

ARTICLE VIII  
OFF-STREET PARKING AND LOADING REQUIREMENTS

**Section 8.01. OFF-STREET PARKING REQUIREMENTS**

In all zoning districts, except B-3, Central Business District, off-street parking spaces for the storage and parking of motor vehicles for the use of occupants, employees and patrons of the buildings hereafter erected, or enlarged after the effective date of these regulations, shall be provided as herein prescribed. The remodeling or alteration of present buildings would be exempt from these provisions if:

(a) the exterior dimensions are not changed; and

(b) any increase in floor space is confined within the basic structure.

Required parking spaces shall be maintained and shall not be encroached upon so long as said main buildings or structures remain, unless an equivalent number of such spaces are provided elsewhere in conformance with these regulations. The owner or owners of a building, structure or other land use requiring off-street parking space must show, to the satisfaction of the Building Inspector, that he is the record title holder of the property devoted to said principle land use and of the property proposed for off-street parking use, or that he is the lessee of such property.

(a) Area for Parking Space. For the purpose of this section, 300 square feet of lot area shall be deemed a parking space for one (1) vehicle, including access aisle, except that 200 square feet of lot of area which has a direct means of ingress and egress from an alley or street may also be deemed a parking space.

(b) Fractional Requirements. When units or measurements determining number of required parking spaces result in requirement of fractional space, any fraction up to, and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.

(c) Loading Space Limitations. Loading space as required in this Article shall not be construed as supplying off-street parking space.

(d) Location of Parking Space for One (1) and Two (2)

Family Dwellings. The off-street parking facilities required for one and two-family dwellings shall be located on the same lot or plot of ground as the building they are intended to serve, and shall consist of a parking strip, parking apron, and/or garage.

(e) Location of Parking Space for Other Land Uses. The off-street parking facilities required for all other uses shall be located on the lot or within 500 feet of the permitted use requiring such off-street parking, such distance to be measured along lines of public access to the property between the nearest point of the parking facility to be served.

(f) Useable Floor Area. For the purpose of this Article, useable floor area in the case of offices, merchandising, or service types of uses, shall mean the gross floor area used or intended to be used by customers, patrons, clients, patients, owners and tenants, less twenty percent (20%) thereof.

(g) Seating Capacity of Seats. As used in this Article for parking requirements, shall mean that each twenty-one (21) inches in seat width of seating facilities shall be counted as one (1) seat, except that where specifications and plans filed with the Building Inspector specify a certain seating capacity shall be used as the basis for required parking space.

(h) Bed. Whenever the term "bed" is herein referred to, it shall mean such beds as are occupied by the patient or guests of the hospital or building in question, provided however, that bassinets and incubators shall not be counted as beds.

(i) Similar Uses and Requirements. In the case of a use not specifically mentioned, the requirements for off-street parking existing at the effective date of these regulations which serves an existing building or use, shall not be reduced in size less than that required under the terms of these regulations.

(k) Collective Provisions. Nothing in this section shall be construed to prevent collective provisions of off-street parking facilities for two (2) or more buildings or uses, provided such facilities collectively shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with the table under this Article.

(l) General Use Conditions. Except when land issued as storage space in connection with the business of a repair or service garage, the time limits for parking in off-street parking areas shall prevail as specified under this Article, it being the purpose and intention of the foregoing that the requirements of maintaining vehicle storage or parking space is to provide for the public safety in keeping parked cars off the streets, but such requirement is not designed to provide and it shall be unlawful to

permit the storage or parking on such open land of wrecked or junked cars, or for creating a junk yard or a nuisance in such area.

(m) Joint Use. Parking spaces already provided to meet off-street parking requirements for theaters, stadiums, auditoriums, and other places of public assembly, stores, office buildings, and industrial establishments lying within 1,500 feet of a church as measured along lines of public access, and that are not normally used between the hours of 6:00 A.M., and 6:00 P.M., on Sundays, and are not made available for other parking, may be used to meet not more than seventy-five percent (75%) of the off-street requirements of a church.

(n) Required Barriers. When off-street parking spaces or access aisles are located adjacent to the right-of-way line of a public street or alley, a concrete or asphalt curb measuring six (6) inches in height shall be placed along the edge of the parking space or access aisle for the purpose of preventing vehicle encroachment onto the street or alley right-of-way.

(o) Table of Off-Street Parking Requirements. The amount of off-street parking space required as specified above shall be determined in accordance with the following table, and the space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use and/or shall comply with the initial part of this section.

(p) Off-street parking facilities shall be properly graded for drainage and maintained in proper condition, free of weeds, dust, trash and debris.

(q) Side yards shall be maintained for a space of not less than ten (10) feet between the side lot lines of adjoining residential lots and parking area. The depth of the front yard or setback line from the street as established for houses in any block in any given residential area shall be continued and made applicable to parking space in such residential area and it shall be unlawful to use the space between such setback line and the sidewalk for the parking of motor vehicles; provided however, that the barrier shall be located on the setback line as herein required.

(r) Whenever such parking area adjoins residential property and/or a residential street or alley, a protective wall shall be erected and maintained between the required yard space and the area to be used for parking. Location of said wall facing a residential street shall be determined with due regard to side yard and building setback requirements adjoining the residential district as may be required in the particular commercial, office or industrial zoning district. The said wall shall be constructed

in such a manner that the first twelve (12) feet back from the street shall be four (4) feet high and the balance shall be provided to prevent vehicles striking said wall or shrubbery.

(s) In all cases where such parking lots abut public sidewalks, concrete curbing, at least six (6) inches in height, set end to end, shall be placed so that a motor vehicle cannot be driven or parked with any part thereof extending within two (2) feet of a public sidewalk. In all cases where necessary for the protection of the public and adjoining properties, streets and sidewalks, curbs as described above, shall be installed.

(t) Means of ingress and egress shall be provided and shown on plans submitted. Minimum shall be fifteen (15) feet wide for one-way and twenty-four (24) feet wide for two-way traffic.

(u) Where street setback lines are provided by ordinance or established through the adoption of a Comprehensive Plan, such setback lines shall be maintained and required parking spaced shall not encroach thereon.

(v) No repairs or service to vehicles and no display of vehicles for purposes of sale shall be carried on or permitted on such premises.

#### **Section 8.02. OFF-STREET LOADING REQUIREMENTS**

On the same premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, warehouse, truck freight terminal, goods display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly involving the receipt or distribution of vehicles, materials or merchandising, there shall be provided and maintained on the lot adequate space for standing, loading, and unloading services in order to avoid undue interference with public use of the streets and alleys.

Such loading and unloading space, unless otherwise adequately provided for, shall be an area ten (10) feet by fifty (50) feet, with fifteen (15) foot height clearance, and shall be provided according to the following schedule:

Gross Floor Area in Square Feet	Loading and Unloading Spaces Required in Terms of Square Feet Floor Area
0- 2,000	None
2,000- 5,000	One (1) Space
5,000- 20,000	One (1) Space plus one (1) space for each 5,000 square feet
20,000- 100,000	Four (4) Spaces plus one (1) space for

100,000- 500,000	each 20,000 square feet Five (5) Spaces plus one (1) space for each 40,000 square feet in excess of 100,000 square feet
Over 500,000	Fifteen (15) spaces plus one (1) space for each 80,000 square feet in excess of 500,000 square feet

**SECTION 8.03. OFF-STREET WAITING AREA FOR DRIVE-THROUGH FACILITIES**

On the same premises with every building, structure or part thereof erected and occupied for the purpose of serving customers in their automobiles by means of a service window or similar arrangement where the automobile engine is not turned off, there shall be provided three (3) off-street waiting spaces for each service window.

Any off-street waiting space is defined as an area ten (10) feet wide by twenty (20) feet long.

Self-service motor vehicle car wash establishments shall provide at least four (4) off-street waiting spaces for each washing stall. Motor vehicle car wash establishments other than self-service, shall provide twenty (20) waiting spaces for each washing stall. A drying lane fifty (50) feet long shall also be provided at the exit of each washing stall in order to prevent undue amounts of water from collecting on the public street and thereby creating a traffic hazard.

USE	REQUIRED NUMBER PARKING SPACES	PER EACH UNIT OF MEASURE AS FOLLOWS
1. Banks (except drive-in, only) business or professional offices of lawyers, architects, engineers or similar or allied professions	1	300 sq. ft. of usable floor area
2. Banks (drive-in only)	1	Per service window, plus 1
3. Beauty parlor/barber shop	2	Each barber &/or beauty shop operator or chair, whichever is greater
4. Bowling alleys	8	Each bowling lane plus for any bar, rest- aurant, or assembly space attached to a bowling alley
5. Churches	1	Six (6) seats based on maxi- mum seating capacity in the main place of assembly
6. Dance halls, exhibition halls pool and billiard halls, skating rinks, lodge halls, and assembly halls without fixed seats	1	Forty (40) sq ft of usable floor space, with a mini- mum of ten (10) parking spaces
7. Elementary schools, junior high schools	1	Two teachers, employees, or administrat- ors in addit- ion to the requirements

		of the audi- torium or assembly hall
8. Establishments other than drive-in for sale and consumption on the pre- mises of beverages, food or refreshments	1	One Hundred (100) sq ft of usable floor area
9. Furniture and appliance, household equipment repair shops, showroom of a plumber, decorator, electrician or similar trade; clothing and shoe repair, laundry, motor vehicle salesroom, hard- ware stores, wholesale stores, & machinery sales	1	Eight hundred (800) sq ft of usable floor area occupied in processing or manufacturing for which re- quirements see industrial establishment below
10. Hospitals	1	Two (2) beds
11. Hotels	1	Guest bedroom
12. Industrial establishments including manufacturing, research and testing laboratories, creameries, bottling works, printing, plumbing or electrical workshops warehouses, and storage buildings	1	Two (2) emp- loyees compu- ted on the basis of the greatest no. of persons employed at any one period during the night or day
13. Laundromat &/or dry cleaning center	1	Each combina- tion of washer/dryer machine + 1 space
14. Libraries and museums	1	Two hundred (200) sq ft of floor space
15. Mortuary establishments,	1	Sixty (60) sq

funeral homes		ft of floor space
16. Motor vehicle car wash		
a. self-service operation	4	Each motor vehicle wash
establishment		in addition off-street automobile waiting spaces shall be in accordance with Section 6.03
b. other than self-service operations	4	Car wash establishment parking in addition off-street automobile waiting spaces shall be in accordance with this Article
17. Fraternity houses, dormitories	1	Two (2) beds
18. Professional offices of doctors and dentists	1	Two hundred (200) sq ft of useable floor area
19. Residential-single or 2 family	2	Per dwelling unit
20. Multi-family: Efficiency & one-bedroom apt.	1.5	Per dwelling unit
Townhouse	2	Per dwelling unit
21. Rooming or boarding house	5	Plus 1 every 5 beds (min. 6 spaces)

22. Retail store, except as otherwise specified herein	1	Sq. feet of useable floor space
23. Sanitariums, convents, home for the aged, convalescent homes and children homes	1	Two beds
24. Senior high schools, colleges and universities	1	Each teacher, employee and administrator, in addition to the requirements of the auditorium assembly therein
or area		
25. Stadiums and sports arenas auditoriums and places of public assembly	1	Four (4) or seven (7) ft. of benches
26. Tourist home, motel	1	Guest bedroom
27. Automobile service stations	4	Each station + one (1) additional space for each
gasoline		pump above three
28. Service garages, auto salesrooms, auto repair, collision or body shops	1	Eight hundred (800) sq. ft. of useable floor area plus one (1) space for each two (2) employees computed on the basis of the maximum no. of employees on duty at any one time, plus two (2)