

ARTICLE 26

PARKING AND LOADING SPACES

- 26.1 GENERAL OFF-STREET PARKING REQUIREMENT. In all zoning districts, every property owner shall provide and maintain at all times sufficient off-street parking areas, and the necessary loading and unloading facilities associated thereto, for all the occupants, employees and patrons of all land uses on the property, in accordance with the provisions of this Article. No parking area or space, or loading/unloading facilities which exist at the time this Ordinance becomes effective, or which subsequently is provided for the purpose of complying with the provisions of this Ordinance, shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance.
- 26.2 PARKING SPACE SIZE AND ACCESS. Each off-street parking space required by this Article or otherwise provided shall be at least nine feet in width and 20 feet in depth, exclusive of access drives or aisles. Handicapped parking spaces shall be provided in accordance with state law. There shall be adequate provision for ingress and egress to all parking spaces.
- 26.3 BUILDING ADDITIONS/OTHER CHANGES. The parking area required by this Article for each land use shall be increased sufficiently to comply with the applicable requirements of this Article whenever an addition is made to an existing building or other changes occur that implicate additional parking space requirements pursuant to this ordinance.
- 26.4 MULTIPLE AND JOINT USE. The number of parking spaces required for land or buildings used for two or more purposes shall be the sum of the requirements for the various individual uses, computed in accordance with this Article. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use; provided, that requirements for the provisions of parking facilities with respect to two or more property uses of the same or different types may be satisfied by a common parking facility, cooperatively established and operated, which permanently allocates a number of spaces not less than the sum of the requisite number of spaces for each use as provided in this Article.
- 26.5 PROHIBITED DESIGN. All off-street parking areas that make it necessary for any vehicle to back out directly into a public street are prohibited; provided that this requirement shall not be applicable to parking areas on platted lots located in the R-1 Medium Density Residential District.
- 26.6 PARKING SPACES FOR USES NOT SPECIFIED. In the case of a use not specifically mentioned in this Article in the Table of Off-Street Parking Requirements, the applicable requirement for the number of off-street parking spaces shall be the requirement for a use which is so mentioned and which is most similar to the unspecified use, as determined by the Zoning Administrator.

26.7 FRACTIONAL SPACES. When the calculation of the required number of parking spaces pursuant to this Article results in a fractional space, any fraction up to and including one half shall be disregarded, and fractions over one half shall require one parking space.

26.8 REQUIREMENTS FOR PARKING IN AGRICULTURAL AND RESIDENTIAL ZONES. All uses and buildings on premises in the Agricultural Districts or any of the Residential Districts shall comply with the following:

1. The requirements in Sections 26.1 - 26.7 of this Article.
2. The applicable portion of the Table of Off-Street Parking Requirements in Section 26.11.
3. The parking of motor vehicles, except those used for agricultural production in conjunction with an allowed use on the premises, shall be limited to passenger vehicles, including vans and pickup trucks, motor homes, and not more than one commercial vehicle of the light delivery type not exceeding 8,500 pounds of gross vehicle weight (weight of vehicle and load capacity). The parking of any other type of commercial vehicle is prohibited in these zones.
4. All off-street parking spaces required pursuant to this Article shall be located on the same lot as the principal use.
5. All off-street parking spaces shall be at least 5 feet from any property line or street.

26.9 REQUIREMENTS FOR PARKING IN PUBLIC/RECREATIONAL USE ZONE. All uses and buildings on premises in the Public/Recreational Use District shall comply with the parking and loading requirements specified in Section 26.10, except where any provision therein is clearly not applicable in the context of the particular governmental/public use at issue, or would otherwise unreasonably prevent or impede the governmental/public use on the premises zoned for such purposes.

26.10 REQUIREMENTS FOR PARKING IN COMMERCIAL AND INDUSTRIAL ZONES. All uses and buildings on premises in LC Local Commercial District, the LI Local Industrial District, and the US 131 Corridor Business District, shall comply with the following:

1. The requirements of Sections 26.1 - 26.7 of this Article.
2. The applicable portion of the Table of Off-Street Parking Requirements in Section 26.11.
3. All off-street parking facilities required pursuant to this Article shall be

located on the same parcel as the principal use, or on a contiguous lot, which shall include a lot separated from the main lot by a street.

4. All off-street parking spaces shall be at least 10 feet from any property line or street; provided that a common parking facility serving two or more uses on adjoining lots shall not be subject to this setback requirement as to the common property line between such lots.
5. All off-street parking facilities shall be drained so as to prevent run-off on adjacent properties or public streets.
6. Off-street parking areas which adjoin premises situated in a Residential District shall be set back at least 30 feet from all property in that District, and shall be effectively screened by either a dense evergreen planting, fence, or retaining wall, not less than four feet or more than eight feet in height, as determined, with respect to type and height of screening, by the Planning Commission in the site plan review process.
7. Lighting of off-street parking areas shall be designed and arranged so as to reflect the light away from all adjacent residentially used lots, regardless of the zoning district in which such lots are situated.
8. Service or access drives shall be located at least 70 feet from a lot line abutting a residentially used lot, regardless of zoning classification, and at least 10 feet from all other lot lines; provided that a common service or access drive serving two or more uses on adjoining lots shall not be subject to this 10-foot setback requirement as to the common property line between such lots (and may straddle or overlap the common property line pursuant to applicable easements).
9. No ingress or egress to a parking area shall utilize any residential street, other than a side street with no residential lots facing upon it.
10. All off-street parking areas providing space for more than four vehicles shall be hard-surfaced with concrete, plant-mixed bituminous asphalt material, crushed asphalt, brick or concrete pavers set in aggregate base, or grass paver (or equivalent) and maintained in a usable dust-free condition; provided, in the site plan review process the Planning Commission may determine pursuant to the criteria in Section 24.6.2 of this Ordinance to allow some or all of the required off-street parking areas for an "outdoor market" to be gravel or grass-surfaced (but not dirt), and maintained in a dust-free condition.
11. All off-street parking areas providing space for more than four vehicles shall have the individual parking spaces marked on the surface of the parking area; provided, in the site plan review process the Planning Commission may determine pursuant to the criteria in Section 24.6.2 of this Ordinance to allow some or all of the required parking spaces for an "outdoor market" to be unmarked (except for any required barrier-free spaces).

12. Sufficient on-premises loading/unloading space shall be provided in such a manner as to avoid undue interference with public use of the streets or any access aisles for off-street parking areas. For any commercial or industrial use requiring more than four off-street parking spaces pursuant to this Article, the loading/unloading areas shall be conducted in side or rear areas of the building, and shall not in any manner utilize the required off-street parking spaces.
13. No parking area may be constructed, enlarged or altered until the site development plan has been approved by the Planning Commission in accordance with this Ordinance. No parking area shall be occupied or used as a parking area prior to the issuance of an Occupancy Permit for the use which the parking area is intended to serve.

26.11 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 as specified above, shall be determined in accordance with the following table, and the space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use; provided, however, that notwithstanding the following minimum parking space requirements designated for various land uses, every property owner shall provide and maintain at all times a sufficient number of off-street parking spaces and, where applicable, the necessary loading and unloading facilities associated therewith, for all the occupants, employees and patrons of the property. Thus, depending upon individual circumstances, a greater number of parking spaces may be required in order to comply with this overriding requirement.

<u>USE</u>	<u>NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE</u>
1. <u>Residential</u>	
A. Residential, One Family and Two Family	Three for each dwelling unit
B. Residential, Multiple Family	Two for each dwelling unit
C. Mobile Home Park	Two for each mobile home site and one for each employee
D. Boarding and Rooming House	One for each sleeping room
E. Day care home, family or group; foster care facility	One for each care attendant or employee not residing in the home or facility

2. <u>Institutional and Recreational</u>	
A. Church, Temple, Synagogue	One for each three seats based on maximum seating capacity in the main unit of worship
B. Hospital	One per 600 square feet of gross floor area
C. Sanitarium, Convent, Convalescent or Nursing Home, Children's Home	One per 600 feet of gross floor area
D. Elementary and Junior High School	One for each one teacher and administrator, in addition to the requirements of the auditorium/gym
E. Senior High School	One for each one teacher and administrator and one for each ten students, in addition to the requirements of the auditorium/gym
F. Private Club or Lodge	One for each three hall persons allowed within the maximum occupancy load as established by local, County or State fire, building or health codes
G. Private Golf Club, Swimming Pool Club, Tennis Club, or other similar uses	One for each two member families or individuals
H. Golf Course open to the general public, except miniature or Par 3 course	Ten for each one golf hole; one for each 100 square feet of the clubhouse/pro shop used by customers; and one for each one employee
I. Auditorium, Gymnasium, Indoor Theater, Stadium, Sports Arena or similar place of assembly	One for each three seats or six feet of bench space

3. <u>Business and Commercial</u>	
A. Automobile Service Station	Two for each lubrication stall, rack or pit; and one for each employee
B. Auto Wash	One for each one employee
C. Beauty Parlor or Barber Shop	Three spaces for each of the first two beauty or barber chairs, and one space for each additional chair
D. Child Day Care Center	One for each staff member; and one for each five children (or one for each ten children if adequate drop-off facilities are provided).
E. Drive-in Establishment	One for each 40 square feet of gross floor area, with a minimum of 25 parking spaces
F. Establishment for Sale and Consumption on the Premises of Beverages, Food or Refreshments	One for each 75 square feet of usable floor area, or one for each three person capacity as determined by state fire marshal regulations, whichever is greater; and one for each one employee
G. Furniture and Appliance Household Equipment, Repair Shop, Showroom for Plumber, Decorator, Electrician or Similar Trade, Shoe Repair and other similar uses	One for each 400 square feet of usable floor area
H. Laundromat and Coin Operated Dry Cleaner	One for each three washing machines
I. Miniature Golf Course	Three for each one hole, plus one for each employee
J. Mortuary Establishment	Three for each 100 square feet of gross floor area

K.	Motor Vehicle Sales and Service Establishments, Trailer and Boat Sales and Rental Showrooms	One for each 100 square feet of gross floor area of salesroom
L.	Outdoor Market	Four for each seller/vendor, plus one for each on-site employee of the property owner/hosting business
M.	Retail Store, except as otherwise specified herein	One for each 200 square feet of usable floor area

4.	<u>Offices</u>	
A.	Bank, Savings & Loan Office	One for each 100 square feet of gross floor area
B.	Business Office or Professional Office, except as indicated in the following item (c)	One for each 400 square feet of gross floor area
C.	Medical or Dental Clinic, Professional Offices of Doctor, Dentist or similar professions	One for each 200 square feet of gross floor area

5.	<u>Industrial</u>	
A.	Industrial or Research Establishment	One for each employee in the largest working shift plus adequate visitor parking. Space on-site shall also be provided for all construction workers during periods of plant construction
B.	Wholesale or Warehouse Establishment	One for each employee in the largest working shift plus adequate visitor parking, or one for every 2,000 square feet of gross floor area, whichever is greater

26.12 PARKING VARIATION: Where it can be determined the parking requirements of this Article would provide an excessive amount of parking area for the needs of a particular use, the Planning Commission may approve a site plan with lesser parking area if all the following conditions are present:

1. The maximum number of employees and visitors during any one eight-hour period can be demonstrated to be less than the parking space requirements this ordinance provides for.
2. An agreement to provide additional parking if an increase in employees or visitors shall occur at a future time is made part of this site plan and shall guarantee the availability of such area for future parking through a recorded deed restriction on the property, a copy of which shall be provided to the zoning administrator prior to commencing construction on the site.
3. Site plan approval of lesser requirements shall be valid only for the stated use. Any change in use shall require a new site plan review application.
4. Should the zoning administrator determine that additional parking is required, up to the amount otherwise required by this ordinance, such parking will be constructed within 6 months of written notification from the zoning administrator.
5. Notwithstanding the above conditions, a minimum of 50 percent of the otherwise required parking shall be required for all uses.