

Section 15.08.590 Standards and design.

Off-street parking required per the schedule set out in Section 15.08.580 shall meet the following minimum and design criteria.

A. Size. Each required off-street parking space shall be a minimum of not less than nine feet by twenty (20) feet except as otherwise provided.

Parking lot dimensions shall be according to the figure and table of dimensions found in Appendix II set out at the end of this chapter.

B. Small Car Parking Spaces. In all parking facilities containing twenty-five (25) or more parking spaces, a maximum of twenty-five percent (25) percent of the required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation, "Compacts only." Spaces designed for small cars may be reduced in size to a minimum of nine feet in width and fifteen (15) feet in length.

C. Location. The location of off-street parking shall be according to the following standards.

1. Single- and two-family dwellings: on the same lot with the dwelling they are required to serve.
2. Multifamily dwellings: on the same lot with the dwelling they are required to serve.
3. Hospitals, sanitariums, townhouses, apartments: within one hundred (100) feet of the use to be served and located in the same zone as the principal use.
4. Commercial and industrial uses: within four hundred (400) feet of the use they are required to serve and located in the same zone as the principal use.

Where a distance is specified, such distance shall be measured by a straight line from the nearest point of the building such parking area is required to serve.

Off-street parking areas must be accessible by a public street or alley and shall be owned or leased by the owner or lessee of the building or use being served by such parking.

No parking lot shall be located closer than fifty (50) feet to a residentially zoned property, except when the lot is enclosed or screened by a six-foot high wall or solid fence.

D. Handicapped Parking. Every public parking area shall incorporate handicapped parking spaces according to the following standards.

1. A minimum of two percent of the spaces in any public parking lot shall be handicapped parking spaces with a minimum of one space for any public parking lot.
2. The spaces shall be located as close as possible to the main entry of the use which the parking lot serves.
3. The spaces shall be a minimum of eleven (11) feet by twenty (20) feet in size.

E. Construction. Every parcel of land hereafter used as a public parking area shall be approved as follows:

1. Surfacing. Every off-street parking, loading and driveway area shall be paved with asphalt or concrete, except for single-family development on individual lots.

2. Drainage. All off-street parking and loading areas shall be graded and drained so as to adequately dispose of all surface water generated by that impervious surface. Drainage plans for uses requiring more than ten (10) parking spaces shall be submitted and approved by the County Engineer prior to the issuance of a building permit.

3. Walkways. Walkways a minimum of three feet in width shall be provided between any building and adjacent parking lot. Where sidewalk curbs serve as wheel stops, an additional two feet of sidewalk width is required.

4. Lighting. Lighting used to illuminate a parking area shall be arranged in such a manner that it will not be a hazard to passing motorists or constitute a nuisance of any kind. Where the parking area is within one hundred fifty (150) feet of any property zoned residential by this chapter and where the parking area is directly visible by the residents within one hundred fifty (150) feet, illuminating devices

shall be shaded in a manner that would direct light away from the residential property.

5. **Wheel Stops.** Wheel stops shall be installed at least thirty (30) inches from all adjacent sidewalks, fences, landscaped areas and walls. Such stops shall be either a concrete piece at least sixty (60) inches long and five inches high and affixed securely to the parking surface, or a continuous concrete curb. This requirement may be modified provided other design features will be equally effective in prohibiting a vehicle from obstructing a sidewalk or making contact with a wall, fence or landscaped area, and which will promote safe pedestrian access. All landscaped areas shall be protected from vehicular traffic with the installation, adjacent to and around the perimeter of such landscaped area, of wheel stops as previously described above.

6. **Traffic Control Devices.** Parking spaces shall be designated by pavement markings. All traffic control devices such as pavement markings, signs, rails, curbs and other similar development proposals shall be installed and completed as shown on the approved parking plan. Handicapped parking spaces shall be clearly marked as such.

7. **Maintenance.** All required parking areas shall be maintained, all surfacing and lighting shall be kept in good repair, landscaping shall be kept free of weeds and properly watered, and in a continuous healthy growth, and walls and screening kept in good repair, free of broken or missing parts or graffiti.

8. **Improvement Schedule.** All parking area improvements to include surfacing, drainage, walkways, lighting, landscaping, screening, traffic control, etc., shall be installed before occupancy of the building or use to be served by such parking. Where parking area improvements will not be completed before occupancy of the building, a performance bond will be accepted for the completion of required improvements. The performance bond shall be equal to one hundred ten (110) percent of the cost of the parking area improvements. A cost estimate for improvements not installed at the time of occupancy shall be presented to the building official for approval. Performance bonds will not be released until all required improvements shown on the approved plan are installed and accepted. Proceedings against the performance bond may be commenced if the required improvements have not been completed within twelve (12) months of the posting of the bond or letter of credit.

9. **Snow Removal Areas.** Snow storage areas shall be provided sufficient to store snow accumulation on site. The areas shall not cause unsafe ingress-egress to the parking areas, and shall not cause snow to be deposited on public right-of-ways. (Ord. 1-1985 § 9-4)