

12-1-19 OFF-STREET PARKING AND LOADING

12-1-1901 PURPOSE

To reduce street congestion and traffic hazards within the county by incorporating adequate, attractively designed facilities for off-street parking and loading as an integral part of every use of land in the County.

12-1-1902 OFF-STREET PARKING

1. General. There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity or converted to a new use, minimum off-street parking space with adequate provision for ingress and egress by standard-size automobiles in accordance with the requirements herein.

2. Size. For the purpose of this , one parking space shall be assumed to be 180 square feet, exclusive of adequate interior driveways.

3. Access. Adequate ingress and egress to all uses shall be provided as follows:

a. Access to commercial or industrial lots shall be by either:

(1) A maximum of one driveway for each 100 feet of frontage on a public street, such driveway to be not over 35 feet in width, or less than 16 feet (for one-way traffic), or

(2) A maximum of one driveway for each 200 feet of frontage on a public street, such driveway to be not over 45 feet in width.

b. Access driveways shall not be closer to each other than twelve (12) feet.

c. No off-street parking lot shall be constructed in a manner that would allow vehicles to back out into a public street.

d. In a commercial zone, no driveway shall be closer to an intersection of two streets than forty (40) feet, measured from the corner point of the property line. In a residential zone, the minimum distance shall be forty (40) feet.

e. Height, location, structural specifications, maximum and minimum curbs radii permitted and maximum roadway approach angles to the center line of the street are subject to County standards.

12-1-1903 FLOOR AREA DEFINED

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 tenants, or for service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment used for display or sales of merchandise. It shall not include areas used principally for non-public purposes, such as storage, incidental repair, processing, or packaging of merchandise.

12-1-1904 ALTERNATIVES TO ON-SITE PARKING

For any new use, structure, or building other than a dwelling, required off-street parking which due to the size or location cannot be provided on the premises may be provided on other property not more than 200 feet distant from the nearest point of the parcel.

12-1-1905 PARKING AREAS, DEVELOPMENT AND MAINTENANCE

Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile, farm equipment, or other open-air sales lot, shall be developed and maintained in accordance with the following requirements:

1. Landscaping. The side of any off-street parking area for more than 5 vehicles shall be adequately landscaped. Such landscaping shall be maintained in good condition. Landscaping along the street frontage, if any, shall be preferred to fencing.

2. Surfacing. Every parcel of land hereafter used as a public parking area shall be paved with an asphaltic or concrete surfacing, shall have appropriate bumper guards where needed as determined by the Zoning Administrator, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.

3. Lighting. Lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any residential district.

12-1-1906 OFF-STREET LOADING

1. For every building or part thereof having a gross floor area of 10,000 square feet or more, which is to be occupied by a commercial or industrial use, to or from which delivery of materials or merchandise are regularly made by motor vehicle, there shall be provided and maintained, on the same lot with such building, at least one off-street loading space plus one for each additional 20,000 square feet or major fraction thereof.

2. Each loading space shall be not less than fourteen (14) feet in width, twenty-five (25) feet in length, and fifteen (15) feet in height.

3. Such space may occupy any required yard or court except that if it shall be located closer than fifty (50) feet to any lot in any residential district, it shall be enclosed by a brick or stone wall or landscaping not less than six (6) feet in height.

12-1-1907 OTHER ACCESS AND PARKING-RELATED PROVISIONS

1. Drive-In Business. Driveways, parking areas, and off-street storage lanes for automobiles awaiting entrance to drive-in theaters, banks, restaurants, etc., shall be provided.

2. Garages for storage of automobiles and commercial parking lots shall be permitted in commercial districts.

12-1-1908 NUMBER OF PARKING SPACES REQUIRED

1. Except as may be provided elsewhere in this Ordinance, there shall be provided at the time of erection of any building or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard-sized automobiles. If any land, structure, or use is changed from one use to another which requires more off-street parking spaces as specified in Section 12-1-1908,2, there shall be provided such additional offstreet parking for the new use as is required by this .

2. Parking Lot Characteristics. On each parcel of land developed for nonresidential uses, lots shall be constructed as follows:

- a. Surfacing. Each lot shall have an all-weather surfacing material and be maintained in good condition and kept clear and in an unobstructed and usable condition at all times. Responsibility for maintenance of the lot shall rest with the property owner. The lot shall provide adequate access to a street or alley.
- b. Grading. Parking lots shall be graded for proper drainage with surface water diverted in such a way as to keep the parking area free of accumulated water or ice.
- c. Lighting. Lot shall be properly illuminated with standards arranged so as to reflect light away from any adjoining residential buildings.
- d. Size of Spaces. The standard parking space measures nine (9) feet wide by twenty (20) feet long, but sizes may vary to provide for vehicles that are larger or smaller than standard size.

3. Specific Requirements For Each Land Use. Required off-street parking shall be provided for each use as listed below. Requirements calculated on floor area shall be based upon Section 12-1-1903. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the Planning Commission. Parking shall be provided as follows, with spaces based upon one or a combination of uses listed:

Use Parking Requirement

(a) Residential

Single-unit Dwelling	Two Parking Spaces
Two-unit Dwelling	Two Parking Spaces per Unit
Three-unit Dwelling	Two Parking Spaces per Unit
Four-unit Dwelling	Two Parking Spaces per Unit
Multi-unit Dwelling	Minimum of 8 spaces, with 1.5 spaces for each additional unit over 5.
Apartment House	Minimum of 8 spaces with 1.5 spaces for each additional unit over 5.
(b) Golf courses, tennis courts and similar recreation areas.	Determined by specific review by Planning Commission.
(c) Hotel, motel and lodge	One space per each 1.5 rental units, plus one space per 200 square feet of meeting area.
(d) Intensive retail commercial shops selling directly to the public.	3.0 spaces for each 1,000 square feet of floor area.

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| (e) | Less intensive commercial businesses, such as furniture, appliance, and lumber sales. | 1.5 spaces for each 1,000 square feet of floor area. |
| (f) | Offices and personal services, including medical and dental clinics. | 2 spaces for each 1,000 square feet of floor area plus one space for each employee per shift. |
| (g) | Restaurants, bars.
Fast Food or Drive-In. | One space for every 4 seats.
20 spaces for each 1,000 square feet of sales and enclosed eating space. |
| (h) | Churches, auditoriums, assembly halls, theaters. | One space for every 5 seats. |
| (i) | Bowling alleys, skating rinks, and similar recreational uses. | 2 spaces for every 1,000 square feet of floor area. |
| (j) | Industrial and wholesale establishments. Planned Commercial Development (Industrial Park). | 2 spaces for each 1,000 square feet of gross floor area. This shall not apply to buildings to be used exclusively for storage. |
| (k) | Mortuary | One space for every 300 square feet of floor area. |
| (l) | Hospitals, schools, civic buildings. | Determined by specific review by the Planning Commission. |
| (m) | Planned Commercial Development (Shopping centers, complexes, or rentable commercial space.) | At least 5.5 spaces per 1,000 square feet of floor area. |

TABLE OF PARKING LOT DIMENSIONS

(Letters refer to the diagram below.)

<u>Parking Angle</u>		<u>45°</u>	<u>60°</u>	<u>90°</u>
Offset	A	18'	11'	1'6"
Car Space	B	12'	10'	9'0"
Stall Depth	C	16'	18'	18'6"
Stall Depth	D	18'	19'	20'
Overhang	E	2'	2'3"	2'9"
Driveway	F	13'	17'6"	25'
Turnaround	G	17'	14'	14'
Extra	H	6'	3'	0'