

SECTION 38 - OFF-STREET PARKING AND LOADING REQUIREMENTS

38.1 GENERAL PROVISIONS

- 38.1.1 All buildings and structures erected and all uses of land in all districts established after the effective date of these regulations shall provide accessory parking and loading facilities as required under this section.
- 38.1.2 All off-street parking spaces required by these regulations shall be located on the same zone lot of the use it serves, and no access drives to or from a parking lot for a non-residential use shall traverse any areas in a residential-zoned district.
- 38.1.3 Owners of two or more uses or parcels of land may agree to jointly utilize the same parking spaces provided that satisfactory legal evidence is presented in the form of deeds, leases, or contract documents to establish such a joint area of use.
- 38.1.4 All yard areas including driveways, except the required front yard for residential uses may be used for off-street parking. Garages and driveways may be considered as off-street parking spaces.
- 38.1.5 A plan, drawn to scale, covering layout, landscape planting, surfacing, lighting, and other site improvements indicating how the off-street parking and loading requirements are to be met shall accompany an application for a building permit. The plan shall show all elements necessary to indicate that the requirements are being fulfilled.
- 38.1.6 Parking spaces, access drives, entrances, and exits as required by this section for business buildings, for multi-family dwellings and for dwelling groups shall be paved with an asphaltic or concrete surfacing except that a porous surface may be approved by the Planning Commission where it is deemed desirable to control water runoff problems.
- 38.1.7 Parking stalls, directional arrows and other traffic signs shall be adequately marked and maintained on the surface of the pavement with contrasting paint for night operation.
- 38.1.8 Curb cuts shall conform to County Regulations and regulations on County Roads and any State Regulations that may apply on State Highways and authorization from appropriate State Agencies shall be secured prior to the issuance of a building permit. Depressed curbs at access points shall be indicated. Access drives should cross sidewalks and enter public streets at right angles. Parking areas should be designed to prevent backing across sidewalk areas along streets.
- 38.1.9 Permanent bumper guards or wheel bumpers shall be required in those locations of the parking and loading area where a matter of safety is involved. Provision shall be made to prevent vehicles from overhanging any sidewalk area. Except for driveways and other entrances, parking and loading areas shall properly protect adjacent areas against headlight glare by means of a fence, wall or hedge having a maintained height of not less than two (2) feet nor more than three (3) feet; except that the fence, wall or hedge shall be maintained at a height of not less than six (6) feet on the side of the lot adjoining a residential zone and/or properties, and the area between the property line of the lot and such fence, wall or hedge shall be planted with lawn, shrubs, or flowers and continuously maintained in good condition.
- 38.1.10 Any lighting shall be so placed and oriented so that it will not be directed on adjacent residential properties.
- 38.1.11 Planting areas within the parking areas are to be encouraged.

38.2 OFF-STREET PARKING REQUIREMENTS

38.2.1 At the time of construction, alteration or enlargement of a structure or building, or change in the use of land, off-street parking spaces and loading areas shall be provided, constructed, and maintained for all uses as follows:

	Use	Minimum Number of Parking Spaces
38.2.2	Residential	Two spaces per dwelling unit
38.2.3	Mobile Trailer Park	Two spaces per trailer unit
38.2.4	Hotel and Motel	One per guest room in addition to parking space required by other uses in same building or use on same building or use on same lot
38.2.5	Hospitals, nursing homes, rest homes, or similar uses	One space for every two patient beds
38.2.6	Places of public assembly such as auditoriums, theaters, religious facilities, stadiums, community hall, etc.	One space for every six seats
38.2.7	Bowling Alley	Seven spaces for each alley
38.2.8	Farms selling home grown products	Six spaces for each stand
38.2.9	Retail sales department stores, grocery stores, etc.	One space per 200 square feet of gross floor area
38.2.10	Schools-elementary and junior high	Two spaces per classroom or one space for every six seats in the auditorium, whichever is greater
38.2.11	High Schools and Colleges	One space per five students or one space for every six seats in the largest assembly, whichever is greater
38.2.12	Manufacturing, wholesale warehouses and similar uses	One space for every two employees on the largest working shift
38.2.13	Home Occupation Resident professional person	One space plus residential two spaces plus residential requirement
38.2.14	Medical and Dental Offices	Five spaces per physician
38.2.15	Offices and banks,	One space per 200 square feet of usable floor area unless otherwise specified herein
38.2.16	Restaurants, night clubs, and taverns	One space per three-person (seated and standee) capacity
38.2.17	Commercial recreational facilities	One space per unit (table, tee, locker)
38.2.18	Drive-in establishments	One space per employee, plus five reserve spaces per operating window or stall
38.2.19	Funeral Parlors	Ten parking spaces plus one space for every two employees
38.2.20	Every other use not listed above	One space per 350 sq ft of usable floor area.

38.3 PARKING AREA REQUIREMENTS

38.3.1 Parking areas shall be designed with parking stalls meeting the following minimum standards:

- (A) The dimension of a parking stall shall be at least 9' X 18' except that it may be reduced to 8'6" X 18' when, in the judgment of the Director of Planning, such parking stalls shall be used solely by apartment residents or business employees who use such stalls on a non-transient basis (car parked for at least 3 hours in same stall).
- (B) Width of individual parking stall.....9'
- (C) Area of individual parking stall.....162 sq. ft.
- (D) Driving aisle for perpendicular parking.....24'
- (E) Driving lane for 60 degree angle parking.....20'
- (F) Driving lane for 45 degree angle parking.....13'
- (G) Driving lane for parallel parking.....10'

38.4 OFF-STREET LOADING REQUIREMENTS

38.4.1 Every building hereafter erected or structurally altered for commercial or Industrial purposes in the Commercial Districts or in the Industrial Districts shall provide adequate facilities for the loading and unloading of merchandise and goods in compliance with all of the district regulations in which the building or land is located, and at the time of construction, alteration, or enlargement of a structure or building having a gross floor area of 5,000 square feet or more, off-street loading areas shall be provided and maintained for all uses as follows:

Loading Area	Gross Floor Area
(one) 500 square feet	For every 5,000 to 20,000 square feet
(one) 500 square feet	For every 20,000 square feet or fraction thereof