, amd. 2-6-1996)
 - 4. A minimum of six inches (6") of continuous curbing, exclusive of ingress/egress points, around the perimeter of all parking lots. Said curbing shall be of Portland cement concrete or bituminous concrete surface course; and (Ord. 5240-4-00. Passed 4-18-2000)

Lots exceeding the size of forty (40) spaces have to be designed by an engineer and must meet or exceed one set of standards listed above. (Ord. 4779-3-95. Passed 3-21-1995, amd. 2-6-1996)

- 5. In addition to any landscaped front, back or side yard areas required by city ordinance, a minimum of ten (10) square feet of interior landscaped area shall be provided within any off street parking area, for each three hundred fifty (350) square feet of paved area within the parking lot, including parking spaces and driving aisles. Required landscaping shall be in one or more areas to minimize and reduce the apparent size of parking areas.
- 6. All interior landscaped areas provided within parking areas shall be raised and curbed and shall have a minimum area of fifty (50) square feet and a minimum width of five feet (5') measured from the back of curbs. Each separate interior landscaped area shall include at least one deciduous shade tree of not less than two and one-half inch (2½") caliper size as measured six inches (6") above the ground and with a clear trunk of five feet (5') to prevent obstruction of vehicular sight lines. There shall be a minimum of two (2) trees, within and up to, every one hundred (100) linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter. The ends of parking rows abutting a drive aisle shall be defined by landscaped curbed islands. **(See Diagram 1 of this subsection.)** Said landscaping, when of shrubbery types, shall neither exceed three feet (3') in height nor less than eighteen inches (18") in diameter. The height limitation shall be maintained at all times. Evergreen trees of a minimum height of six feet (6') are permitted for use as perimeter plantings when located outside vehicular sightlines.
- 7. Interior planting bed areas, which are used for the planting of trees, or which are used for landscaping treatment generally, may be treated with grass, hardwood bark mulch, or other types of ground cover which do not exceed thirty inches (30") of mature size.

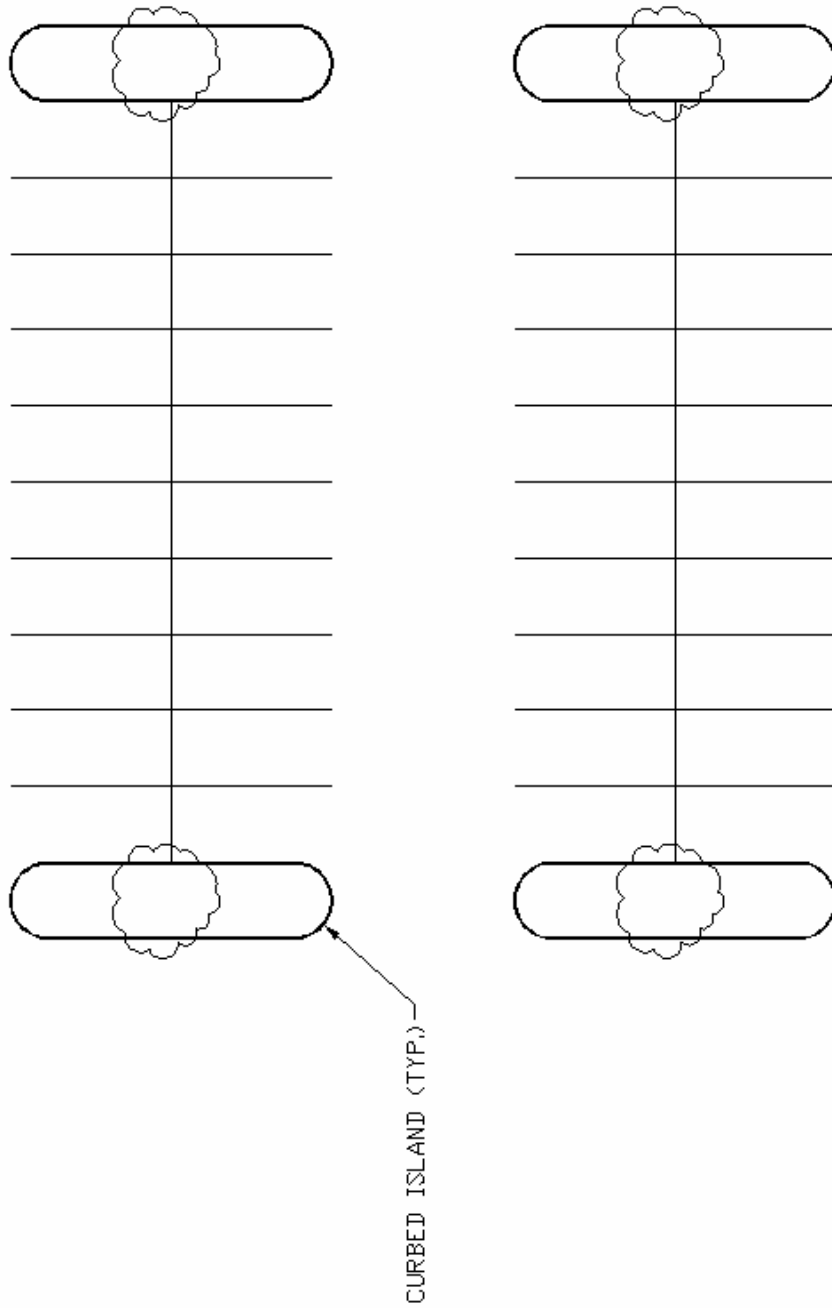


DIAGRAM 1 *

* FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

8. All on site storage and loading areas shall be visually screened from adjacent properties and public rights of way. Such screening may consist of a wall, fence, landscaped berm, planted vegetation or existing vegetation or any combination thereof which maintains a complete visual screen.
9. No landscaped hedge shall be less than two feet (2') in height, and two feet (2') in spread at time of installation; however, the combined effect of hedge, wall or berm shall not exceed three feet (3') in height within ten feet (10') of any driveway opening. The individual plants used in the development of a hedge required by city ordinance shall be placed so as to be not more than three feet (3') on center to assure an adequate screening effect.
10. All landscaping shall be maintained in good condition with at least the same quality and quantity of landscaping as initially approved. (Ord. 4903-4-96. Passed 4-16-1996; Ord. 5421-12-02. Passed 12-17-2002)

All parking areas constructed after the adoption of this title shall conform to this subsection. (Ord. 4779-3-95. Passed 3-21-1995, amd. 2-6-1996)

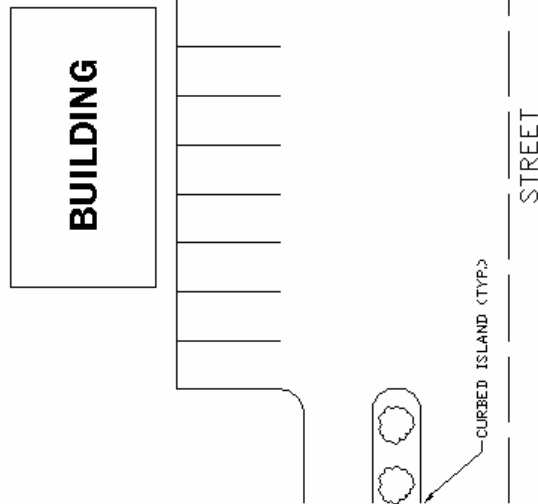
(g) Required Screening: All open parking and/or loading areas shall be effectively screened on each side adjoining or fronting any property situated in an R-1 or R-2 residence district or any institutional premises by a wall, fence, landscaped topographic feature, or densely planted compact hedge, or a combination thereof, not less than six feet (6') in height and of sufficient density to completely block the view from adjacent residential or institutional property. Such required screening shall be provided within five feet (5') of the side property line at a minimum.

(h) Interior Aisles In Parking Areas: Aisles within parking lots shall be sufficiently wide to permit safe and sufficient vehicular movements in the aisles, and into and out of the parking space. Aisles designed for two-way traffic shall be at least twenty two feet (22') wide. One-way aisles designed for sixty degree (60°) parking shall be at least eighteen feet (18') wide and forty five degree (45°) parking shall be at least fourteen feet (14') wide.

(i) Accessways:

- (1) Parking and loading areas shall be designed so that ingress to or egress from a parking loading space is from an aisle or driveway, not directly from the public right of way. Such areas shall be so arranged that vehicles at no time shall be required to back into any street or roadway to gain access thereto. **(See Diagram 2 of this subsection.)**
- (2) No accessway to any parking area shall be located within fifty feet (50') of any corner formed by the intersection of the rights of way of two (2) or more streets. At intersections where traffic control devices are installed, the administrator may increase this requirement as necessary to prevent traffic hazards.
- (3) Parking area accessways (including residential driveways) and public streets shall be lighted to form, as closely as feasible, right angles to the street. (Ord. 4779-3-95. Passed 3-21-1995, amd. 2-6-1996)
- (4) The bidirectional accessway to every parking lot shall be at least twenty-four feet (24') wide unless two (2) one-way drives, each twelve feet (12') wide at a minimum, are provided. The location and maximum width of the curb cut(s) providing ingress and egress to any public right of way or adjoining properties from the parking lot shall be as approved by the director of public works on the site plan. (Ord. 5421-12-02. Passed 12-17-2002)
- (5) Each required off street parking space shall open directly upon an alley or driveway. (Ord. 4779-3-95. Passed 2-21-1995, amd. 2-6-1996)

INCORRECT



CORRECT

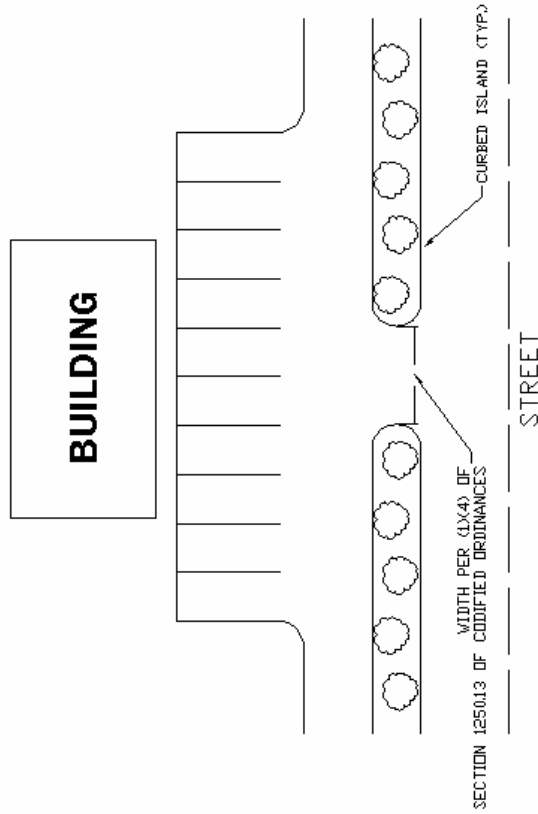


DIAGRAM 2*

* FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

(j) Residential Districts:

- (1) Required parking spaces located in any residential zoning district shall be located on the same lot as the dwelling. These parking spaces shall not be located in any front yard. These parking spaces may be located in the side and rear yards. Each parking space accessory to a multi-family dwelling shall be unobstructed so that no vehicle need be moved in order to allow another vehicle to enter/exit the parking area. (Ord. 5047-10-97. Passed 10-7-1997)
- (2) All parking spaces accessory to permitted non dwelling uses located in any residential district generally shall be located on the same lot as the use serviced. However, the administrator may allow such parking facilities to be located on another parcel within two hundred feet (200') of the use served if the "same lot" requirement is not feasible.
- (3) No commercial vehicle exceeding one ton cargo capacity shall be parked anywhere or in any residential district except for normal loading, unloading, and service calls, nor shall any vehicle repair work be conducted on any nonresidential parking lot located in said districts.

(k) Business, Manufacturing, And Institutional Districts: Parking spaces accessory to any dwelling located in any commercial district shall either be located on the same lot as the dwelling or another parcel within two hundred feet (200') of the residential premises. Parking lots accessory to any commercial or industrial use located in any commercial district or in the manufacturing district shall be located within five hundred feet (500') of the use serviced; provided, that no portion of any such parking lot shall extend into any residential district except by written permission of the administrator.

In any commercial district or in the manufacturing district, off street parking facilities for different buildings or uses may be provided collectively; but only if the total number of spaces so located together is not less than the sum of the separate requirement for each use, and if all regulations governing location or parking spaces in relation to the uses served are observed.

Commercial uses in the central business district shall be exempt from the parking space requirements of this title if they are located within three hundred feet (300') of a public parking lot.

Such separate parking spaces shall be usable without causing unreasonable traffic congestion, detriment to any residential neighborhood or hazard to pedestrians or vehicular traffic.

(l) Design And Location Of Off Street Loading Facilities: All off street loading facilities shall conform to the minimum standards indicated below:

Every required off street loading space shall be at least twelve feet (12') wide and forty-five feet (45') long exclusive of aisle and maneuver space, and shall have vertical clearance of at least fourteen feet (14'). In no case shall a vehicle being loaded or unloaded overhang into the public right of way.

(m) Accessway: Every off street loading space shall have vehicular access to a street or alley. Such accessway shall be at least twelve feet (12') wide.

(n) Surfacing: Every off street parking and loading area shall be improved with a compacted stone base at least seven inches (7") thick, surfaced with at least two inches (2") of asphaltic concrete. This does not mean "oil and chip".

(o) Buffer Strips: No loading space or area for vehicles over two (2) ton cargo capacity shall be developed closer than fifty feet (50') to the lot line of any property located in any residential district unless said space/area is completely enclosed by walls, a solid fence, or closely planted shrubbery at least eight feet (8') in height and of sufficient density to block view from the residential property.

(p) Location: Every off street loading space that is required or provided shall be located on the same parcel of land as the use served, and not closer than fifty feet (50') of the intersection of the rights of way of two (2) or more streets, and not on required front yards.

(q) Computation Of Required Parking/Loading Spaces: In computing the number of parking spaces required by this title, the zoning administrator shall apply the following rules:

- (1) In computing parking space requirements based on the number of employees, the maximum number of employees on the premises at any period of the day shall be used. "Employee parking" means one parking space shall be required per one and one-half (1 ½) employees, unless otherwise stated.
- (2) In computing parking or loading space requirements on the basis of building floor area, the gross floor area shall be used.
- (3) Whenever it is necessary to translate gross parking lot area into number of parking spaces, three hundred fifty (350) square feet of gross area shall be deemed one parking space.
- (4) If computation of the number of parking or loading spaces required by this title results in a fractional space, any fraction of one-half (½) or more shall be counted as one space.
- (5) No space or portion thereof needed to satisfy the minimum applicable requirement for number of off street parking or loading spaces shall be counted as part of the off street parking or loading spaces required for another structure or use.

(r) Number Of Parking And Loading Spaces Required: Off street parking and loading spaces shall be provided as indicated in table 1¹ of this chapter. For any use that is not listed in table 1 of this chapter, the same amount of parking and loading space shall be provided as is required for the most similar listed use. The zoning administrator shall make the determination of similarity.

(s) Except in a B-1 central business district or for single-family or two-family dwellings, no unenclosed parking or loading space, or internal drive, except for ingress/egress drives, shall be closer to any street right of way than three feet (3') and to the side and rear lot lines than five feet (5'). (***See Diagram 3 of this subsection.***) In a B-1 central business district, such setback shall be a minimum of five feet (5') from the back side of curb of any street. However, in no case shall any parking or loading space, or internal drive be permitted within the street right(s) of way. (***See Diagram 4 of this subsection.***) The said setback areas from the street rights of way shall be landscaped as approved by the zoning administrator or his/her authorized designee. The limitations of this subsection may be modified in a development plan when authorized under chapter 1243, "Planned Unit Developments", of this title.

¹ See table 1 at the end of this section.

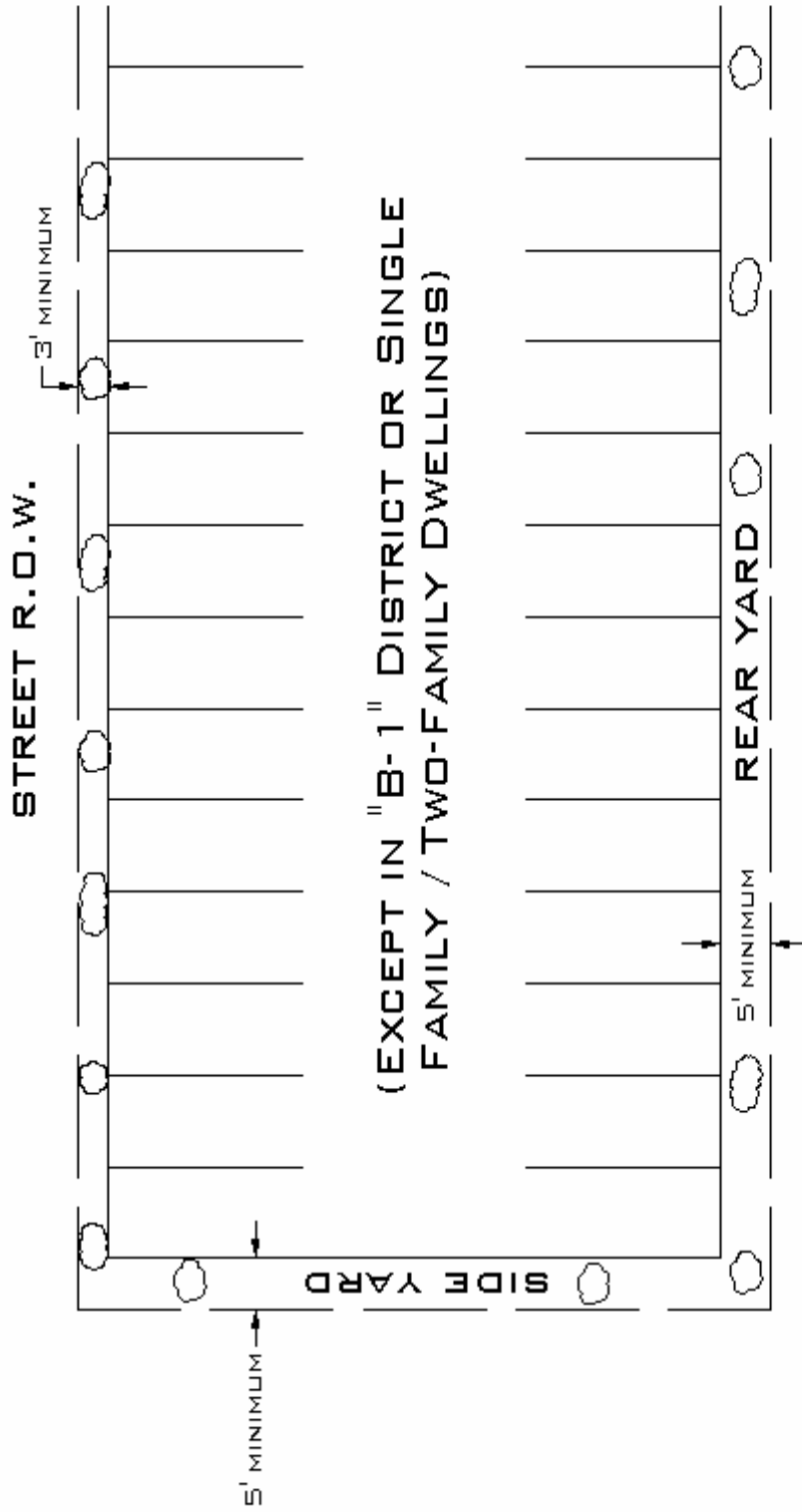


DIAGRAM 3*

* FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

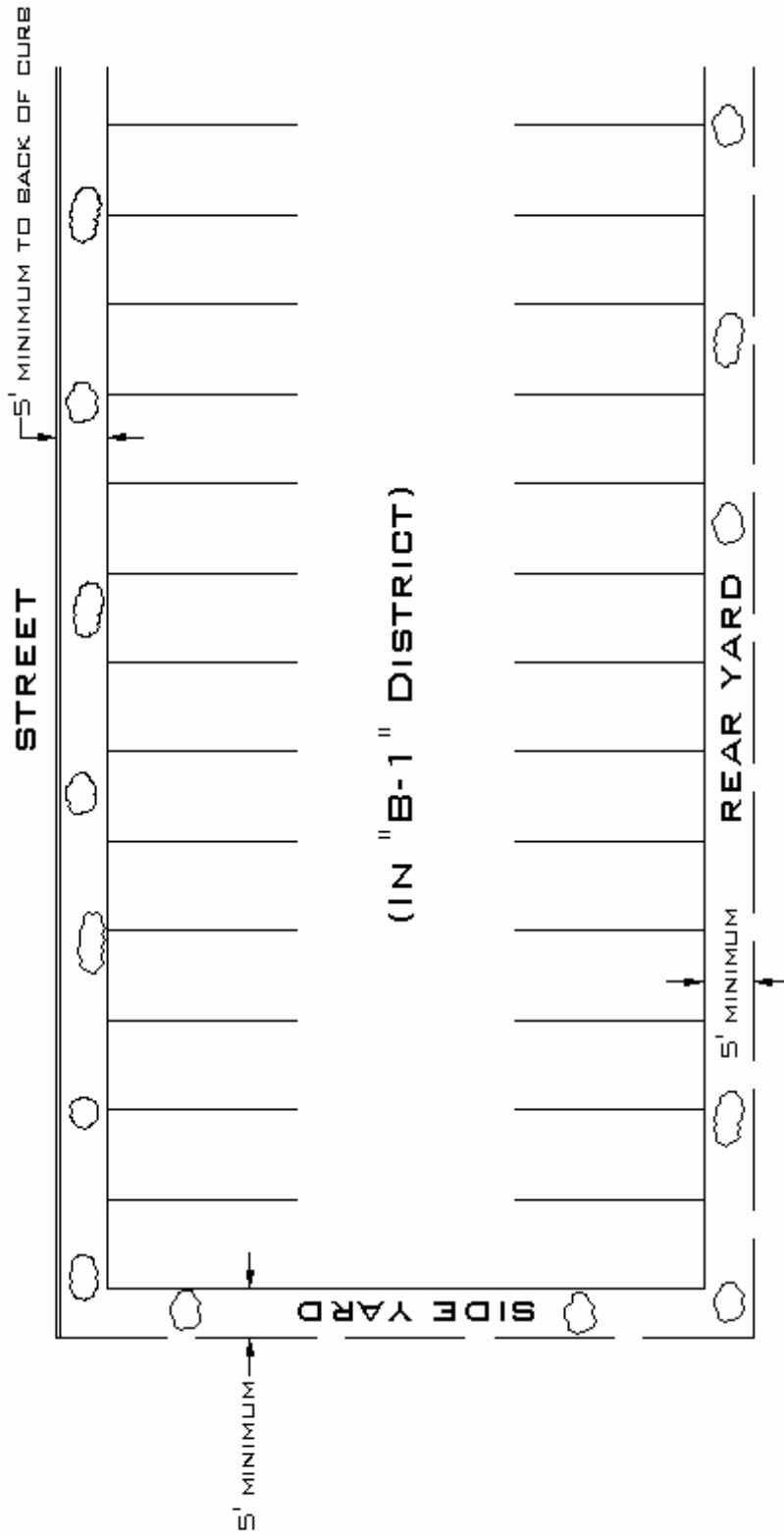


DIAGRAM 4*

* FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

(t) Unenclosed Parking Area, Ingress/Egress Drive, Or Internal Drive: Except for single-family or two-family dwellings, no unenclosed parking area, ingress/egress drive, or internal drive shall be located within three feet (3') of a building. (Sidewalks shall be provided along the perimeter of the building, adjacent to the drive aisle to patron parking area and/or patron parking area. The sidewalk shall be a raised concrete having a minimum width of three feet (3') when adjacent to a drive aisle or five feet (5') when abutting patron parking spaces that are not parallel to the sidewalk in design and may be placed in the 3 feet buffer area between the parking surface and the building.

(u) Directional Signage: Safe and efficient onsite circulation and necessary directional signage must be provided as approved on the development plan by the zoning administrator or his/her authorized designee.

(v) Light Standards: No light standard shall be placed as a freestanding structure within the parking area, unless within a safety island if placed in said area or shall be placed around the perimeter of the parking area. Landscaping within ten feet (10') of the light standard shall be of shrubs or eighteen inches (18") minimum diameter but not more than three feet (3') in height.

(w) Permanent Access: Provide crossaccess easement or other appropriate legal instrument or agreement guaranteeing permanent access between the property the proposed development is situated on and its adjacent properties, as required by the director of public works. (Ord. 5241-12-02. Passed 12-17-2002)

REQUIRED PARKING AND LOADING SPACES

USE	NUMBER OF REQUIRED PARKING SPACES	NUMBER OF REQUIRED LOADING SPACES
Dwelling or Lodgings		
Hotels/motels	1 parking space per lodging unit plus employee parking and additional spaces as required herein for affiliated uses such as restaurants and taverns	1 space if the use has 20,000 square feet or more of area.
Boarding house or lodge	1 space per loading unit plus employee parking and additional spaces as required herein for affiliated uses such as restaurants and taverns	1 space if the use has 20,000 square feet or more of area.
Tourist home	1 space per loading unit plus employee parking and additional spaces as required herein for affiliated uses such as restaurants and taverns	1 space if the use has 20,000 square feet or more of area.
Mobile homes	2 spaces per dwelling unit	N/A
Multiple-family dwelling	2 spaces per dwelling unit	N/A
Single-family dwelling	2 spaces per dwelling unit	N/A
Educational, Institutional or Recreational		
Churches, auditoriums	1 space per 3 seats in the largest seating area	N/A
Hospitals	1 space per 2 beds plus employee parking	To 50,000 square feet of floor area - 1 space 50,001 to 100,000 - 2 spaces; 100,001 to 200,000 - 3 spaces
Libraries, museums	1 space per 500 square feet of floor area	On review by Administrator
Municipal or privately-owned recreation center or community building	1 space for each 2 employees plus spaces adequate in number as determined by Administrator to serve visitors	N/A
Nursing homes	1 space per 4 beds plus employee parking	To 50,000 square feet of floor area - 1 space; 50,001 to 100,000 - 2 spaces; 100,001 to 200,000 - 3 spaces
Elementary and junior high schools, day care and nursery schools	1 space for every 20 students that the building is designed to accommodate, plus employee parking	On review by Administrator
Senior high schools	1 space for every 4 students over age 16 that the building is designed to accommodate plus employee parking	
Colleges, business professional and trade schools	1 space for every 3 students that the building is designed to accommodate plus employee parking	

USE	NUMBER OF REQUIRED PARKING SPACES	NUMBER OF REQUIRED LOADING SPACES
Commercial, Office Services Use		
All retail and commercial service uses not denoted below	1 space per 300 square feet of gross floor area	To 10,000 square feet of floor area - 1 space; more than 10,000 square feet - 1 space plus 1 additional space per 50,000 square feet of floor area in excess of 10,000 square feet
Banks, savings and loans -- walk-in	1 space per 300 square feet of floor area, plus employee parking	To 30,000 square feet of floor area - none; 30,001 to 100,000 - 1 space; more than 100,000 square feet - 1 space plus 1 additional space per 100,000 square feet of floor area in excess of 100,000 square feet
Banks, savings and loans -- drive-thru lanes	3 stacking spaces per drive-thru lane	To 30,000 square feet of floor area - none; 30,001 to 100,000 - 1 space; more than 100,000 square feet - 1 space plus 1 additional space per 100,000 square feet of floor area in excess of 100,000 square feet
Bowling alleys	4 spaces per bowling lane plus additional spaces as required herein for affiliated uses such as restaurants and saloons	Not applicable except as required for affiliated uses
Car washes	5 spaces per wash lane	N/A
Furniture and appliance stores	1 space per 600 square feet of floor area	To 25,000 square feet of floor area - 2 spaces; more than 25,000 square feet of floor area - 2 spaces plus 1 additional space per 25,000 square feet of floor area in excess of 25,000 square feet
Laundromats	1 space per 3 washers plus 1 space per employee	
Office generally, except medical and dental	1 space per 200 square feet of floor area	To 30,000 square feet of floor area – none required; 30,001 to 100,000 - 1 space; more than 100,000 - 1 space plus 1 additional space per 100,000 square feet of floor area in excess of 100,000 square feet

USE	NUMBER OF REQUIRED PARKING SPACES	NUMBER OF REQUIRED LOADING SPACES
Medical and dental offices	1 space per 200 square feet of gross floor area or 3 spaces per unit (exam room/table/chair), whichever is greater	N/A
Mortuaries	1 space per 4 seats or 1 space per funeral vehicle, but not less than 20 spaces per chapel or view room	1 space per 10,000 feet or more of floor area
Personal Services	1 space per 100 square feet of gross floor area	
Restaurants - indoor seating	1 space per 2 seats	1 space per unit having 10,000 square feet of gross floor area
Restaurants - Drive In	1 space per 30 square feet	1 space per unit having 10,000 square feet of gross floor area
Restaurants - Drive Thru Lane	5 stacking spaces per lane	
Service stations	2 spaces per service stall plus employee parking	N/A
Shopping Center - individual tenant uses shall not be reviewed or calculated other than if there are multiple buildings which are being reviewed separately	6 spaces per 1000 square feet of gross floor area (multiple buildings may be reviewed separately regarding parking regulations)	To 10,000 square feet of floor area - 1 space; more than 10,000 square feet - 1 space plus 1 additional space per 50,000 square feet of floor area in excess of 10,000 square feet
Taverns/saloons	1 space per 2 seats	1 space per structure having 10,000 square feet or more of gross floor area
Theaters, indoors	1 space per 4 seats	N/A
Vehicle sales	1 space per 300 square feet of enclosed floor area and up to 10,000 square feet of open area	As determined by the Zoning Administrator
Manufacturing		
Any manufacturing, warehousing or other industrial use	1 space per company vehicle, 1 visitor space per 25 employees on major shift plus employee parking	To 20,000 square feet of floor area - 1 space; 20,001 to 50,000 - 2 spaces; 50,001 to 90,000 - 3 spaces; above 90,000 square feet - 3 spaces plus 1 additional space per 50,000 square feet of floor area in excess of 90,000 square feet
(Ord. 4779-3-95. Passed 3-21-95 as amd. 2-6-96 and 6-20-06)		