

## Section 4.100 OFF-STREET PARKING REQUIREMENTS

At the time a structure is erected or enlarged, or the use of a structure or parcel of land is changed within any zone in the City, off-street parking spaces shall be provided in accordance with the requirements of this Section and Section 4.120, unless greater requirements are otherwise established. If parking space has been provided in connection with an existing use, the parking space shall not be eliminated if it would result in less than is required by this Section. Where square feet are specified, the area measured shall be the customer accessible area, covered or uncovered, but shall exclude space devoted to off-street parking or loading. Where employees are specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season. Fractional space requirements shall be counted as a whole space.

### Section 4.101 Residential.

<b>Uses</b>	<b>Parking Spaces Required</b>
1. One or two family dwelling	Two spaces per dwelling unit
2. Apartment dwellings, condominium or time share project.	Two spaces per dwelling unit
3. Rooming or boarding house or fraternity	One space per guest room or suite, plus one additional space per two employees.
4. Hotel, motel or tourist court	One space per room, suite or unit, plus one space for manager or owner.
5. Manufactured Dwelling Park	Two spaces per manufactured dwelling.
4. Convalescent, nursing and other health homes and institutions, homes for aged, children's homes and welfare or correctional institutions.	One space per three beds for patients, plus one additional space per two employees
7. Assisted living facilities	One space per three units or greater as may required by the reviewing body to meet the needs of the specific proposal.

### Section 4.102 Public and Semi-Public Buildings and Uses.

<b>Uses:</b>	<b>Parking Spaces Required</b>
1. Auditorium or meeting room (other than a school or church)	One space for each 60 s.f. of floor area in the auditorium, or where seating is fixed to the floor, one space for each four seats, or eight feet of bench length.
2. Church	One space per 80 sq. ft. of floor area in the main assembly area, or where seating is fixed to the floor, one space per four seats, or eight feet of bench length.
3. Club, Lodge or association	Spaces to meet the combined requirements of the uses being

4. Hospital.	conducted, such as hotel, restaurant, auditorium, etc. One and one half spaces per bed.
5. Library.	One space per 400 sq. ft. of reading room, plus one space per two employees.
6. Kindergarten, pre-school, nursery, or equivalent private or parochial school	One space per employee
7. Elementary, Junior High or equivalent private or parochial schools.	One space per employee or one one space per four seats or eight feet of bench in auditorium or assembly room, whichever is greater
8. Senior High School or equivalent private or parochial school.	One space per employee or one one space per four seats, or eight feet of bench length in auditorium or assembly, whichever is greater.
9. College, university, institution of higher education or equivalent private or parochial school.	One space per three seats in classroom
10. Passenger terminal.	One space for each 500 sq.ft. of floor area.
11. Post Office.	One space for each 50 sq.ft. of patron service floor area, plus one space per employee.

**Section 4.103 Commercial**

<b>Uses:</b>	<b>Parking Spaces Required</b>
1. Retail store, except provided in sub section '2' below.	One space for each 200 s.f. of floor area plus one space per employee
2. Service or repair shop or retail store handling bulky merchandise such as automobiles or furniture.	One space for each 600 s.f. of floor area, plus one space per employee
3. Bank or office, except medical or dental.	One space for each 400 s.f. of floor area, plus one space per employee.
4. Medical or dental clinic	One space per 300 sq.ft. of floor area, plus one space per employee.
5. Eating or drinking establishment.	One space per 150 s.f. of floor area, plus one space per employee.
6. Mortuary.	One space per 4 chapel seats or eight feet of bench length.

**Section 4.104 Commercial Recreation**

<b>Uses:</b>	<b>Parking Spaces Required</b>
1. Amusement Park.	One space for each 1,000 s.f. of patron serving area.

2. Billiard or pool hall.	One space per table, plus one space per employee.
3. Bowling alley.	Five spaces for each alley, plus one space for each employee.
4. Dance hall, skating rink or gymnasium.	One space per 50 s.f. of patron area, plus one space per employee.
5. Go-kart track.	One space per kart, plus one space per employee.
6. Golf driving range.	One space per 10 linear feet of driving line.
7. Indoor arena or theater.	One space per four seats or eight feet of bench length.
8. Miniature golf course.	One space per two holes plus one space per employee.
9. Race track or stadium.	One space per four seats or eight feet of bench length.
10. Shooting gallery/ parade	One space per 500 sq.ft. of floor area, plus one space per employee.
11. Swimming pool.	One space per 50 sq.ft of pool, plus one space per employee.

**Section. 4.105: Industrial Uses:**

**Parking Spaces Required**

1. Manufacturing Use	One space per employee.
2. Storage or wholesale.	One space per employee plus one space per 700 s.f. of patron serving area

**Section 4.110 OFF-STREET LOADING REQUIREMENTS**

At the time a structure is erected or enlarged, or the use of a structure or parcel of land changes within any zone in the City, off-street loading spaces shall be provided in accordance with the requirements of this Section and Section 4.120, unless greater requirements are otherwise established.

**Section 4.111 Merchandise, Materials or Supplies, and Solid Waste Disposal.** Buildings or structures to be built or substantially altered which receive and distribute material including solid waste or merchandise by truck, shall provide and maintain off-street loading berths in accordance with standards adopted by the Planning Commission. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs or the particular use. Off-street parking areas used to fulfill the requirements of this Ordinance shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.

**Section 4.112 Passengers.** A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers, shall be located on the site of any school or other public meeting place which is designed to accommodate more than 25 persons at one-time.

#### **Section 4.120 OFF-STREET PARKING AND LOADING, GENERAL PROVISIONS.**

The following general provisions shall govern the application of off-street parking and loading requirements:

**Section 4.121 Building and Uses not Listed.** Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission based upon the requirements of comparable uses listed.

**Section 4.122 Several Uses Occupying a Single Structure.** In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the several uses computed separately.

**Section 4.123 Owners of Two or More Uses.** Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the City in the form of deeds, leases or contracts to establish the joint use.

**Section 4.124 Off-Street Parking.** Off-street parking for dwellings shall be located on the same lot with the dwelling. Required off-street parking spaces for other uses shall be located not farther than 200 feet from the building or use they are required to serve, measured in a straight line from the building.

**Section 4.125 Required Parking Spaces.** Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of delivery vehicles used in conducting the business or use.

**Section 4.126 Required Parking and Loading Spaces.** Required parking and loading spaces shall not be located in a required front yard or street side yard except for one or two- family dwellings.

**Section 4.127 Meeting Off-Street Parking and Loading Requirements.** A plan drawn to scale and dimensioned, indicating how the off-street parking and loading requirements are to be met, shall accompany an application for a building permit.

**Section 4.128 Design Requirements for Parking Spaces.** Design requirements for parking spaces and loading areas shall be as follows:

1. Any area used for standing and maneuvering of vehicles shall have adequate surface drainage so as to avoid water standing or flowing onto adjacent properties.
2. Except for parking to serve one or two-family residential uses, parking and loading areas adjacent to or within residential zones, or adjacent to residential uses, shall be designed to minimize disturbances of residents by the erection between the uses of a sight-obscuring fence of not less than five nor more that six feet in height except where vision clearance is required.
3. Parking spaces along the outer boundaries of a lot shall be contained by a curb at least four inches high and set back a minimum of 4.5 feet from the property line.
4. Artificial lighting which may be provided shall not create or reflect substantial glare in a residential zone or on any adjacent dwelling.
5. Parking spaces and aisles for turning and maneuvering of vehicles shall be in accordance with standards adopted by the Planning Commission.
6. Groups of five or more parking spaces shall be served by a driveway so no backing movements or other maneuvering within a street other than an alley will be required.

7. On parking lots having five or more parking spaces, such spaces shall be clearly marked in a permanent manner.
8. Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum which will allow the property to accommodate and service traffic to be anticipated. Service drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives.

**Section 4.129 Parking Lots of Ten or More Spaces.** For parking lots of 10 spaces or more, no more than 30-percent can be designed for compact cars without Planning Commission review. If more than 30-percent of the spaces are compact, the parking design is subject to Planning Commission review. In no case shall compact spaces exceed 60-percent of the total spaces required.