

ARTICLE VIII. OFF-STREET PARKING AND LOADING AREA

This article is established to define requirements for the provision of off-street parking and loading areas for designated uses.

Sec. 801. Off-street automobile parking.

Off-street automobile parking space shall be provided on every lot on which any of the uses listed in subsection (801.3) are hereafter established, enlarged, or increased in capacity, except in the B-2 Central Business district where the provision of parking by individual owners would not be practical. Such off-street parking spaces shall be maintained and shall not be encroached upon by structures or other uses so long as the principal building, structure, or use remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this ordinance.

- (801.1) *Plans and specifications required.* Plans and specifications showing required off-street parking spaces, including the means of access and interior circulation, shall be submitted to the building inspector for review at the time of application for a building permit or a certificate of occupancy.
- (801.2) *Off-street parking area design.* Each off-street parking space shall be not less than two hundred (200) square feet in area, exclusive of access drives or aisles, shall be of usable shape and condition, and shall have vehicular access to a public street. Except for single-family residences in residential districts, turning space shall be provided so that no vehicle will be required to back into a public street.
- (1) There shall be provided an access drive of not less than ten (10) feet in width and, where a turning radius is necessary, it will be of such an area as to reasonably allow an unobstructed flow of vehicles.

- (2) Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of a parking space. The minimum width of such aisles shall be as follows:
 - (a) For ninety (90) degree or perpendicular parking, the aisle shall not be less than twenty-four (24) feet in width.
 - (b) For sixty (60) degree parking, the aisle shall not be less than eighteen (18) feet.
 - (c) For forty-five (45) degree parking, the aisle shall not be less than thirteen (13) feet in width.
 - (d) For parallel parking, the aisle shall not be less than ten (10) feet in width.
 - (3) Any off-street parking area providing space for five (5) or more vehicles shall be effectively screened on any side which adjoins or faces a residential lot or institution by a wall, fence, or planted buffer strip not less than four (4) feet in height.
 - (4) All off-street parking areas shall be drained so as to prevent runoff onto abutting properties and shall be constructed of materials which will have a dust-free surface resistant to erosion.
 - (5) Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining residential lot or institutional premises.
- (801.3) *Off-street parking requirements.* The number of automobile parking spaces provided shall not be less than the number specified below for various uses. Where a use is not specifically mentioned, the parking requirements of a similar or related use shall apply.

- (1) Automobile or machinery sale and service garages. One (1) space for each two hundred (200) square feet of showroom floor area plus two (2) spaces for each service bay plus one (1) space for each two (2) employees.
- (2) Barber shops and beauty parlors. One (1) space for each chair plus one (1) space for each employee.
- (3) Bowling alleys. Three (3) spaces for each alley.
- (4) Banks, businesses, and professional offices. One (1) space for each two hundred (200) square feet of gross floor area.
- (5) Churches, auditoriums, stadiums, sports arenas, theaters, and other places of public assembly, other than schools. One (1) space for each four (4) seats.
- (6) Funeral homes and mortuaries. One (1) space for each three (3) seats in the chapel or one (1) space for each fifty (50) square feet of floor area plus one (1) space for each fleet vehicle, whichever is greater.
- (7) Furniture, appliance stores, household equipment, and furniture repair shops. One (1) space for each five hundred (500) square feet of floor area.
- (8) Gasoline filling stations. Three (3) spaces for each grease rack or similar facility plus one (1) space for each attendant.
- (9) Hospitals and nursing homes. One (1) space for each four (4) beds plus one (1) space for each four (4) employees, including nurses.
- (10) Hotels, motels and tourist homes. One (1) space for each guest bedroom plus one (1) space for each three (3) employees.

- (11) Industrial. One (1) space for each two (2) employees at a maximum employment on a single shift plus one (1) space for each company vehicle operating from the premises.
- (12) Lodges, clubs, and fraternal halls. One (1) space for each four (4) seats in the main assembly room or seating area, or one (1) space for each one hundred (100) square feet of floor area usable for seating if seating is not fixed.
- (13) Medical and dental clinics. One (1) space for each two hundred (200) square feet of floor area plus one (1) space for each employee.
- (14) Mobile home parks. Two (2) spaces for each mobile home stand.
- (15) Places of amusement or assembly without fixed seats. One (1) space for each three hundred (300) square feet of floor area devoted to patron use.
- (16) Residential. Two (2) spaces for each dwelling unit (a driveway may be used for parking).
- (17) Restaurants, beer parlors, taverns, and night clubs. One (1) space for each two (2) seats provided for patron use, plus one (1) space for each two (2) employees.
- (18) Retail trade, commercial or personal services. One (1) space for each one hundred and fifty (150) square feet of floor area.
- (19) Rooming and boarding houses. One (1) space for each two (2) bedrooms.
- (20) Schools. One (1) space for each one and one-half (1½) staff members plus one (1) space for each four (4) auditorium seats.
- (21) Self-service laundry or dry cleaning stores. One (1) space for each two (2) washing and/or dry cleaning machines.