

CHAPTER 13 – DESIGNATING LEGAL BOUNDARIES

ARTICLE 3 - OFF-STREET PARKING AND LOADING

SECTIONS:

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Sections 13-3-101 to 106, inclusive. Off-street parking and loading - general provisions.

Section 13-3-101 Statement of purpose for off off-street parking and loading regulations.

It is the intent of this ordinance 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.

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 confirming amount of parking shall be supplied based upon the size of the addition.

Section 13-3-102 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 13-3-103 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 for business, industrial and multiple family districts shall be provided with a pavement or an asphalt surface treatment. Off-street parking in all other districts shall be provided with an all weather surface.

Uses listed in Sections 13-3-104 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 Board of Adjustment shall determine the proper requirement by classifying the proposed use among the used specified herein so as to assure equal treatment. In making any such determination, the Board shall follow the principles set forth in the statement of purpose for the parking and loading provisions.

For the purpose of this ordinance a parking space shall be at least 200 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 such vehicles shall be provided 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 usable 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 yard at a corner without special permission of the Board of Adjustment.

Section 13-3-104 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 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 as hereinafter set forth.

| Use | Parking Required | Loading Space Required |
|--|---|------------------------|
| Multiple family dwellings | Shall have a minimum of 1.3 parking spaces per dwelling unit | None |
| Multiple family dwelling units containing one bedroom or efficiency units. | Shall have a minimum of 1.0 parking spaces for each of above units | None |
| The parking space requirement for multiple family dwelling units to be used exclusively for the housing of the elderly, being one or more persons per dwelling unit over 60 years of age | Shall be .8 parking spaces per unit | None |
| Dwellings | Two for each | None |
| Boarding, rooming and lodging houses | One for each bedroom | None |
| Doctor's offices, medical and dental clinics practitioner | 4 spaces for each medical or dental | None |
| Restaurants, beer parlor, taverns, bars, night clubs | One for each 5 seats | One |
| Retail stores and shops feet of floor space, to | One for each 300 square 10,000 sq. ft., one for each 500 sq. ft. of gross floor space over 10,000 sq. ft. | One |
| Furniture and | One for each 500 sq. | One |

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| appliance sales & furniture and appliance repair | feet of gross sales space and repair space | |
| Funeral home and mortuaries | One for each 5 seats in chapel | One |
| Beauty and barber shops | 2 for each operator | None |
| Automotive or machinery sales and service garages | One for each 500 sq. feet of floor area | One |
| Bowling alleys | 7 for each alley | None, unless beer parlor or restaurant is attached, then one space |
| 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 | None |
| Banks and professional offices and general offices | One for each 400 sq. feet of floor area | One for buildings of over 10,000 sq. feet |

Section 13-3-105 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. That portion of the parking requirement that is attributed to employees may be provided within 330 feet of the use of building as hereinafter set forth.

| Use | Parking Required | Loading Space Required |
|--|--|-------------------------------|
| Motel or hotel with restaurant and bar | One space for each unit, and 1 space for each 10 seats in restaurant and bar | One |

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| Hotel, motel, club with guest rooms | One space for each unit | One |
| Hospitals and rest homes | One space for each 3 beds | One space for the first 40,000 sq.ft. of floor area or fraction thereof plus one space for each additional 150,000 sq. ft. of floor area or major fraction thereof |
| College, fraternities, college sororities | One space for each 2 bedrooms. Half of requirements may be off-site | One |
| Clubs, organization halls | One space for each 200 sq. ft. of assembly space on-site | One |
| 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 |
| Wholesale stores with stock of goods (without stock of goods (without stock see general office) | One space for each 500 sq. ft. of gross floor area. At least half of requirements shall be on site | One |
| Warehouses | Four spaces for the first 5,000 sq. ft. of gross floor area, plus one additional space for each addition 5,000 sq. ft. or major fraction thereof, 25% of total requirement shall be on site | One space for the first 5,000 sq. ft. of gross floor area plus one space for each additional 10,000 sq. ft. of gross floor area or major fraction thereof |

Section 13-3-106 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 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. Parking requirements for customers, patrons, and employees may be provided within 500 feet of said use or building except as hereinafter set forth.

| Use | Parking Required | Loading Space Required |
|--|---|--|
| Auditoriums, stadiums, (except school) theaters, community centers and similar places of public assembly | One space for each 5 seats in the main assemble area, or where no fixed seats are provided, one space for each 50 sq. ft. of main assembly area | None |
| Churches | One space for each 5 seats in the main assembly area | None |
| Libraries, museums, and similar uses | One space for each 600 sq. ft. of gross floor area | One space |
| 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 | One space |
| Manufacturing, freight terminals | 4 spaces for each 10,000 sq. ft. of gross floor area or major fraction thereof plus space for each employee on the | Sufficient to allow for completely off-street loading operation but in no event, less than required herein for a ware- |

largest shift

house.

Section 13-3-107 to 199, inclusive. Reserved