

Article 16

Parking and Loading Regulations

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16.1 General Provisions

- A.** When a new structure is constructed, parking shall be provided in accordance with these regulations.
- B.** When an existing structure or use is expanded, parking for the expansion shall be provided in accordance with these regulations.
- C.** Parking stalls and spaces shall be used by motor vehicles in operating condition by patrons, occupants, or employees. Storage of motor vehicles, trailers, boats, recreational vehicles and the like is strictly prohibited.
- D.** All parking shall be located on a hard surface (asphalt or concrete) driveway and not in a front, side or rear yard.
- E.** As part of a Site Plan submission, the layout and design of all required parking and loading areas shall be shown and properly designed in accordance with this Article.
- F.** When a determination of the number of off-street parking spaces required by this Article results in a fraction, the fraction of 0.5 or less may be disregarded and the fraction of greater than 0.5 shall be counted as one parking space.
- G.** When a building or development contains a mix of uses, the parking requirement shall be calculated as a percentage for each use and the total parking requirement shall be the sum of all the individual parking requirements. If a building or tenant space changes use, parking for the new use shall be provided in accordance with Section 16.3 Required Spaces. In the event the use change results in the need for additional spaces, the submitted Site Plan must account for this need for additional parking.
- H.** Each establishment shall provide sufficient off-street parking spaces for all employees, customers, visitors and others who may spend time at the establishment during working hours.

16.2 Design Standards and Required Dimensions

- A. Access.** Each required parking space shall open directly on an aisle or driveway to provide a safe and efficient means of ingress and egress.
- B. Location.** All parking shall be located on the same zoning lot as the structure or use served, or an adjacent lot under the same taxpayer's name, unless a Conditional Use Permit is obtained for offsite parking as allowed by District regulations.
- C. Lighting.** All lighting used to illuminate parking areas shall be directed away or shielded from adjacent properties and in compliance with all District regulations. The

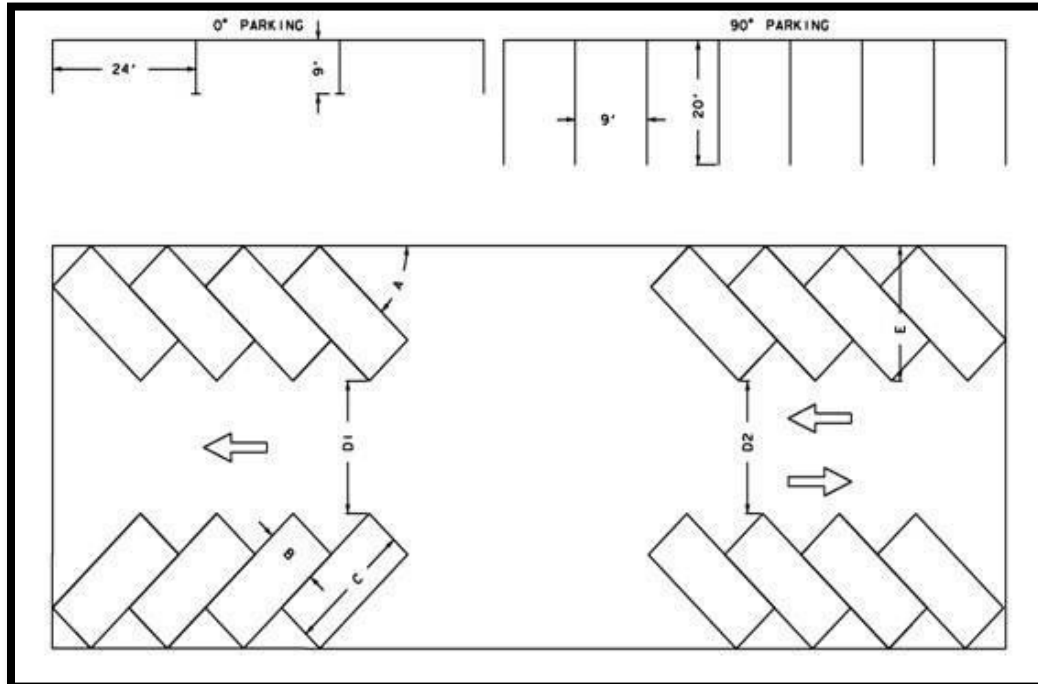
maximum height of a luminaire shall not exceed twenty-five (25) feet as measured from the grade to the bottom of the luminaire.

- D. Wheel Stops.** Parking areas shall have adequate wheel stops to prevent extension or overhang of vehicles beyond property lines or outside of parking areas. If vehicles overhang sidewalks, the sidewalks shall be widened to accommodate pedestrians as well as ADA Standards.
- E. Screening.** At a minimum, all parking areas containing more than six (6) spaces shall be screened on each side that adjoins any property situated in a residential or agricultural district. Screening shall be by a wall, or fence, or evergreen hedge not less than six (6) feet more than eight (8) feet in height. Parking areas shall be arranged and designed so as to prevent damage to, or intrusion into, walls, fences, or hedges. Additional screening may be necessary due to District regulations.
- F. Paving Surface and Marking.** All required parking and loading spaces, driveways and aisles shall be graded and paved with asphalt, concrete or asphaltic concrete on an approved base and said spaces shall be striped with paint or other approved striping material. Parking areas shall have adequate markings for channelization and movement of vehicles.
- G. ADA Accessibility.** Accessible parking spaces shall be provided in accordance with the ADA, American with Disabilities Act, Accessibility Guidelines and any amendments thereto.
- H. Minimum dimensions for parking lots.** See Diagrams 16.1 and 16.2
- I. Miscellaneous.**
 - a. Unless a zoning district has specific parking setback requirements, all new parking spaces shall be located at least ten (10) feet from the front side and rear property lines and said setback areas shall be landscaped utilizing district requirements related to adjacent use.
 - b. A reduction in the dimensions for compact car or motorcycle spaces may be granted by the Planning Commission as part of the Site Plan approval. Said spaces shall be identified by signs or other similar methods that are clear to the users.
 - c. Minimum parking standards may be adjusted to greater capacities by the Planning Commission in the approval of the site plan to account for location, expected circulation flows and the likelihood of a use conversion.
 - d. If an unloading area is shown on a Site Plan, a truck circulation plan shall be included showing the truck size and circulation route. All maneuvering of delivery vehicles shall be on site and no public right-of-way shall be used except an alley.
 - e. When parking requirements refer to the number of employees, it shall mean the largest working-shift. Calculations should include any influxes or overlaps of traffic that would occur during shift changes.
 - f. No portion of a parking or loading area (including maneuvering areas but not the necessary entrance and exit drives), shall be located closer than 30 feet from a public street right-of-way or property line.

Diagram 16.1 – Parking Space and Driving Aisle Dimensions

A - Parking Angle	B - Stall Width	C - Stall Length	D1 - One-Way Aisle Width	D2 - Two-Way Aisle Width	E - Stall to Curb
0 Degrees	9 Feet	24 Feet	18 Feet	24 Feet	9 Feet
45 Degrees	9 Feet	20 Feet without overhang; 18 Feet with overhang	18 Feet	25 Feet	20.5 Feet
60 Degrees	9 Feet	20 Feet without overhang; 18 Feet with overhang	18 Feet	25 Feet	22 Feet
90 Degrees	9 Feet	20 Feet without overhang; 18 Feet with overhang	25 Feet	25 Feet	20 Feet

Diagram 16.2 – Parking Space Illustrations



16.3. Required Spaces. Off-street parking spaces shall be provided based upon specified use as outlined below. Minimum parking standards may be adjusted to greater amounts to account

for location, expected circulation flows, and conversion probabilities by the Planning Commission and will be evaluated by staff and the City Engineer during Site Plan review.

A. Dwelling Uses.

1. Single-family through four-family dwelling units: three spaces per dwelling unit, however, for single-family and two-family dwellings one space shall be in a garage.
2. Multi-family (5 units and more): two spaces per dwelling unit.
3. Nursing homes: one space per each four beds plus one space for each employee working on the premises during the largest shift.
4. Senior independent living: one space per dwelling unit plus one space for each transportation bus or vehicle.
5. Senior assisted living: one space per four dwelling units plus one space for each employee working on the premises during the largest shift plus one space for each transportation bus or vehicle.
6. Child or elder care homes: one space per each two sleeping rooms.
7. Manufactured homes: three spaces per dwelling unit.

B. Business and Commercial Uses (NOTE: Spaces for oversize vehicles shall be required when restaurant or hotel operations are adjacent to truck service operations).

1. Automobile, truck, recreational vehicle and manufactured home sales and rental lots: one space for each 3,000 square feet of sales or lot area plus one space for each employee.
2. Bank or financial institution: one space per each 300 square feet of floor area plus room to accommodate stacking of two vehicles per drive-through lane.
3. Day care center - commercial: one space per each 8 children plus one space for each employee plus one space for each transportation bus or vehicle.
4. Day care - home: one parking space plus one loading/unloading space plus one for each employee (full or part time).
5. Funeral Homes and mortuaries: one space for each three seats based on the maximum designed capacity of the facility plus one additional space for each employee.
6. Retail specialized mercantile (furniture, home sales, housewares and appliance stores): one space for each 400 square feet of gross floor area.
7. General office and research: one space for each 300-square feet of gross floor area.
8. Restaurants, private clubs, event spaces and taverns: one space for every two seats based on the maximum designed capacity including outdoor dining areas.
9. Restaurants/fast food: one space for every two seats based on the maximum design capacity plus one space per each employee plus adequate stacking spaces when a drive-in or drive through is included.
10. Restaurant express: one space for each two seats plus one space per each employee but not less than ten (10) spaces.
11. Retail convenience store: one space per 200 square feet of gross floor area.
12. Retail stores and shops general merchandise: one space for each 250 square feet of gross floor area.
13. Service stations: one space per each employee plus one space for each service bay.
14. Hotels and motels: one space per rental unit plus additional consideration for oversized vehicles including but not limited to semi-trucks with trailers, recreational vehicles, trailers, etc.

15. Medical services, clinics and offices: one space per 200 sq. ft. of gross floor area.

C. Industrial Uses.

1. Manufacturing – light: one space per 100 square feet of gross floor area.
2. Manufacturing – general: one space per 150 square feet of gross floor area.
3. Manufacturing – heavy: one space per 200 square feet of gross floor area.
4. Warehouse and distribution facilities: one space for each 1,000 square feet of gross floor area.

D. Other Uses.

1. Churches and places of worship: one space for every four seats based on the maximum design capacity of the largest meeting space including choir lofts.
2. Elementary, junior high and equivalent private schools: two spaces for each classroom plus one space for each employee.
3. High schools, colleges and universities: eight spaces per classroom plus one space for each employee.
4. Hospitals: one space for each four beds plus one space for each resident or doctor plus one space for each two employees.
5. Public and semi-public offices: one space for each 300 square feet of gross floor area or a minimum of 10 spaces plus one for each employee whichever is greater.
6. Places of public assembly - indoors: one space for each four seats based upon the maximum designed capacity of the facility.
7. Carwash: 5 stacking spaces and 2 exit spaces per stall.

E. Uses Not Listed. The parking requirement for any use not listed in Sections A, B, C and D shall be determined by the Planning Commission based on commonly accepted parking standards, recommendations from staff and a parking analysis prepared by the applicant if requested by the Zoning Administrator.

16.4 Off-Street Loading and Unloading Requirements

On premises loading and unloading spaces shall be provided off-street in the side or rear yard for all uses involving receipt or distribution of materials or merchandise by motor vehicle or rail. All loading and unloading operations shall be located so as to avoid undue interference with traffic on public or private streets, and said activity shall not occur in public streets, alleys and/or on walkways.