

CHAPTER 12 – PLANNING & ZONING

ARTICLE 3 - OFF-STREET PARKING AND LOADING

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Sections 12-3-101 to 199, inclusive. Off-street parking and loading - general provisions.

Section 12-3-101 Statement of purpose for off-street parking and loading regulations.

It is the intent of this chapter that all buildings, structures and uses of land shall provide off-street parking and loading space in an amount sufficient to meet the needs caused by the building or use of land and that such parking and loading spaces be so oriented that they are in fact readily usable for such purpose. Because of the pedestrian orientation of the core of the central business district it is intended that parking be provided at the periphery of the core.

Each use of land and each building or structure hereafter constructed or established and each addition to a structure in excess of 300 square feet, except as herein provided, shall provide off-street parking and loading according to the standards set forth herein. When an addition is made to a building non-conforming as to parking or loading a conforming amount of parking shall be supplied based upon the size of the addition.

Section 12-3-102 Requirement for conforming all buildings to off-street parking and loading regulations - exceptions.

No addition to an existing building shall be constructed which reduces the number of spaces, area or usability of existing parking or loading space unless such building and its addition, conform with the regulations for parking and loading contained herein. Contractual agreements may be made between uses which generate parking demand at different times in such a manner that the requirements of more than one use may be met by the same space provided the parking demand for each such use involved is in fact met. All required parking space shall be on the same lot with the building, except that if the Board of Adjustment determines that it is impractical to provide parking on the same lot, said board may permit the parking spaces to be on any lot within five hundred (500) feet of the building.

Section 12-3-103 Requirement for surfacing, classification and size of off-street parking and loading spaces and aisles - exceptions.

All off-street parking and loading spaces, access and aisles shall be provided with a pavement or an asphalt surface treatment within one year of the issuance of the building permit. Off-street parking in one and two-family residential districts shall be provided with an all weather surface within one year of the issuance of the building permit.

Uses listed in Sections 12-3-104 to 106, inclusive, shall provide parking and loading in the amounts specified and at locations specified for the group in which such use falls. For any use not listed, the city building official shall determine the proper requirement by classifying the proposed use among the uses specified herein so as to assure equal treatment. In making any such determination, the city building official shall follow the principles set forth in the statement of purpose for the parking and loading provisions.

For the purpose of this chapter a parking space shall be at least 9 feet by 20 feet (180 square feet) in size and shall be of easily usable and convenient shape, orientation and grade. Each such space shall be readily accessible and aisles required for access to any space shall not be counted in meeting the requirements for spaces. Loading spaces shall be at least 12 feet wide and 60 feet long for industrial and warehouse type uses but may be 12 feet wide and 30 feet long for retail, service and institutional establishments. Aisles adequate to accommodate the maneuvering into position of vehicles shall be provided as accessory to such space or spaces. Specified distances from the principal use for which a parking space is provided shall be measured from the edge of the useable parking space to a normal entrance to the building or use along a convenient and unobstructed pedestrian route.

Required parking spaces for multiple family dwellings shall not be provided within a required front yard or a required side street yard without permission of the city commission.

Source: Ord. No. 1633, 2008;

Section 12-3-104 Group A classification and requirements for off-street parking and loading spaces.

Group A: All uses of land and buildings enumerated under Group A shall provide off-street parking and loading space on the same zoning lot as such use or building. Parking or loading spaces shall have convenient and unobstructed pedestrian access across said zoning lot to a principal entrance to the building or use as hereinafter set forth.

Two-family dwellings

Shall have a minimum of 2.0 parking spaces for each dwelling unit. One garage parking space can be counted as one off-street parking space.

Multiple family dwellings

Shall have a minimum of 1.5 parking spaces per dwelling unit; and if the dwelling unit is constructed with a garage, it shall have a minimum of 2.0 parking spaces with the garage being counted as one space.

Multiple Family and Two Family dwelling units containing one bedroom or efficiency units.

Shall have a minimum of 1.0 parking spaces for each of the above units. One garage parking space can be counted as one off-street parking space

Multiple Family dwelling units to be used exclusively for the housing of the handicapped or elderly. The elderly defined as one of more persons per dwelling unit over 60 years of age.

Shall be .8 parking spaces per unit. One garage parking space can be counted as one off-street parking space.

Single Family dwellings

Shall have two off-street parking spaces for each dwelling.

Boarding, rooming, lodging houses and bed and breakfast dwellings

One for each bedroom. One garage parking space can be counted as one off-street parking space.

Day Care Facilities

Two parking spaces per care provider and an approved area for drop-off and pick-up.

Doctor offices, medical and dental clinics

4 spaces for each medical or dental practitioner plus one for each two employees.

Restaurants, beer parlors, taverns, bars and night clubs.

One for each 5 seats plus one for each two employees. One loading zone to be provided.

Retail stores and shops.

One for each 300 square feet of floor space, to 10,000 sq. ft., one for each 500 sq. ft. of gross floor space over 10,000 sq. ft. One loading zone to be provided.

Furniture and appliance sales and/or repair store.

One for each 500 sq. ft. of gross sales space and repair space. One loading zone to be provided.

Funeral homes and mortuaries.

One for each five seats in the chapel. One loading zone to be provided.

Beauty and barber shops

Three for each operator

Automotive or machinery sales and service garages

One for each 500 square feet of floor area. One loading zone to be provided.

Bowling alleys

Five for each alley plus one for every five seats in restaurant or lounge if included. One loading zone to be provided.

Roller and ice rinks, intensive sports and recreation establishments and dance halls.

One for each 75 sq. ft. of gross floor area of public space as appropriate.

Banks and professional offices and general offices.

One for each 400 sq. ft. of gross floor area. One loading zone for buildings over 10,000 square feet.

Amended by Ord. No. 1252, 1990; Ord. No. 1633, 2008;

Section 12-3-105 Group B classification and requirements for off-street parking and loading spaces.

Group B: All uses of land, or buildings enumerated under Group B shall provide off-street parking and loading on the same zoning lot as such building or use for all customers or patrons frequenting the establishment and said parking, or loading, space shall have convenient and unobstructed pedestrian access across said zoning lot to a principal entrance to the building or use.

Motel or Hotel

One space for each unit.

Motel or Hotel with restaurant and bar.

One space for each unit, and 1 space for each 10 seats in the restaurant and bar. One loading zone to be provided.

Hospitals and rest homes.

One space for each 3 beds plus one space for each 4 employees and one space for each practitioner.

College fraternities and college sororities

One space for each bedroom. Half of requirements may be off-site.

Clubs and organization halls

One space for each 200 square feet of assembly space on-site.

Office buildings of 10,000 sq. ft. or over (if less than 10,000 sq. ft. see general office)

One space for each 500 sq. ft. of gross floor area on site. One loading zone to be provided.

Wholesale stores with stock of goods (without stock, see general office)

One space for each 500 sq. ft. of gross floor area.
One loading zone to be provided.

Warehouses

Four spaces for the first 5,000 sq. ft. of gross floor area, plus one additional space for each additional 5,000 sq. ft. or fraction thereof.. One loading zone space for the first 5,000 sq. ft. of gross floor area plus one loading zone for each additional 10,000 sq. ft. of gross floor area or fraction thereof.

Source: Ord. No. 1633, 2008;

Section 12-3-106 Group C classification and requirements for off-street parking and loading spaces.

Group C: All uses of land and buildings enumerated under Group C shall provide off-street parking and loading on the same zoning lot as such building or use and such loading space shall have convenient and unobstructed access to said building or use.

Auditoriums, stadiums (except school), theaters, community centers and similar places of public assembly

One space for each 5 seats in the main assembly area, or where no fixed seats are provided, one space for each 50 sq. ft. of main assembly area.

Churches

One space for each 5 seats in the main assembly area or one space for every 50 sq. ft. of floor area in an associated multi-purpose room, whichever is greater.

Libraries, museums and similar uses

One space for each 600 sq. ft. of gross floor area. One loading zone to be provided.

Senior high schools, junior high schools, elementary schools including public, parochial and private.

One space for each teacher or employee plus one space for each 50 sq. ft. of seating space in the auditorium or multi-purpose room, whichever is larger.

Manufacturing, freight terminals

4 spaces for each 10,000 sq. ft. of gross floor area or major fraction thereof plus one space for each employee on the largest shift. One loading zone sufficient to allow for completely off-street loading operation but in no event less than required herein for a warehouse.

Source: Ord. No. 1633, 2008;

Section 12-3-107 Exemption of certain areas from requirements for off-street parking.

The requirements for offstreet parking shall not apply to Blocks six (6), Seven (7), Eight (8) and Nine (9), Original plat and Blocks one (1) and two (2), First Railway Addition, all in the City of Pierre.

Sections 12-3-108 to 199, inclusive. Reserved.