

CHAPTER 1274
Off-Street Parking and Loading

- 1274.01 Intent.
- 1274.02 General provisions.
- 1274.03 Off-street parking requirements.
- 1274.04 Table of off-street parking requirements.
- 1274.05 Handicapped parking requirements.
- 1274.06 Off-street parking lot design
- 1274.07 Off-street loading
- 1274.08 Storage and parking of

1 1274.0 INTENT.

The purpose of this chapter is to ensure the provision of off-street parking facilities that are sufficient in number, adequately sized and properly designed to meet the range of parking needs and demands that are associated with land uses now in place in the city or with land uses allowed by this chapter. (Ord. 275. Passed 9-23-03.)

1274.02 GENERAL PROVISIONS.

Off-street parking facilities that are sufficient in number, adequately sized and properly designed to meet the range of parking needs and demands that are associated with the land uses allowed by this Zoning Code shall be required in all districts, subject to the provisions of this chapter.

- (a) Where required. In all zoning districts, off-street parking facilities for the storage and parking of self-propelled motor vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered, or extended after the effective date of this chapter, shall be provided as herein prescribed. Such space shall be maintained and shall not be encroached upon so long as said main building or structure remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this chapter.
- (b) Existing off-street parking at effective date. Off-street parking existing at the effective date of this chapter which serve an existing building or use, shall not be reduced in size to less than that required under the terms of this chapter.
- (c) Units and methods of measurement. For the purpose of determining off-street parking requirements, the following units of measurement shall apply:
 - (1) Floor-area. Where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean floor area, as defined in Section 1274.02.

- (2) Employees. For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.
 - (3) Places of assembly. In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, seating space required by the Building Code adopted by the city shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and an open assembly area, requirements shall be computed separately for each type and added together.
 - (4) Fractional requirements. When units or measurements determining the number of required parking spaces result in a fractional space, any fraction shall require one (1) parking space.
- (d) General restrictions.
- (1) All districts.
 - A. The sale or repair of motor vehicles not owned by the occupant of the premises shall be prohibited in an off-street parking area.
 - B. The storage of products, materials or equipment in semi-trailers shall be prohibited in any zoning district except the I-1 and 1-2 Districts. Where storage is conducted within a semi-trailer in the 1-1 and 1-2 Districts, said semi-trailer shall be operable and licensed.
- (e) Location of parking.
- (1) One and two-family dwellings. Off-street parking shall be located on the same lot or parcel of the dwelling it is intended to serve, shall not be considered a parking lot under the provisions of this chapter, and is subject to the following:
 - A. Off-street parking serving one and two-family dwellings shall not be permitted in the required front yard except on the driveway or within a carport or garage.
 - B. Driveways and parking serving dwellings constructed after the effective date of this chapter shall be located a minimum of two (2) feet from a side or rear lot line.
 - C. Driveways and parking shall not occupy more than fifty percent (50%) of the required front yard and fifty percent (50%) of any additional area of the front yard located outside of the required front yard. These requirements shall apply to all yards that abut a public street.
 - (2) Multiple family residential. The off-street parking facilities for multiple family dwellings shall be located on the same lot or parcel as the dwellings they are intended to serve, and shall consist of a parking lot as set forth in this chapter. In no event shall any parking space be located within ten (10) feet to any main building.
 - (3) All other uses. Off-street parking for all other uses, other than those listed in paragraph (e)(1) and (e)(2) hereof, shall be located on the same lot or parcel of the building or buildings they are intended to serve. However, special land use approval may be

granted for off-street parking areas located within five hundred
(500) feet of the

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permitted use requiring such off-street parking. Parking is permitted in the front yard in the RM, O-1, CBD, B-1, B-2, B-3, I-1 and I-2 Districts with a minimum ten (10) foot setback from the street right of way provided. The parking plan layout and points of access shall be approved by the Planning Commission. Off-street parking shall be permitted within the required side, or rear yard setbacks.

- (4) Restriction of parking on private property. It shall be unlawful for any person, firm, or corporation to park any motor vehicle on any private property without the authorization of the owner or agent of such property.
(Ord. 275. Passed 9-23-03.)

1274.03 OFF-STREET PARKING REQUIREMENTS.

- (a) The amount of required off-street parking spaces for new uses or buildings, additions thereto, and additions to existing buildings shall be determined in accordance with the table set forth in Section 1274.04.
- (b) Similar uses and requirements. When a use is not specifically mentioned, the requirements of off-street parking for a similar use shall apply.
- (c) Collective provisions. Nothing in this section shall be construed to prevent collective provisions of off-street facilities for two (2) or more buildings or uses, provided such facilities collectively shall not be less than the sum of the requirements for the various individual uses computed separately in accordance with Section 1274.04.
- (d) Parking exemption. As of the effective date of this chapter, buildings and uses located within the CBD, Central Business District shall be exempt from providing off-street parking, with the exception of new residential construction. Additionally, all existing off-street parking areas constructed prior to the effective date of this chapter shall remain.
- (e) Flexibility in application. The Planning Commission may permit deviations from the requirements of Section 1274.04 and may require more or less parking based upon a finding that such deviations are more likely to provide a sufficient number of parking spaces to accommodate the specific characteristics of the use in question. The Planning Commission may also grant deviations in the instance where two (2) or more buildings or uses collectively provide the required off-street parking. In the case where collective parking may be permitted, the Planning Commission may attach conditions to the approval of a deviation from the requirement of Section 1274.04 that bind such approval to the specific use in question.
- (f) Where a deviation results in a reduction of parking, the Planning Commission shall require that an adequate usable reserve area is set aside for future parking. Where an area is set aside for reserved parking, it shall be easily developed, not devoted to a use other than open space and be designed to

accommodate attendant facilities such as maneuvering lanes and drainage.
(Ord. 275. Passed 9-23-03.)

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1274.04 TABLE OF OFF-STREET 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.

Use	Number of Minimum Parking Spaces Per Unit of Measure
Residential	
One or Two-Family Dwellings	2 per each dwelling unit
Multiple Family Dwellings	2 per each dwelling, plus 1 per each ten (10) dwelling units
Mobile Home Parks	2 per each trailer site, plus 1 per each employee
Bed and Breakfast Establishments	1 per each bedroom
Institutional	
Churches	1 per each three (3) seats based upon maximum seating capacity in the main place of assembly therein
Private Clubs and Lodges	1 per each three (3) individual members allowed within the maximum occupancy load as established by fire and/or building codes.
Hospitals	1 per each five (5) bed, plus 1 per each staff doctor, plus 1 per each employee @ peak shift
Nursing Homes/Convalescent Centers, Adult Foster Care and Congregate Facilities	1 per each five (5) beds, plus 1 per each staff doctor, plus 1 per each employee @ peak shift
Housing for the Elderly Independent Living Facilities	1 per each dwelling unit, plus 1 per each employee @ peak shift
Assisted Living Facilities	1 per each two (2) dwelling units, plus 1 per each employee @ peak shift
Child Foster Family Group Homes	1 per each family member, plus 1 per each two (2) children
Adult Foster Care Small Group Homes	1 per each employee/caregiver

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Use	Number of Minimum Parking Spaces Per Unit of Measure
Residential	
Child/Adult Day Care Centers	1 per each employee @ peak shift 1 per each five (5) persons enrolled
High Schools, Trade Schools, Colleges and Universities	1 per each teacher, plus 1 per each ten (10) students, plus 1 per each employee
Elementary and Intermediate Schools	1 per each teacher, plus 1 per each twenty-five students, plus 1 per each employee
Stadiums, Sports Arenas and Auditoriums	1 per each four (4) seats based upon maximum seating capacity
Publicly Owned Buildings	1 per each 250 sq. ft. of floor area
Libraries and Museums	1 per each 200 sq. ft. of floor area, excluding areas devoted to bookshelves
Spouse Abuse/Domestic Violence Shelters	1 per each bedroom, plus 1 per each employee
General Commercial	
Retail Stores, except as otherwise specified herein	1 per each 100 sq. ft. of floor area
Food and Beverage Sales	1 per each 200 sq. ft. of usable floor area
Convenience Grocery Stores	1 per each 100 sq. ft. of usable floor area
Video Stores	1 per each 100 sq. ft. of usable floor area
Department Stores	1 per each 250 sq. ft. of usable floor area
Furniture, Appliances, Hardware and Household Equipment sales	1 per each 400 sq. ft. of usable floor area, plus 1 per each employee
Appliance Repair Shops	1 per each 800 sq. ft. of usable floor area, plus 1 per each employee

Use	Number of Minimum Parking Spaces Per Unit of Measure
General Commercial	
Drive-in, Drive-through and Fast Food Restaurants	1 per each 125 sq. ft. of usable floor area, plus 1 per each employee
Sit-Down Restaurants	1 per each three (3) seats, based upon maximum seating capacity, plus 1 per each employee
Sidewalk Cafes	1 per each three (3) seats
Garden Stores and Building Materials Sales	1 per each 800 sq. ft. of lot area used for said business provided for herein
Movie Theaters	1 per each four (4) seats based upon the maximum seating capacity, plus 1 per each employee
Self Service Laundries and Dry Cleaners	1 per each two (2) machines
Reception Halls	1 per each three (3) individuals allowed within the maximum occupancy load as established by fire and/or building codes
Bus Terminal Stations	1 per each three (3) individuals allowed within the maximum capacity load as established by the fire and/or building codes
Shops of Interior Decorators, Plumbers, Electricians, Exterminators and Similar Services and Trade	1 per each 800 sq. ft. of usable floor area
Wholesale Stores	1 per each 1,000 sq. ft. of usable floor area, plus 1 per each employee
Taverns	1 per each three (3) person allowed within the maximum occupancy load as established by fire and/or building codes, plus 1 per each employee
Funeral Home and Mortuaries	1 per each 50 sq. ft. of usable floor area
Florist Shops	1 per each 250 sq. ft. of usable floor area, plus 1 per each employee

Use	Number of Minimum Parking Spaces Per Unit of Measure
Automotive Uses	
Automobile Dealerships	1 per each 200 sq. ft. of showroom floor area, plus 1 per each employee, plus 1 per each service stall
Automobile Repair Garages	2 per each service stall, plus 1 per each employee, plus 1 per each service vehicle
Automobile Filling Stations without a Convenience Store	1 per each pump unit, plus 2 per each service stall, plus 1 per each employee
Automobile Filling Stations with a Convenience Store	1 per each pump unit, plus 2 per each service stall, plus 1 per each employee, plus 1 per each 100 sq. ft. of usable floor area devoted to retail sales and customer service
Automobile Washes (self-serve)	1 per each wash stall, plus 1 per each vacuum station, plus 1 per each employee
Automobile Washes (automatic)	1 per each 200 sq. ft. of usable floor area of customer waiting and service areas, plus 1 per each vacuum station, plus 1 per each employee
Collision or Bump Shops, and other similar uses	2 per each stall or service area, plus 1 per each employee
Outdoor Sale of Automobiles	1 per each 400 square foot of outdoor display area, plus 1 per each employee
Office and Service Uses	
Medical and Dental Offices	1 per each 150 sq. ft. of usable floor area
Executive, Administrative and Professional Offices	1 per each 200 sq. ft. of usable floor area
Banks	1 per each 200 sq. ft. of usable floor area
Barber and Beauty Shops	3 per each chair
Photography Studios	1 per each 200 sq. ft. of usable floor area, plus 1 per each employee

Use	Number of Minimum Parking Spaces Per Unit of Measure
Office and Service Uses	
Veterinary Offices and Hospitals	1 per each 200 sq. ft. of usable floor area
Data Processing and Computer Centers	1 per each 250 sq. ft. of usable floor area
Personal Service Establishments	1 per each 100 sq. ft. of usable floor area
Recreational Uses	
Bowling Alleys	4 per each bowling lane, plus 1 per each employee, plus Amount required for accessory uses such as a restaurant or tavern
Private Tennis, Swim or Golf Clubs, or other similar uses	1 per each two (2) members, plus amount required for accessory uses such as a restaurant or tavern
Golf Courses, except Miniature or "Par 3" Courses	5 per each hole, plus 1 per each employee, plus amount required for accessory uses such as a restaurant or tavern
Dance Halls, Pool or Billiard Parlors, Roller or Skating Rinks, Exhibition Halls and Assembly Halls without fixed seats	1 per each three (3) persons allowed within the maximum occupancy load as established by local or County fire building or health codes
Miniature or "Par 3" Golf Courses, Amusement Parks and Carnivals	3 per each hole, plus 1 per each employee
Music, Dance and Artistic Studios	1 per each 100 sq. ft. of usable floor area
Industrial Uses	
Manufacturing, Research, Design, Processing, Assembly, Testing and Repair Center	1 per each employee, or 1 per each 800 sq. ft. of usable floor area (whichever is greater)
Self-storage Facilities	1 per each 150 storage spaces or fraction thereof, with no less than three (3) for office use
Warehouses and Storage Buildings	1 per each employee, or 1 per each 2,000 sq. ft of usable floor area (whichever is greater)

Use	Number of Minimum Parking Spaces Per Unit of Measure
Industrial Uses	
Wholesale Establishments and Mills	5 total, plus 1 per each employee @ peak shift, or per every 1,700 sq. ft. of usable floor space (whichever is greater)
Metal Fabrication and Tool and Die Shops	1 per each 200 sq. ft. of office floor area, or 1 per each 800 sq. ft. of usable floor area (whichever is greater)
Newspaper Offices with or without Printing Presses	1 per each 200 sq. ft. of office floor area, plus 1 per each employee
Industrial Automobile Washes	1 per each 200 sq. ft. of usable floor area of customer waiting and service areas, plus 1 per each employee

(Ord. 275. Passed 9-23-03.)

1274.05 HANDICAPPED PARKING REQUIREMENTS.

In addition to the parking required for passenger vehicles as set forth in Section 1274.04, off-street barrier-free parking facilities shall be designed in accordance with applicable state and/or federal standards, whichever is more restrictive.

(Ord. 275. Passed 9-23-03.)

1274.06 OFF-STREET PARKING LOT DESIGN AND CONSTRUCTION.

The construction of any parking lot shall be in accordance with the requirements of the provisions of this chapter and such construction shall be completed and approved by the Zoning Administrator before use of the property as a parking lot and before a Certificate of Occupancy is issued. Unless incorporated into a site plan that is prepared and approved in accordance with this chapter, plans for the development of any parking lot must be submitted to the Zoning Administrator. The plans shall be prepared at a scale to be determined by the Administrator and indicating existing and proposed grades, drainage, parking of all dimensions, type of curbing, drive and aisle dimensions, lighting, adjacent sidewalks, landscaping, surfacing and base materials to be used and the layout of the proposed parking lot.

- (a) No parking lot shall be constructed unless and until a permit therefore is issued by the Zoning Administrator. An application for such permit shall be submitted in such form as may be determined by the Administrator and shall be accompanied by two (2) sets of plans for the development and construction of the parking lot showing that this

chapter will be fully complied with.

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- (b) All such parking lots, driveways, or loading areas shall have a paved surface area, shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be completely constructed prior to final occupancy. Drainage for parking lots shall meet the city standards.
- (c) All lighting used to illuminate an off-street parking area shall be so installed as to be confined within and directed onto, the parking area only.
- (d) Adequate ingress and egress to and from the parking lot by means of clearly limited and defined drive or maneuvering lanes, shall be provided for all vehicles. Such ingress and egress to and from a parking lot lying in an area zoned for other than one-family residential use shall not be across land zoned for one-family residential use. The minimum width of the drive or maneuvering lane shall be twenty-two (22) feet wide for two (2) way traffic; however, the Planning Commission may approve a narrower drive based upon unique and non-owner created circumstances. However, backing directly onto a street is prohibited.
- (e) Plans for the layout of off street parking facilities shall be in accordance with the following minimum regulations:

Parking Pattern	Maneuvering Lane Width		Entrance Drive Width		Parking Space Width	Parking Space Length
	One-way	Two-way	One-way	Two-way		
0° parallel	14 ft	22 ft	14 ft	22 ft	9 ft	25 ft
30° - 53°	16 ft	22 ft	14 ft	22 ft	9 ft	20 ft
54° - 74°	20 ft	22 ft	14 ft	22 ft	9 ft	20 ft
75° - 90°	20 ft	22 ft	14 ft	22 ft	9 ft	20 ft

- (f) Each entrance and exit to and from an off-street parking lot located in an area zoned for other than one-family residential use shall be at least twenty-five (25) feet from any adjacent property located in a one-family residential district.
- (g) The entire parking area, including parking spaces and maneuvering lanes required under this chapter, shall be constructed with a paved surface area in accordance with specifications approved by Council. The parking area shall be surfaced within one (1) year of the date the occupancy permit is issued. Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area, in such a way as to preclude drainage of water onto adjacent properties or toward buildings, and plans therefore shall meet the approval of Council.
- (h) Wherever a wall extends to an alley which is a means of ingress and

egress to and from an off street parking area, it is permissible to end the wall not more than ten (10) feet from such alley line in order to permit a wider means of access to the parking area.
(Ord. 275. Passed 9-23-03.)

2004 Replacement

1274.07 OFF-STREET LOADING REQUIREMENTS.

On the same premises with every building or structure, or part thereof, involving the receipt or distribution of vehicles, materials, or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading and unloading in order to avoid undue interference with the public use of dedicated rights-of-way. Such space shall be provided as follows:

- (a) Loading dock approaches shall be provided with a pavement having an asphalt or concrete base so as to provide a permanent, durable and dustless surface.
- (b) Such loading and unloading space, unless completely and adequately provided for within a building, shall be an area ten (10) feet wide by fifty (50) feet long, with a fourteen (14) foot height clearance, and shall be provided according to the following schedule:

Gross Floor Area of Building (sq. ft.)	Required Loading and Unloading Spaces
0-2,000	none
2,000 - 20,000	One (1) Space
20,000 - 100,000	One (1) space plus one (1) space for each 20,000 sq. ft. in excess of 20,000 sq. ft.
100,000 - 500,000	Five (5) spaces plus one (1) space for each 40,000 sq. ft. in excess of 100,000 sq. ft.
over 500,000	Fifteen (15) spaces plus one (1) space for each 80,000 sq. ft. in excess of 500,000 sq. ft.

(Ord. 275. Passed 9-23-03.)

1274.08 STORAGE AND PARKING OF RECREATIONAL EQUIPMENT.

Storage and parking of recreational equipment within all residentially zoned districts shall comply with the following:

- (a) Storage or parking shall not be permitted on vacant lots or parcels, except as approved by the Planning Commission.
- (b) All such vehicles shall remain unoccupied and shall not be connected to sanitary sewer facilities or have a fixed connection to electricity, water or gas, except that the parking and occupancy of a recreational vehicle on private property shall be permitted for a period not to exceed two (2) weeks, and not to exceed four (4) times a year.
- (c) Any recreational equipment shall be parked or stored, unless otherwise permitted hereafter, in the following manner:

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- (1) In an enclosed building, such as a garage; or
- (2) In the rear yard, or the side yard, subject to the following limitations:
 - A. The recreational equipment shall be parked or stored no closer than three (3) feet from any window or door of any residential building; and
 - B. The recreational equipment shall be parked completely within the boundaries of the lot and shall not block a public sidewalk where such public sidewalk exists.
- (3) Upon an established driveway in the front yard, provided parking or storage in an enclosed building is not possible, and there is no parking or storage space available in the rear yard or side yard, or there is no reasonable access to either the rear yard or side yard, subject to the following limitations:
 - A. The recreational equipment shall be parked completely within the boundaries of the lot or parcel and shall not block a public sidewalk where such public sidewalk exists;
 - B. No more than (2) items of recreational equipment shall be permitted to be parked or stored upon any establishment driveway at any one time. For purposes of this limitation, recreational equipment used in conjunction with other recreational equipment, such as a boat mounted on a boat trailer, shall be considered as one (1) item of recreational equipment.
 - C. At no time shall any unmounted camper enclosure or any boat not mounted on a boat trailer be permitted to be parked or stored in the front yard or upon any established driveway.
- (d) Other than in an enclosed building, no person shall park or store more than two (2) items of recreational equipment upon any one-family residential lot or parcel in a one-family residential area.
- (e) Recreational and camping equipment may be parked anywhere on the owner's premises for loading or unloading purposes for a period of not more than forty-eight (48) hours.
- (f) Recreational equipment must be kept in good repair and carry a current year's license plate and/or registration.
- (g) Where, by reason of exceptional shallowness or shape of a specific lot, field, site or tract of land, or by reason of exceptional topographic conditions or other extraordinary and exceptional situations or conditions of such particular property, a regulation enacted would result in peculiar and exceptional practical difficulties to or undue hardship upon the owner of recreational equipment, the Board of Zoning Appeals may permit a variance from the provisions of this chapter upon application of the owner.
- (h) Recreational equipment may not be stored or parked overnight on any public highway, street or alley for a period in excess of forty-eight (48) hours.

(Ord. 275. Passed 9-23-03.)

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