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**Article XIII Off-Street Parking and Loading****Section 13.1 Off-Street Parking Requirements**

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use or occupancy to another, permanent off-street parking space in the amount specified by this Section. Such parking space may be provided in a parking garage or properly graded open space. Off-street parking shall not be required in the Central Business District.

**A. Certification of Minimum Parking Requirements**

Each application for a Zoning Permit submitted to the Zoning Enforcement Officer (or agent) as provided for in this Ordinance shall include information as to the location and dimensions of off-street parking and the means of entrance and exit to such space. This information shall be in sufficient detail to enable the Zoning Enforcement Officer (or agent) to determine whether or not the requirements of this Section are met.

**B. Definition of a Parking Space**

The storage space of one (1) automobile. The size of a parking space shall be in accordance with geometric design principles for the type, space and lot. (See Section 13.4, Geometric Design Standards).

**C. Combination of Required Parking Spaces**

The required parking spaces for and number of separate uses may be combined in one lot or parking structure, but the required parking spaces assigned to one use may not be assigned to another use at the same time.

**D. Day Time/Night Time Assignments**

One-half (1/2) of the required parking spaces for churches, theaters, or assembly halls whose peak attendance is at night or Sundays may be assigned to a use which will be closed at night or Sundays.

**E. Lighting**

If parking areas are lighted, the lighting fixtures shall be so installed as to protect the street and neighboring properties from direct glare or hazardous interference of any kind.

**F. Remote Parking**

On all off-street parking lots, the required space shall be provided on the same plot with the use or on a lot separated there from by not more than four hundred (400) feet, except for residential uses which must be provided on the same plot.

Where provision of required off-street parking for a building or other uses established subsequent to the adoption of this Section involves one (1) or more parcels or tracts of land that are not a part of the plot on which the principal use is situated, the applicant for a permit for the principal use shall submit with his application for a zoning permit an instrument duly executed and acknowledged, which subjects the parcels or tracts of land to parking uses in connection with the principal use for which it is made available. The applicant shall cause said instrument to be registered in the office of the Register of Deeds upon the issuance of a zoning permit.

Parking in one Zoning District in connection with a use not permitted in that District shall be permitted in accordance with the following:

1. Business and Office uses may park in Industrial Districts.
2. Industrial and Office uses may park in Business Districts.
3. Residential uses may park in Business, Office and Industrial Districts.

In addition, any use located in one Zoning District which is also a permitted use in another Zoning District may also park in such other Zoning District in which the use is permitted.

**G. Minimum Off-Street Parking Requirements**

The minimum off-street parking spaces shall be required. Any fractional space e.g., 47.3 shall be considered the next whole number, e.g., 48.

**Section 13.1.1 Residential Parking Requirements**

<b>CLASSIFICATION</b>	<b>OFF-STREET PARKING REQUIREMENT</b>
Housing designed for and used by the elderly	1 space per 4 Dwelling Units
Incidental Home Occupations	1 space in addition to the residential requirement
Multi-family residences	1.5 spaces per Dwelling Unit
Rehabilitation homes	1 space per two beds
Congregate Care	1 space per 2 Dwelling Units
Single-family and Two-Family residences (may be in a single drive with one car behind the other)	2 spaces per Dwelling Unit



## Section 13.1.2 Commercial and Industrial Parking Requirements

<b>CLASSIFICATION</b>	<b>OFF-STREET PARKING REQUIREMENTS</b>
Auto service station and/or repair shops	4 spaces per service bay, plus 1 space per wrecker or service vehicle
Auto sales	1 space per 400 square feet of building area devoted to sales
Bank and consumer financial services	1 space per 200 square feet of gross floor area
Barber shop and other personal services	2 spaces per operator
Beauty shops	3 spaces per operator
Car washes	1 space per 2 employees
Delivery, ambulance and other similar services	1 space per vehicle, plus 1 space for each 2 employees
Drive-through service such as banks, automobile service stations, dry cleaners, car washes and similar uses (in addition to Use Requirements)	Stacking for 4 vehicles at each bay, window or lane
Dry cleaners or laundries (self-service)	1 space per 4 rental pieces of equipment
Eating establishments and nightclubs serving meals	10 spaces, plus 1 for every 3 seats
Fire Stations	1 space per person on duty on a normal shift
Hotel, motel, motor court and similar Uses	1 space per unit, plus 2 spaces per 3 employees on a normal shift
Mobile home sales	5 spaces, plus 1 space per 10,000 square feet of gross area
Manufacturing, industrial, warehousing and wholesaling	1 space per 3 employees on the largest shift
Post offices	1 space per 200 square feet of public service area, plus 2 spaces per 3 employees on the largest shift
Retail sales except those listed below	1 space per 200 square feet of gross floor area
Retail sales of bulky items which require high rates of floor space to the number of items offered for sale such as antiques, appliances, art, bicycles, carpet, floor covering, furniture, motorcycles, paint, upholstery and similar uses	1 space per 300 square feet of gross floor area
Retail Uses dealing primarily in service and/or repair	1 space per 200 square feet of gross floor area

<b>CLASSIFICATION</b>	<b>OFF-STREET PARKING REQUIREMENTS</b>
Radio, TV stations	2 spaces per 3 employees on the largest shift
Transportation terminals such as airports, bus terminals and railroad passenger stations	1 space per 4 seating accommodations for waiting passengers, plus 1 space for each 2 employees on the largest shift
Wholesale with related retail	1 space per 3 employees on the largest shift, plus additional spaces per square foot of gross floor area devoted to retail sales as applicable from "retail sales" schedule above

**Section 13.1.3 Office and Institutional Parking Requirements**

<b>CLASSIFICATION</b>	<b>OFF-STREET PARKING REQUIREMENTS</b>
Bed and Breakfast Inn	1 space per unit
Child care and kindergarten, less than 6 children	1 space per teacher or staff, plus space for 1 car drop-off and pickup
Child care and kindergarten, 6 or more children	1 space per teacher or staff, plus stacking for 4 cars for drop-off and pickup or stacking for 1 car per 10 children, whichever is greater
Churches	1 space per 4 seats in the largest assembly room
Dormitories	1 space per 4 beds
Fraternity, sorority houses	1 space per 2 beds
Elementary and junior high schools	5 spaces, plus 1 space per teacher or staff
Funeral homes	1 space per 4 seats in the main chapel
General Offices	1 space per 200 square feet of net rentable area (Net rentable area shall be considered to be 80% of gross floor area unless otherwise shown by applicant)
Hospital, nursing and convalescent homes	1 space per 2 beds, plus 1 space per staff doctor
Library, museum and art galleries	1 space per 300 square feet of gross floor area
Medical, dental and similar offices	7 spaces per doctor or practitioner
Nursing, convalescent homes designed and used primarily for the elderly	1 space per 3 beds, plus 1 space per staff doctor
Orphanage, juvenile homes	1 space per 2 beds



CLASSIFICATION	OFF-STREET PARKING REQUIREMENTS
Senior high schools, trade and vocational schools, colleges and universities	7 spaces per classroom
Auditoriums, stadiums, assembly halls and gymnasiums located on a high school, college or university campus	1 space per 12 fixed seats and 1 space per 12 movable seats in largest assembly room

**Section 13.1.4 Recreation Parking Requirements**

CLASSIFICATION	OFF-STREET PARKING REQUIREMENTS
Amusements, dance halls, nightclubs not serving meals	1 space per 3 persons in designed capacity, plus 2 spaces per 3 employees on the largest shift
Auditoriums, stadiums, assembly halls, convention centers, gymnasiums, fraternal or social clubs or lodges, community recreation center	1 space per 3 fixed seats and 1 space per 3 movable seats in the largest assembly room
Bowling alleys	4 spaces per lane
Golf courses	4 spaces per tee
Indoor movie theaters	1 space per 3 fixed seats and 1 space per 3 movable seats
Public swimming pools	1 space per 100 square feet of water area and deck
Recreation Uses such as golf driving range, miniature golf, tennis, billiards or pool centers or similar recreation uses	1 space per tee, green, court and/or other method of participation however styled
Recreation facilities such as community center, swimming pool, tennis courts, and similar activities when located in conjunction with a townhouse, condominium, group housing or homeowner association development	1 space per 25 memberships or tenants

**Section 13.2 Parking Lot Improvement, Design and Location Requirements**

All off-street parking lots including exits, entrances, drives and parking areas shall:

- A. Be designed to allow for traffic movement in accordance with the geometric design principles;



- B. Have physical access to a public street;
- C. Be so designed that all access to public street is by forward motion;
- D. Be graded, properly drained, stabilized and maintained to prevent dust and erosion;
- E. Be continuously provided and maintained as long as the use which they serve exists.

No parking lot designed or providing for more than six (6) cars shall be located in the required front yard within the R-2O or R-12 Residential Districts.

When a parking lot with space for more than three (3) cars adjoins any plot zoned for residential purposes, a screening device as defined in Article XV shall be provided to protect residences from light, glare, noise and fumes.

**Section 13.3 Off-Street Loading Requirements**

Every structure or building used for trade, business or industry hereafter erected shall provide space as indicated herein for the loading, unloading and maneuvering space of delivery vehicles off the street or public alley. Such space shall have access to a public alley, private driveway, or if such cannot reasonably be provided, to a public street. For the purpose of this Section an off-street loading space (exclusive of adequate access drives and maneuvering space) shall have minimum dimensions of twelve (12) feet by forty (40) feet and an overhead clearance of fourteen (14) feet in height above the alley or street grade.

TYPE OF USE	REQUIRED OFF-STREET LOADING SPACES
Retail Business	1 space for each 20,000 square feet of gross floor area or fraction thereof
Wholesale and Industries	1 space for each 20,000 square feet of gross floor area or fraction thereof
Office and Institutions	1 space for each 50,000 square feet of gross floor area or fraction thereof

**Section 13.4 Geometric Design Standards**

The Geometric Design Standards for parking spaces are defined in the following table.

a Parking Angle  (degrees)	b Stall Width *  (feet)	c Stall Depth (to Curb)  (feet)	d Aisle Width  (feet)	e Curb Length  (feet)	Centerline to Centerline Width of Two Row Bin with Access Aisle Between	
					f-1 Curb to Curb (feet)	f-2 Striping Centerlines (feet)
0	8.5	8.5	12.0	23.0	29.0	-
	9.0	9.0	12.0	23.0	30.0	-
	9.5	9.5	12.0	23.0	31.0	-
	10.0	10.0	12.0	23.0	32.0	-
30	8.5	16.9	11.0	17.0	44.8	37.4
	9.0	17.3	11.0	18.0	45.6	37.8
	9.5	17.8	11.0	19.0	46.6	38.4
	10.0	18.2	11.0	20.0	47.4	38.7
45	8.5	19.4	13.5	12.0	52.3	46.3
	9.0	19.8	13.0	12.7	52.6	46.2
	9.5	20.1	13.0	13.4	53.2	46.5
	10.0	20.5	13.0	14.1	54.0	46.9
60	8.5	20.7	18.5	9.8	59.9	55.6
	9.0	21.0	18.0	10.4	60.0	55.5
	9.5	21.2	18.0	11.0	60.4	55.6
	10.0	21.2	18.0	11.5	61.0	56.0
90	8.5	19.0	25.0	8.5	63.0	-
	9.0	19.0	25.0	8.5	63.0	-
	9.5	19.0	24.0	9.5	62.0	-
	10.0	19.0	24.0	10.0	62.0	-

