

SECTION 29. ON-SITE PARKING AND LOADING

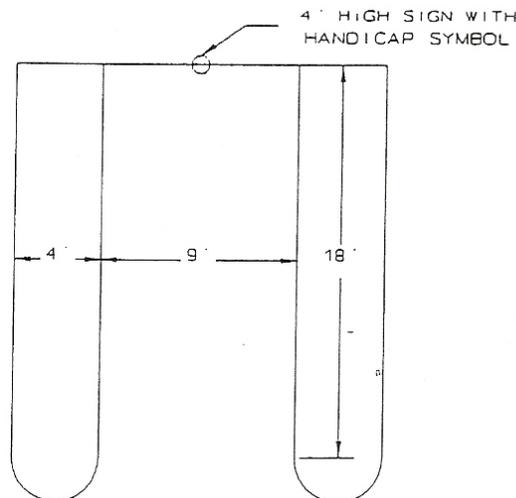
29.010 Purpose. To promote public safety and welfare by reducing congestion on public streets and roads, by requiring, on each lot, sufficient parking and loading space to accommodate the traffic generated by the use of the lot.

29.020 Reserved).

29.030 General Provisions.

A. Minimum Regulations.

1. A minimum of one hundred eighty (180) square feet is required for each parking space. Parking spaces shall not be less than nine (9) feet in width and eighteen (18) feet in length, plus adequate access and maneuvering area. Note: the minimum dimensions create less than the minimum required area, therefore an increase in length and/or width shall be required for compliance.
2. Required Disabled Parking Spaces.
 - a. The number of parking spaces allocated for disabled parking shall be four percent (4%) of the total number of spaces required.
 - b. The minimum number of disabled parking spaces shall be one (1) for facilities with twenty five (25) or less spaces.
 - c. Disabled parking spaces shall be located adjacent to and/or closest to the facilities entrance and shall be barrier free to the entrance.
 - d. Disabled parking spaces shall be identified by a sign, at least four (4) feet high, at the face of the stall.
 - e. The minimum dimensions for a disabled parking space shall be the same as Section 29.030(A)(1), with the addition of a minimum four (4) foot open space or access-way adjacent to the side of the stall.



MINIMUM DIMENSIONS FOR A DISABLED PARKING SPACE
(NOTE: Minimum area still required)

3. All parking spaces shall have direct access to a street or alley. Loading spaces shall be sufficient for the uses they are designed to serve and shall provide space for maneuvering.
 4. Required parking and loading spaces shall not be used for storage of goods or storage of motor vehicles that are inoperable or for sale or rent.
- B. Reduction and Use of Parking and Loading Space.
1. On-site parking facilities existing upon the date of the adoption of this ordinance shall not be reduced to an amount less than required herein.
 2. If an existing structure or use with less than the number of parking and loading spaces required under this section is expanded to an amount less than fifty percent (50%) or the gross area, then additional parking shall be required only for the addition.
 3. If an existing structure or use with less than the number of parking and loading spaces required under this section is expanded to a greater than fifty percent (50%) of the original structure or use, then the number of parking stalls required shall meet the total number required under this section.
- C. Computing Requirements. In computing the number of spaces required, the following rules shall apply:
1. "Floor Space" means the gross floor area of the specific use.
 2. For structures containing more than one use, the required number of spaces shall be computed by adding the spaces required for each use.
 3. When parking spaces are calculated according to the number of employees, the number of employees on the main shift, or the greatest number of employee present at one time, shall be used to compute the number of stalls required.
 4. In the case of fractional parking spaces, the number of required spaces shall be rounded up to the next whole number.
 5. Parking space requirements for uses not specifically mentioned herein shall be the same as required for a use of similar nature, as determined by the zoning office.
- D. Location of Parking Facilities. Unless included as part of a Conditional Use Permit, required off-street parking facilities shall be located on the same lot as the use they are intending to serve, provided that combined or joint parking facilities may be provided for uses in the C-1, C-2, UID-1, I-2, and I-1 districts if the total number of spaces equals the total spaces required. In the case of joint facilities, no parking space shall be more than four hundred (400) feet from the use it is intended to serve.
- E. Screening. All open automobile parking areas containing more than five spaces shall be effectively screened on each side abutting a residential district by a wall, fence, or densely compact hedge or not less than four (4) feet in height. This requirement may be waived if the parking area is at least seventy five (75) feet from the nearest residential property line.
- F. Lighting. Lighting used to illuminate on-site parking areas shall be directed away from residential properties and public right-of-ways.
- G. Yards.
1. In the C-1, C-2, UID-1, I-2, and I-1 districts, on-site parking is allowed in all yards, provided that in the front yard a five (5) foot setback is maintained.

When abutting a residential district, side yard and rear yard setbacks shall be ten (10) feet from the property lines.

2. In residential districts, parking in the required front yard is prohibited except for improved driveway areas.
- H. Construction and Maintenance. In the C-1, C-2, UID-1, I-1, I-2, and R-4 districts all parking areas and access drives shall be covered with a dust free, all-weather surface, with proper surface drainage. All areas containing five (5) or more spaces shall be hard surfaced, and have aisles and spaces clearly marked.
- I. Parking Limitations.
1. No commercial vehicles or equipment exceeding nine thousand (9,000) pounds gross weight shall be stored in a residential district unless it is stored in a completely enclosed building.
 2. Inoperable or unlicensed vehicles of any kind shall not be stored in any district other than in an enclosed building or where allowed as a permitted or conditional use.

29.040 Required Minimum Number of On-Site Parking Spaces. The required minimum number of parking spaces shall be in accordance with the following schedule:

- A. Residential dwelling units.
 1. Single-family and mobile homes: one (1) per dwelling
 2. Low density residential: two (2) stalls per dwelling unit.
 3. High density residential: one and one-half (1.5) stalls per dwelling unit.
 4. Elderly multi-family units: three-quarters (0.75) stalls per dwelling unit.
- B. Hotels, motels, lodging houses, boarding houses: one (1) stall per guest room plus one (1) stall per employee on the major shift.
- C. Hospitals, convalescent and nursing homes, and similar institutions: One (1) stall per four (4) beds, plus one (1) stall per employee on the major shift.
- D. Business or professional offices, medical or dental clinics, animal hospitals, government buildings, and financial institutions: One (1) stall per three hundred (300) of floor area.
- E. Churches, theaters, community centers, auditoriums and similar places of assembly: One (1) stall per five (5) seats or one (1) stall per one hundred (100) square feet.
- F. Elementary and junior high schools: Two (2) stalls per classroom.
- G. High schools: one (1) stall per ten (10) students, plus one (1) stall per two (2) employees.
- H. Colleges, trade, vocational and technical schools: One (1) stall per five (5) students, plus one (1) stall per two (2) employees.
- I. Nursery school or day care center: One (1) stall per ten (10) children, plus one (1) stall per two (2) employees.
- J. Manufacturing and processing plants, warehouses, wholesale establishments, research laboratories, and similar uses: One (1) stall per two (2) employees on the major shift, plus one (1) stall for every business vehicle normally kept on the premises.
- K. Restaurants (except drive-in) and fast food establishments: one (1) stall per fifty (50) square feet of floor area, plus one (1) stall per employee.
- L. Retail stores and service establishments: One (1) stall per two hundred (200) square feet of floor area, except for furniture, appliance, and home improvement products

- (i.e. carpets, paint, wallpaper, etc.) Which requires one (1) stall per four hundred (400) square feet of floor area.
- M. Bowling alleys: Five (5) stalls per lane.
 - N. Funeral homes: Twenty (20) stalls per visitation room, plus one (1) stall per vehicle normally kept on the premises.
 - O. Recreation facilities, including golf courses, archery ranges, softball fields and tennis courts: One (1) stall per three (3) users (participants and spectators) at maximum capacity, plus one (1) stall per two (2) employees.
 - P. Automobile service stations: One (1) stall per each employee on the major shift, plus three (3) stalls per service bay.
 - Q. Drive-in restaurants: Five (5) stalls per employee on the major shift.
 - R. Shopping centers: Five and one-half (5.5) stalls per one thousand (1,000) square feet of gross leasable area.
 - S. Bingo parlors, casinos, and other gaming establishments: One (1) stall per every one hundred fifty (150) square feet, plus appropriate parking accommodations for recreational vehicles, buses, and other large vehicles.
 - T. Convenience stores with gas sales: one (1) stall per two hundred (200) square feet of retail area; each parking area adjacent to a pump island or fuel area may count as a stall.

29.050 On-Site Loading Requirements.

- A. In C-1, C-2, UID-1, and I-2 districts, adequate loading berths and areas shall be provided and so located that all vehicles loading, maneuvering or unloading are completely off the public right-of-way.
- B. All C-1, C-2, UID-1, and I-2 uses shall have at least one (1) loading berth for every thirty thousand (30,000) square feet of floor area, with a maximum of three (3) berths required.