

ARTICLE 11

OFF-STREET PARKING AND LOADING FACILITIES

1100 GENERAL PARKING REQUIREMENTS

In all districts, at any time any building, structure or use of land is erected, enlarged, increased in capacity, or used, there shall be provided for every use off-street parking spaces for automobiles in accordance with the provisions of Section 1100 to 1141 of this Article. A parking plan shall be required for all uses except for single or two-family residential uses. The parking plan shall be submitted to the Zoning Administrator as a part of the application for a zoning permit. The plan shall show the boundaries of the property, parking spaces, access driveways, circulation patterns, drainage and construction plans, and boundary walls, fences and a screening plan, as appropriate.

Whenever a building or use constructed or established after the effective date of this Resolution is changed in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase of ten (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this Resolution is enlarged to the extent of fifty (50) percent or more in floor area or in the area used, such building or use shall then and thereafter comply with the parking requirements set forth herein.

1110 OFF-STREET PARKING DESIGN STANDARDS

All off-street parking facilities including entrances, exits, maneuvering areas, and parking spaces shall be in accordance with the following standards and specifications:

1. Parking Space Dimensions:
 - a. Each off-street parking space shall have an area of not less than 162 square feet exclusive of access drives or aisles, and shall be of usable shape and condition.
 - b. Parking spaces shall not be located closer than five (5) feet to any lot line.
2. Access: There shall be adequate provision for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street or alley, an access drive shall be provided, with a dedicated easement of access, as follows:
 - a. *For one single- or two-family residential dwelling:* the access drive shall be a minimum of nine (9) feet in width.
 - b. *For all other residential uses and all other uses:* the access drive shall be a minimum of ten (10) feet in width for one-way traffic and sixteen (16) feet in width for two-way traffic. For drives that will accommodate tractor trailers, the drive width minimum shall be twelve (12) feet for one-way traffic and twenty (20) feet for two-way traffic.
 - c. All parking spaces, except those required for single, two-, or three-family dwellings, shall have access to a public street or alley in such a manner that any vehicle leaving or entering the parking area from or into a public street or alley shall be traveling in a forward motion.
3. Setbacks: the location of off-street parking facilities for more than five (5) vehicles may be located in required yards as specified elsewhere in this Resolution notwithstanding the requirements specified in the Official and Supplementary Schedules of District Regulations and Dimensional Requirements. In no case, however, shall the parking area be located closer than three (3) feet to any street or alley.
4. Screening: In addition to the setback requirements specified in this Resolution for off-street parking facilities for more than five (5) vehicles, screening shall be provided on each side of a parking area that abuts any Residential District. Screening shall comply with the requirements of Section 940 of this Resolution.

5. Paving: All required parking spaces, together with driveways, and other circulation areas, shall be improved with such material to provide a durable and dust free surface.
6. Drainage: All parking spaces, together with driveways, aisles, and other circulation areas shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be designed to prevent the excess drainage of surface water onto adjacent properties, walkways, or onto the public streets. Adequate arrangements shall be made to insure acceptable diversion to an adequate storm water drainage system.
7. Barriers: Wherever a parking lot extends to a property line, fencing, wheel stops, curbs, or other suitable barriers shall be provided in order to prevent any part of a parked vehicle from extending beyond the property line.
8. Visibility: Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible for a reasonable distance by any pedestrian or motorist approaching the access or driveway from a public or private street or alley.
9. Marking: All parking areas for twenty (20) or more spaces shall be marked with paint lines, curb stones, or in some other manner approved by the Zoning Administrator, and shall be maintained in a clearly visible condition.
10. Maintenance: Any owner of property used for parking areas shall maintain such areas in good condition without holes and free of all dust, trash, or other debris.
11. Signs: Where necessary due to multiple curb cuts, the entrances, exits, and the intended circulation pattern of the parking area shall be clearly marked in compliance with Article 12.
12. Lighting: Any lights used to illuminate a parking lot shall be so arranged as to direct the light away from the adjoining property in any residential district.

1120 DETERMINATION OF REQUIRED SPACES

In computing the number of parking spaces required by this Resolution, the following rules shall apply:

1. Where floor area is designated as the standard for determining parking space requirements, floor area shall be the sum of the gross horizontal area of all the floors of a non-residential building measured from the faces of the exterior walls, excluding only stairs, washrooms, elevator shafts, and similar unusable areas.
2. Where seating capacity is the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or indicated on each 24 lineal inches of benches, or pews, except where occupancy standards are set by the fire marshal.
3. Fractional numbers shall be increased to the next whole number.

1121 JOINT OR COLLECTIVE PARKING FACILITIES

The joint or collective provision of required off-street parking areas, where permitted, shall comply with the following standards and requirements:

1. All required parking spaces shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use, or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located not farther than 500 feet from the building served.
2. Not more than 50% of the parking spaces required for theaters, bowling alleys, dance halls, night clubs, taverns and similar uses, and up to 100% of the parking spaces required for churches, schools, auditoriums and similar uses may be provided and jointly used by banks, offices, retail stores, repair shops, service establishments and similar uses that are not normally open, used, or operated during the same hours as the uses with which such spaces are jointly or collectively used.

3. In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by legal counsel, and filed with the application for a zoning permit.

1122 OFF-STREET STORAGE AREAS FOR DRIVE-IN SERVICES

Establishments which by their nature create lines of customers waiting to be served within automobiles shall provide off-street storage areas in accordance with the following requirements:

1. Photo pickups, restaurants, drive-thru beverage docks, and other similar commercial establishments that can normally serve customers in three (3) minutes or less shall provide no less than five (5) storage spaces per window. Drive-in restaurants and other similar use which require an additional stopping point for ordering shall provide a minimum of three (3) additional storage spaces for each such stopping point.
2. Other commercial establishments such as banks, savings and loan offices, or other similar facilities with service or money windows shall provide no less than four (4) storage spaces per window.
3. Self-serve automobile washing facilities shall provide no less than three (3) storage spaces per stall. All other automobiles washing facilities shall provide a minimum of six (6) storage spaces per entrance.
4. Motor vehicle service stations shall provide no less than two (2) storage spaces for each accessible side of a gasoline pump island. Gasoline pumps shall not be located closer than fifteen (15) feet to any street right-of-way line.

1123 PARKING OF DISABLED VEHICLES

The parking of a disabled vehicle as defined in Article 2 for a period of more than two (2) weeks shall be prohibited in all districts, except that such vehicle may be stored in an enclosed garage or other accessory building, provided that no business shall be conducted in connection therewith while such vehicle is parked or stored.

1130 PARKING SPACE REQUIREMENTS

For the purposes of this Resolution the following parking space requirements shall apply:

1. Residential uses
 - a. Single-family or two-family dwellings – Two (2) for each unit.
 - b. Apartments, townhouses or multi-family dwellings – Two (2) for each unit.
2. Business-related uses
 - a. Animal hospitals and kennels – One (1) for each 400 square feet of floor area and one (1) for each two (2) employees.
 - b. Motor vehicle repair station – One (1) for each 400 square feet of floor area and one (1) for each employee.
 - c. Motor vehicle salesroom – One (1) for each 400 square feet of floor area and one (1) for each employee.
 - d. Motor vehicle service stations – Two (2) for each service bay and one (1) for every two (2) gasoline pumps.
 - e. Car washing facilities – One (1) for each employee.
 - f. Banks, financial institutions, post offices, and similar uses – One (1) for each 250 square feet of floor area and one (1) for each employee.
 - g. Barber and Beauty shops – Three (3) for each barber or beauty operator.
 - h. Carry-out restaurants – One (1) for each 200 square feet of floor area and one (1) for each two (2) employees.

- i. Drive-in restaurants – One (1) for each 125 square feet of floor area and one (1) per each two (2) employees.
 - j. Hotels, motels – One (1) for each sleeping room plus one space for each two (2) employees.
 - k. Bed/Breakfast Home – One (1) for each sleeping room.
 - l. Furniture, appliance, hardware, machinery or equipment sales and service, and wholesale establishments – Two (2) plus one (1) additional space for each 200 square feet of floor area over 1000 square feet.
 - m. Consumer and trade service uses not otherwise specified – One (1) for each employee.
 - n. Funeral homes, mortuaries and similar type uses – One (1) for each 50 square feet of floor area in slumber rooms, parlors, or service rooms.
 - o. Laundromats – One (1) for every two (2) washing machines.
 - p. Administrative business and professional office uses – One (1) for each 200 square feet of floor area.
 - q. Sit-down restaurants, tavern, night clubs, and similar uses – One (1) for each three (3) persons of capacity.
 - r. Retail stores – One (1) for each 150 square feet of floor area.
 - s. All other types of business or commercial uses permitted in any business district – One (1) for each 150 square feet of floor area.
3. Recreational and entertainment uses
- a. Bowling alleys – Four (4) for each alley or lane; one (1) for each three (3) persons of capacity of the area used for restaurant, cocktail lounge, or similar use; and one (1) for each three (3) employees.
 - b. Dance halls, skating rinks – One (1) for each 100 square feet of floor area used for the activity; one (1) for each three (3) persons of capacity in a restaurant, snack bar, or cocktail lounge; and one (1) for each three (3) employees.
 - c. Outdoor swimming pools (public, community or club) – One (1) for each ten (10) persons of capacity, and one (1) for each three (3) persons of capacity for a restaurant.
 - d. Auditoriums, sport arenas, theaters, and similar uses – One (1) for each four (4) seats.
 - e. Miniature golf courses – Two (2) for each hole and one (1) for each employee.
 - f. Private clubs and lodges – One (1) for each ten (10) members.
 - g. Tennis facilities, racquetball facilities or similar uses – Two (2) for each playing area; one (1) for each employee; and one (1) for each 100 square feet of other activity area.
4. Institutional uses
- a. Churches and other places of religious assembly – One (1) for each eight (8) seats in main assembly room, or one (1) for each classroom, whichever is greater.
 - b. Hospitals – One (1) for each three (3) beds.
 - c. Sanitariums, homes for the aged, nursing homes, rest homes, similar uses – One (1) for each three (3) beds.
 - d. Medical and dental clinics – One (1) for every 100 square feet of floor area.
 - e. Libraries, museums, and art galleries – Ten (10), and one (1) for each 300 square feet floor area in excess of 2000 square feet.
5. Educational institution (public, parochial, or private) uses
- a. Elementary schools and kindergartens – Four (4) for each classroom; one (1) for every four (4) seats in auditoriums or assembly halls; and one (1) for each additional non-teaching employee.
 - b. High schools and middle schools – One (1) for every ten (10) students, or one (1) for each teacher and employee, or one (1) for every four (4) seats in auditoriums, assembly areas or sports fields, whichever is greater.
 - c. Business, technical and trade schools – One (1) for each two (2) students.
 - d. Child care centers, nursery schools, and similar uses – Four (4) for each classroom.
6. Manufacturing Uses

- a. All types of manufacturing, storage, and wholesale uses permitted in any manufacturing district – One (1) for every employee (on the largest shift for which the building is designed), and one (1) for each motor vehicle used in the business.
- b. Cartage, express, parcel delivery, and freight terminals – One and one half (1½) for every one (1) employee (on the largest shift for which the building is designed) and one (1) for each motor vehicle maintained on the premises.

1131 HANDICAPPED PARKING

Parking facilities serving buildings and facilities required to be accessible to the physically handicapped shall have conveniently located designated spaces provided as follows:

Total spaces in Lot/Structure	Number of Designated Accessible Spaces
Up to 100	One space per 25 parking spaces
101 to 200	4 spaces, plus one per 50 spaces over 100
201 to 500	6 spaces, plus one per 75 spaces over 200
Over 500	10 spaces, plus one per 100 spaces over 500

1140 OFF-STREET LOADING SPACE REQUIREMENTS

In any district, every building or part thereof hereafter erected and having a gross floor area of 3000 square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with the building, at least one (1) off-street loading space, and one (1) additional loading space for each 10,000 square feet or fraction thereof of gross floor area so used in excess of 3000 square feet.

1141 OFF-STREET LOADING DESIGN STANDARDS

All off-street loading spaces shall be in accordance with the following standards and specifications:

1. Loading Space Dimensions: Each loading space shall have minimum dimensions not less than 12 feet in width, 65 feet in length, and a vertical clearance of not less than 14 feet.
2. Setbacks: Notwithstanding other provisions of this regulation and the Official and Supplementary Schedules of Permitted Used and Dimensional Requirements, off-street loading spaces may be located in the required rear or side yard of any IOP, RC, NC or AC district, provided that not more than 90% of the required rear or side yard is occupied, and no part of any loading space shall be permitted closer than 50 feet to any Residential District nor closer than 5 feet from any street, alley or lot line.
3. Screening: In addition to the setback requirements specified above, screening shall be provided on each side of an off-street loading space that abuts any Residential District. Screening shall comply with the requirements of Section 940 of this Resolution.
4. Access: All required off-street loading spaces shall have access from a public street or alley in such a manner that any vehicle leaving the premises shall be traveling in a forward motion.
5. Paving: All required off-street loading spaces, together with driveways, aisles, and other circulation areas, shall be improved with such material to provide a durable and dust-free surface.
6. Drainage: All loading spaces, together with driveways, aisles, and other circulation areas, shall be designed to prevent the excess drainage of surface water onto adjacent properties, walkways or onto the public streets. Arrangements shall be made to ensure acceptable diversion to an adequate storm water drainage system.
7. Lighting: Any lights used to illuminate a loading area shall be so arranged as to reflect the light away from adjoining property.