

SECTION 7 – OFF-STREET PARKING**7.1 General Requirements**

- a. A required off-street parking space shall be at least nine feet in width and at least twenty feet (20') in length exclusive of access drives or aisles, ramps, columns, or work areas, and shall have a vertical clearance of at least nine feet (9').
- b. Each required off-street parking space shall open directly upon an aisle, driveway, or alley of such width and designed as to provide safe and efficient means of vehicular access to such parking space.
- c. Off-street parking spaces open to the sky may be located in any yard, except that in Residence Districts no such parking spaces shall be located in a required front yard or a required side yard adjacent to a street. When parking is located in an interior side yard, a five foot (5') green strip of grass and landscaping shall be maintained contiguous to the abutting property.
- d. Enclosed buildings and car ports containing off-street parking shall be subject to the yard requirements applicable in the district in which located.
- e. All parking areas required by these district regulations shall be graded and improved to municipal standards, except that when the Park Commission finds that the cost or desirability of such improvements are inappropriate, because of the rural character of the areas surrounding the district or the seasonal nature of usage, it may waive the improvement of required parking areas for a period of not more than five (5) years. Such waivers may be periodically renewed after review of each situation, with such renewals have a validity of not more than five (5) years each, upon application of the property owner.
- f. Uses not listed, the provision for a use which is similar shall apply.
- g. Combinations of any of the above uses shall provide the total of the number of spaces required for each individual use.
- h. Lighting provided in any parking area shall be hooded or beamed so as not to create undesirable glare or interference of any adjacent residential property or public roadways.
- i. Screening. Any off-street parking area, other than that provided for a residence, which abuts or faces a residential district shall provide a planting screen, landscaped fence, or landscaped berm, at least four feet (4') high along the side abutting or fronting on a residential district.

7.2 Design and Maintenance

- a. Off-street parking spaces may be open to the sky or enclosed in a building.
- b. Lighting. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public highways in such a way as not to interfere with the residential use.

- c. Traffic Visibility. No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of two and one-half feet (2-1/2') and ten feet (10') above the plane through the mean curb grades within the triangular space formed by any two existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of fifteen feet (15') from their intersection.
- d. In the Case of Arterial Streets intersecting with other streets or railways, the corner cutoff distance establishing the triangular vision clearance space shall be increased to fifty feet (50').
- e. Repair and Service. No motor vehicle repair work or service of any kind shall be permitted in association with any off-street parking facilities.
- f. Computation. When determination of the number of off-street parking spaces required by this Ordinance results in a requirement of a fractional space, the fraction of one-half or less may be disregarded and a fraction in excess of one-half shall be counted as one parking space.
- g. Collective Provisions. Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so furnished is not less than the sum of the separate requirements for each such use, and provided that all regulations covering the location of accessory parking spaces in relation to the use served are adhered to.
- h. Location. All parking spaces required to serve buildings or uses shall be located on the same lot as the building or use served or within 300 feet of a main entrance to the use served, provided no off-street parking facilities for a business or industrial use shall be located in a residential district, except as allowed as a conditional use.
- i. Employee Parking. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time.

7.3 Application to Existing and Proposed Commercial and Industrial Uses

- a. Required off-street parking spaces shall be provided on the basis set forth in 7.4 below, except that when:
 - (1) A commercial or industrial use existing prior to August 1, 1968, is expanded in area of intensity; or,
 - (2) Plans for the construction of a commercial or industrial use have been approved and a building permit issued prior to August 1, 1968, adoption of this Ordinance, then the off-street parking requirements shall apply only to the addition in area or increase in the intensity of use in excess of the original or approved proposed use.

7.4 Required Off-Street Parking Spaces

Off-street parking spaces shall be provided as follows:

- a. Dwelling and lodging uses:
- (1) Hotels and motels: One (1) space for each guest room, plus one (1) space for each three (3) employees.
 - (2) Single-family dwellings: At least two (2) parking spaces for each dwelling unit.
 - (3) Multiple-family dwellings: At least two (2) parking spaces for each dwelling unit.
- b. Business, commercial, and manufacturing uses:
- (1) All business and commercial establishments, except those specified hereafter: At least one (1) parking space for each 300 square feet of floor area.
 - (2) Automobile service stations: At least four (4) spaces plus one (1) for each employee.
 - (3) Medical and dental clinics: At least three (3) parking spaces for each examination or treatment room, plus one (1) for each doctor and employee of the building.
 - (4) Office, professional, and public administration or service buildings: At least one (1) parking space for each two (2) persons employed based on the design maximum employee capacity of the building.
 - (5) Cartage, express, parcel delivery, and freight terminal establishments: At least one (1) parking space for each two (2) employees as related to the working period when the maximum number of persons are employed on the premises, and one (1) parking space for each vehicle maintained on the premises.
 - (6) Establishments handling the sale and consumption on the premises of food, beverages, and refreshments: At least one (1) parking space for each three (3) persons based upon the maximum number of persons that can be accommodated at the same time in accordance with the designed capacity.
 - (7) Manufacture, production, processing, assembly, disassembly, cleaning, servicing, testing or preparing of foods, materials, or products: At least one (1) parking space for each two (2) employees as related to the working period when the maximum number of persons are employed on the premises.
 - (8) Bowling alleys: At least five (5) parking spaces for each alley, plus additional space as may be required herein for affiliated uses such as restaurants and the like.
 - (9) Theaters: At least one (1) parking space for each four seats.
 - (10) Undertaking establishments and funeral parlors: At least eight (8) parking spaces for each chapel or parlor plus one (1) parking space for each funeral vehicle maintained on the premises.
 - (11) Warehouses, storage, and wholesale establishments: At least one (1) parking space for each two (2) employees as related to the working period when the maximum number of persons are employed on the premises.

- c. Other uses:
- (1) High schools, public or private: At least one (1) space for each three (3) students or auditorium requirement, whichever is greater, and one (1) space for each full time employee and faculty member.
 - (2) Elementary schools, nursery schools, and junior high schools, public or private: At least one (1) parking space of each faculty member and full-time employee.
 - (3) Hospitals: At least one (1) parking space for each two (2) hospital beds, plus one (1) parking space for each two (2) employees (other than doctors), plus one (1) parking space for each doctor assigned to the staff.
 - (4) Churches and temples: At least one (1) parking space for each eight (8) seats.
 - (5) Private clubs and lodges: At least one (1) parking space for each three (3) persons based on the maximum number of persons that can be accommodated at the same time in accordance with designed capacity.
 - (6) Nursing homes: At least one (1) parking space for each three (3) beds and one (1) space for each two (2) employees.
- d. Parking spaces for other permitted or special uses not listed above shall be provided in accordance with the determination of the Building Inspector with respect to the required off-street parking requirements for similar uses.
- e. Combinations of any of the above uses shall provide the total of the number of stalls required for each individual use.

7.5 Modification of Parking Requirements

If the ^{plan} Park Commission, in its review of the site plan for development, finds that the parking requirements specified in subsection (1) are inappropriate, it may modify said requirements in the following manner:

Where two (2) or more uses are located on the same spot on a single lot, and simultaneous usage is precluded, the minimum requirement shall be the greatest of the single requirements for each individual use. Where two (2) or more uses are located on a single lot and by reason of seasonal use are precluded from simultaneous usage, the minimum requirements for each individual use, or combination of uses capable of simultaneous usage.

7.6 Loading Requirements

In all districts, adequate loading areas shall be provided so that all vehicles loading or unloading are completely off the public ways and so that all vehicles need not back onto any public way.

The size or number of such loading spaces provided shall be based upon the operating characteristics of the individual use and shall be subject to approval by the Park Commission upon submittal of site and operational plans.