

ARTICLE 18

PARKING AND LOADING REQUIREMENTS

18.01 SCOPE

In all zoning districts, off-street parking and loading facilities for the parking of vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered, or extended after the effective date of this ordinance shall be provided as herein prescribed.

18.02 MEASUREMENT UNITS

For the purpose of determining the off-street parking and loading facilities required as accessory to a use, definitions and standards are established as follows:

- A. "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 main use. Each space shall ^(b)be directly accessible from a drive or aisle.
- B. "Useable floor area" shall mean the total area of all the floors of the building used by the principal activities, 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.
- C. "Gross floor area" shall mean the total floor area used for the main and accessory activities and storage areas of the building served.
- D. The number of employees shall be based on the number of employees working at the largest shift.

18.03 SCHEDULE OF PARKING REQUIREMENTS

- A. The ordinance enforcement officer shall determine the minimum number of spaces required for accessory off-street parking by applying the "Schedule of Parking Requirements" and any other applicable provisions of this ordinance. Where the computation results in a fractional space, it shall be counted as one additional space required.
- B. The planning commission may vary the parking requirements of this section where it finds that, due to the nature of the particular use, said requirements will not be adequate to provide sufficient

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

- C. If an existing permitted land use is changed to another permitted land use that requires additional parking according to the "Schedule of Parking Requirements," such additional parking shall be required.
- D. Expansion of existing parking areas may require site plan review by the planning commission (see Section 20.02)

SCHEDULE OF PARKING REQUIREMENTS

USE	MINIMUM PARKING SPACES REQUIRED
<ul style="list-style-type: none"> Single-Family, Two-Family, And Multiple-Family Dwellings 	2 For Each Dwelling Unit
<ul style="list-style-type: none"> Day-Care Homes and Day-Care Centers 	1 For the First 12 Adults/Children, Plus 1 for Each Additional 6 Adults/Children
<ul style="list-style-type: none"> Churches or Temples 	1 For Each 3 Seats or 6 Feet of Pews in the Main Unit of Worship
<ul style="list-style-type: none"> Hospitals 	1 For Each Bed
<ul style="list-style-type: none"> Nursing Homes 	1 For Each 4 Beds
<ul style="list-style-type: none"> Offices of Doctors, Dentists, or Similar Professions 	1 For Each 15 Square Feet of Usable Floor Area in Waiting Rooms and 1 For Each Examining Room, Dental Chair, or Similar Use Area
<ul style="list-style-type: none"> Banks 	1 For Each 100 Square Feet of Usable Floor Area
<ul style="list-style-type: none"> Business and Professional Offices and Buildings 	1 For Each 200 Square Feet of Usable Floor Area
<ul style="list-style-type: none"> Restaurants, with Indoor Seating and Eating 	1 For Each 50 Square Feet of Usable Floor Area or 1 For Each 2 Seats, Whichever is Greater, Plus 1 For Each Employee
<ul style="list-style-type: none"> Restaurants, Drive-Through 	5 Stacking Spaces, Plus 1 For Each Employee
<ul style="list-style-type: none"> Places of Outdoor Assembly 	1 For Each 3 Seats or 6 Feet of Benches
<ul style="list-style-type: none"> Theaters and Auditoriums 	1 For Each 3 Seats, Plus 1 For Each 2 Employees
<ul style="list-style-type: none"> Indoor Entertainment Halls Without Fixed Seats 	1 For Each 2 Persons Allowed Within the Maximum Occupancy Load as Established by the City Fire Code
<ul style="list-style-type: none"> Miniature Golf Courses 	3 For Each 1 Hole, Plus 1 For Each 1 Employee
<ul style="list-style-type: none"> Private Golf Clubs, Swimming Pool Clubs, Tennis Clubs, or Other Similar Uses 	1 For Each 2 Member Families or Individuals, Plus Spaces Required For Each Accessory Use, Such as a Restaurant or Bar
<ul style="list-style-type: none"> Golf Courses Open to the General Public, Except 	6 For Each 1 Golf Hole and 1 For Each Employee; Plus Spaces Required For Each Accessory Use,

Miniature Courses	Such as a Restaurant or Bar
• Bowling Alleys	5 For Each Bowling Lane, Plus Accessory Uses
• Auto Washes	3 Stacking Spaces, Plus 1 For Each Employee
• Oil Change Establishments	3 For Each Stall, Plus 1 For Each Employee
• Service Stations	2 Fore Each Service Stall, Plus 1 For Each Gasoline Pump
• Vehicle Sales and Service Establishments	1 For Each 200 Square Feet of Usable Floor Area of Sales Room and/or 3 For Each 1 Auto Service Stall in the Service Room
• Beauty Parlors or Barber Shops	3 For Each 2 Chairs
• Retail Stores, Video Rentals, Supermarkets, Department Stores, And Personal Service Shops	1 For Each 150 Square Feet of Usable Floor Area
• Furniture, Appliance, and Household Equipment Repair Shops and Showrooms	1 For Each 800 Square Feet of Usable Floor Area, Plus 1 For Each Employee
• Coin-Operated Laundromats And Dry Cleaners	1 For Each 2 Washing and Dry-Cleaning Machines
• Mortuary Establishments	1 Foe Each 50 Square Feet of Usable Floor Area in Assembly Rooms and Parlors
• Manufacturing, Processing, Or Fabricating Businesses	1 For Each Employee
• Warehousing and Storage Buildings	1 For Each Employee or 1 For Each 1,700 Square Feet of Grass Floor Area, whichever is Greater

18.04 USES NOT SPECIFCALLY MENTIONED

In the case of uses not specifically mentioned, those provisions for off-street parking facilities for a use that is mentioned and to which said use is similar in terms of parking demand shall apply as determined by the planning commission.

18.05 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 are the sum of the maximum individual requirements. In cases where the hours of operation are significantly different between two or more uses, a reduction in the total space requirements may be permitted by the planning commission.

18.06**SIZE OF PARKING SPACE**

Each off-street parking space shall have the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length
0° (Parallel Parking)	12'	8'0"	23'
30° to 53°	12'	8'6"	20'
54° to 74°	15'	8'6"	20'
75° to 90°	20'	9'0"	20'

18.07**REQUIREMENTS OF PARKING AREAS**

Every parking area containing six or more spaces shall require site plan review in accordance with Article 20 and shall be developed and maintained in accordance with the following requirements:

- A. The parking area and its driveway shall be:
 - 1. Designed to provide adequate drainage.
 - 2. Surfaced with concrete or asphalt pavement. Parking areas for outdoor recreational uses may be graveled.
 - 3. Maintained in good condition and free of dust, trash, and debris.
- B. The parking area shall be provided with entrances and exits so located as to minimize traffic congestion.
- C. Lighting facilities shall be so arranged as to reflect the light away from adjoining properties.
- D. No part of any parking area shall be closer than 10 feet to the street right-of-way or closer than 5 feet to a lot line in any residential district.
- E. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited, except in the case of one-family dwellings.

- F. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.
- G. Ingress and egress to a parking lot lying in an area zoned for other than single-family residential use shall not be across land zoned for single-family residential use.
- H. All maneuvering lane widths shall permit one-way traffic movement, except that the 90-degree pattern may permit two-way movement.
- I. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be at least 25 feet from adjacent property located in any single-family residential district.

18.08

OFF-STREET LOADING SPACES

- A. For every building or addition to an existing building requiring the receipt or distribution in vehicles or materials or merchandise, an area adequate for maneuvering and ingress and egress for delivery vehicles and off-street loading spaces as follows shall be provided and maintained on the same lot:
 - 1. From 0 to 1,400 Square Feet of Floor Area: None
 - 2. From 1,401 to 20,000 Square Feet of Gross Floor Area:
One space
 - 3. From 20,001 to 50,000 Square Feet of Gross Floor Area:
Two Spaces
 - 4. One additional space for each additional 50,000 square feet of gross floor area or fraction thereof.
- B. Each such loading space shall be at least 10 feet in width, 35 feet in width, 35 feet in length, and 14 feet in height.
- C. No such space shall be located within the front setback area or closer than 25 feet to a lot line in any residential district.