

CHAPTER 12

OFF STREET PARKING REQUIREMENTS

Section 12.01 Purpose

The purpose of this chapter is to prescribe regulations for off-street parking of motor vehicles to ensure that adequate parking and access is provided in a safe and convenient manner, and that adjacent land uses are afforded reasonable parking protection from light, noise, air pollution and other effects of parking areas. In all zoning districts, off-street parking and loading spaces shall be in accordance with the standards and requirements in this Chapter or as otherwise specified elsewhere in this Ordinance.

Section 12.02 Location

- A. For all residential buildings, required parking shall be provided on the lot with the building or use it is required to serve.
- B. For all nonresidential buildings and uses, or mixed use buildings, required parking shall be provided within 300 feet of the building or use it is required to serve, measured by the pedestrian distance from the nearest point of the parking area to the nearest normal entrance to the building or use.

Section 12.03 Joint Use of Facilities

Provision of common parking facilities for several uses in the same vicinity is encouraged. In such cases, the total space requirement is the sum of the minimum individual requirements.

Section 12.04 Requirements for Parking Areas

Every area established as an off-street public or private area for more than four vehicles, including a municipal parking lot, commercial parking lot, automotive sales and/or service lot, and accessory parking areas for multiple dwellings, businesses, seasonal uses, public assembly, and institutions, shall be developed and maintained in accordance with the following requirements:

- A. The parking area and its driveways shall be effectively screened on each side which adjoins or faces premises situated in any zoning district within or outside the zoning jurisdiction of the Joint Planning Commission which permits residential or agricultural uses by a greenbelt 10 feet in width landscaped with lawn and low shrubbery clumps backed up by a solid planting of evergreen trees which are a minimum of five feet in height or other suitable screen device. A berm may be required to achieve the screening objectives of this provision. Additional or different landscaping and screening requirements may apply to off-street parking areas in specified districts pursuant to Section 5.06, or other provisions pertaining to specific uses.

- B. The parking area and its driveways shall be designed to provide adequate drainage; surfaced with concrete or asphalt pavement; and maintained in good condition, free of dust, trash, and debris. The Planning Commission may, however, approve a gravel parking area when it determines on a site-specific basis that a gravel surface would be more beneficial to the environment, compatible with the use to be served, and not detrimental to adjoining properties.
- C. The parking area and its driveways shall not be used for the repair, dismantling, or servicing of any vehicles.
- D. The parking area shall be provided with entrances and exits so located as to minimize traffic congestion.
- E. Lighting of the parking area and its driveways shall be so arranged as to reflect the light away from adjoining properties.
- F. No part of any required public or private parking area regardless of the number of spaces provided shall be closer than 10 feet to the street right-of-way or any adjacent residentially zoned or used property.
- G. Except as may be permitted in the Mixed Use District, all new or expanded parking areas shall be located to the rear or side of the building or use the parking area is intended to serve (with the "rear" defined for purposes of this provision as the area closest to the rear lot line). The Planning Commission may consider and approve a parking area in front of the building or use the parking area is intended to serve where a rear-side parking area location is not feasible due to existing conditions on the site or where a front parking area may be better suited for the site and the intended use.
- H. On corner lots the parking area shall be located in the interior of the lot to the greatest extent feasible, unless such a location is precluded by the location of existing buildings or structural obstacles.
- I. New or expanded parking structures (but not parking lots) may be approved with a zero setback from abutting street intersection rights-of-way where the ground floor of the structure contains floor area devoted to a permissible principal use (other than parking) along the street frontage.

Section 12.05 Table of Parking Requirements

The amount of required off-street parking space for new uses or buildings, additions thereto, and additions to existing buildings, shall be determined in accordance with the following table, and the spaces so required shall be stated in the application for a building permit, and on a special land use application or site plan where either/both of same is required, and shall be irrevocably reserved for such use and shall comply with the other requirements of this Chapter. For any use not specifically listed, see Section 12.06:

	Use	Number of Minimum Off-Street Parking Spaces Per Unit of Measure
1.	Residential	
	a. Residential, one-family and two-family	2 spaces for each dwelling unit
	b. Residential, multiple-family	2 spaces for each dwelling unit for developments of 1 to 24 units; 1.75 spaces for each dwelling unit for developments of more than 24 units
	c. Bed and breakfast facility	1 space for each sleeping room
2.	Institutional	
	a. Community colleges	1 space for every 3 students plus 1 for every faculty/administrator
	b. Churches/worship facilities	1 space for each 3 seats, maximum seating capacity in the main unit of worship
	c. Hospitals	1 space per two beds plus 1 per employee at largest shift
	d. Adult foster care facilities	1/2 space per bed plus 1 space for each employee
	e. Public or private elementary and junior high schools	1 space for each classroom plus 1 space for each 5 fixed seats of any area used for auditorium purposes or for each 35 square feet of seating area where there are no fixed seats
	f. Senior high school	1 space for each classroom and each other room used by students plus 1 space for each 10 full-time students in addition to the requirements for auditorium (see item k, "Stadium, sport arena or similar place of outdoor assembly," below)
	g. Private clubs or lodge halls	1 space for each 3 members allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes

	Use	Number of Minimum Off-Street Parking Spaces Per Unit of Measure
	h. Stadium, sport arena or similar place of outdoor assembly	1 space for each 3 seats or 10 feet of bench
	i. Theaters and auditoriums (indoors)	1 space for each 4 seats plus 1 space for each 2 employees
	j. Libraries, museums, and noncommercial art galleries	1 space for each 250 square feet of gross floor area
	k. Day-care, preschool and nursery schools	1 space for each staff member plus 1 space for every 5 children or 1 space for every 10 children if adequate off-street dropoff facilities are provided
3.	Business and commercial	
	a. Automobile service stations, gasoline stations, convenience stores in conjunction with service or gas stations	2.5 spaces for each lubrication stall, rack, pit or pump, plus 1 space for every 75 square feet of gross floor area devoted to retail sales; plus 1 space for each employee
	b. Auto wash, auto reconditioning, auto cleaning (interior/exterior)	1 space for each 1 employee, plus 1 space for each 250 square feet of gross floor area devoted to reconditioning or cleaning
	c. Beauty parlor or barbershop	2 spaces for each chair, plus space for each employee
	d. Bowling alleys	5 spaces for each 1 bowling lane, plus employees
	e. Dance halls, pool or billiard parlors, roller or ice rinks, exhibition halls and assembly halls without fixed seats	1 space for each 3 seats or 1 space for each 100 square feet of gross floor area, whichever is greater
	f. Drive-in establishments	1 space for each 60 feet of usable floor area, with a minimum of 25 parking spaces
	g. Establishments for sale and consumption on the premises of beverages, food or refreshments, including cocktail lounges and taverns	1 space for every three persons allowed within the maximum occupancy load as determined by code, plus 1 space for each three employees

	Use	Number of Minimum Off-Street Parking Spaces Per Unit of Measure
h.	Furniture and appliance, household equipment, repair shop, showroom of a plumber, decorator, electrician or similar trade, shoe repair and other similar uses	1 space for each 800 square feet of floor area, occupied in processing or manufacturing
i.	Laundromats and coin-operated dry cleaners	1 space for each 2 washing machines
j.	Miniature golf courses	3 spaces for each 1 hole plus 1 space for each 1 employee
k.	Mortuary establishments	1 space for each 50 square feet of assembly/seating area open to the public
l.	Motel, hotel or other commercial lodging establishments, ballrooms, or meeting rooms based upon maximum occupancy load	1 space for each 1 occupancy unit plus 1 space for each 1 employee, plus extra spaces for dining rooms
m.	Motor vehicles sales and service establishments, trailer sales and rental boat showrooms	1 space for each 400 square feet of gross floor area of sales room
n.	Open-air businesses	1 space for each 600 square feet of lot area, excluding required yards
o.	Restaurant, carry-out	1 space for each 60 square feet of usable floor area
p.	Retail stores, except as otherwise noted in this section	1 space for each 300 square feet of usable floor area
q.	Shopping center or clustered commercial	1 space for each 300 square feet of usable floor area
r.	Auto body shop	1 space for each 500 square feet of gross floor area plus 1 space for each employee
s.	Auto/truck sales	1 space for each 500 square feet of gross floor area for automobile sales

	Use	Number of Minimum Off-Street Parking Spaces Per Unit of Measure
	t. Health spas, gymnasiums, and health clubs	10 spaces for each club or spa plus 1 space for each 200 square feet of gross floor area in excess of 1,000 gross square feet
4.	Offices	
	a. Banks, savings and loan offices	1 space for each 200 square feet of gross floor area
	b. Business offices or professional offices except as indicated in the following item but including court houses and governmental offices	1 space for each 400 square feet of gross floor area
	c. Medical or dental clinics, professional offices of doctors, dentists or similar professions	1 space for each 175 square feet of gross floor area
5.	Industrial	
	a. General manufacturing establishments	1 space for every 650 square feet of gross floor area, plus 1 space per each 350 square feet of office space
	b. Light and limited industrial manufacturing	1 space for every 500 square feet of gross floor area, plus 1 space per each 350 square feet of office, sales or similar space
	c. Research and development	1 space for every 350 square feet of gross floor area plus 1 space per each 350 square feet of office, sales, or similar space
	d. Warehousing	1 space for every 2,000 square feet of gross floor area

Section 12.06 Uses Not Specified

For uses not specifically listed in Section 12.05 the minimum parking space requirements shall be determined as follows:

- A. The Zoning Administrator may establish the parking requirement by making the determination that the proposed use is similar in parking needs to a use which is listed in Section 12.05. In such case, the same parking requirement shall apply.

- B. If the parking needs of the proposed use are not similar to the parking needs of a use listed in Section 12.05, the Zoning Administrator shall refer to engineering or planning manuals, publications and reports, or to the parking requirements used by other municipalities to determine the minimum parking requirements for the proposed use.

Section 12.07 Size of Parking Space

Off-street parking spaces shall be in accordance with the following minimum dimensions:

Parking Pattern (degrees)	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of One Tier Spaces Plus Maneuvering Lane (feet)	Total Width of Two Tiers of Spaces Plus Maneuvering Lane (feet)
0 (parallel parking)	12	8	23	20	28
30 to 53	13	9	20	33	53
54 to 74	18	9	21	39	60
75 to 90	25	9	19	44	63

Section 12.08 Off-Street Loading and Unloading

Off-street loading and unloading spaces, if provided, shall comply with the following requirements:

- A. Each loading space shall be at least 12 feet in width and 22 feet in length, and have a minimum clearance of 14 feet above grade.
- B. A loading space may be located within the front, side or rear yard, except for required landscape areas, provided that maneuvering of trucks and other vehicles shall take place on the site and not in the street right-of-way.
- C. Loading spaces that face, abut or are adjacent to a residential district shall be at least 50 feet from the residential district lot line and shall be screened on all sides by a solid fence, wall or berm at least six feet in height.

Section 12.09 Screening and Landscaping of Off-Street Parking Spaces

- A. This section shall apply to all off-street parking and loading areas serving non-residential and multi-family uses.
- B. When off-street parking and loading areas abut a residential district, the parking lot and loading area shall be screened from the residential district by a solid, ornamental masonry wall at least four feet tall that coordinates with and is complementary to the principal structure, in addition to the following requirements for landscape plant materials:

1. A greenbelt at least 10 feet in width landscaped with turf, four shrubs and one deciduous tree per each 20 linear feet along the property line, rounded upward.
 2. In lieu of a wall, the Planning Commission may permit or require one evergreen tree at least five feet in height planted every 10 feet in staggered rows along the adjacent property boundary.
 3. In lieu of a wall, berming may be installed consistent with Section 5.06C.6. Berming shall reduce the amount of required landscaping material by 20%.
- C. In addition to required screening around off-street parking and loading areas, all off-street parking areas containing more than 10 parking spaces shall provide the following landscaping within the parking lot envelope, described as the area including the parking lot surface and extending 18 feet from the edge of the parking lot:
1. A minimum of 2 canopy trees are required for an off-street parking area with 11-20 parking spaces, and one additional canopy tree is required for every 20 parking spaces or increment thereof for an off-street parking area with more than 20 parking spaces. Utilizing landscape islands in the interior of the parking lot for tree plantings shall be encouraged, but not required.
 2. Landscaped areas in and around parking lots shall be no less than 10 feet in any dimension and no less than 150 square feet in area per tree. Landscaped areas shall be protected with curbing or other means to prevent overhang encroachment of vehicles.
 3. Required landscaping elsewhere on the parcel shall not be counted in meeting the parking lot landscaping requirements, and the parking lot landscaping required in the section cannot be credited toward required greenbelts.
 4. Parking lot landscaping shall be designed to improve the safety of pedestrian and vehicular traffic, guide traffic movement, and improve the appearance of the parking area. Landscaping shall be installed such that, when mature, it does not obscure traffic signs or lighting, obstruct access to fire hydrants, interfere with adequate sight distance for motorists, nor disrupt drainage patterns on the site or adjacent properties.
 5. Landscaped areas shall be covered by grass or other living ground cover. Wood chips or similar materials, with a minimum depth of three inches, is permitted for planting beds immediately surrounding plant material. Such material should be identified on the landscape plan.
- D. The Planning Commission may modify the off-street parking and loading area landscaping requirements specified in subsection C above, upon a site-specific determination that compliance with the generally applicable requirements will not be necessary or effective to satisfy the intent of the requirements as applied to the specific site. In making this determination, and determining the resulting modified requirements

applicable to the parking and/or loading area(s) for a specific development on a specific site, the Planning Commission shall consider the following standards:

1. Whether existing natural vegetation that meets the requirements of this section will be preserved as part of the site plan.
2. Whether parking, vehicular circulation, or existing or planned land use are such that required landscaping would not enhance the site or result in the desired screening effect.
3. Whether the public benefit intended by the landscape regulations could be better achieved with a plan that varies from the strict requirements of this section.
4. Whether the intent to comply with the standards has been demonstrated by the applicant with alternatives considered by the applicant prior to the Planning Commission consideration of modification to requirements.
5. Whether greater efficiency of site design could be accomplished with a plan that varies from the strict requirements of this section.

Section 12.10 Parking Variation

Where it can be demonstrated that the parking requirements of this chapter would result in more parking spaces than are necessary for the parking needs of a particular use, the Planning Commission may approve a parking plan with fewer spaces than required by this Ordinance according to the following requirements:

- A. The applicant must provide written evidence to the Planning Commission that the parking proposed on the site for the use is sufficient to meet the parking needs of those who will patronize the use as well as the parking needs for employees during the largest working shift. Such evidence may consist of: arrangements for nearby shared parking; evidence that the proposed use will also be patronized by pedestrians or by those using bus service or; evidence from the parking history of the proposed use or a use similar to the proposed use at other locations or; that there is sufficient space on the site for the required parking to be provided if it becomes necessary at a later time.
- B. If a plan is approved to allow fewer parking spaces than otherwise required such parking plan shall only apply to the stated use. Any other use shall comply with the requirements of this chapter before an occupancy permit is issued or such use shall first obtain approval from the Planning Commission in accordance with Section 12.10.A above before an occupancy permit is issued.