

**ARTICLE 18**  
**OFF-STREET PARKING FACILITIES**

**50.1800 Parking Required.** Whenever the off-street parking requirements specified in Section 50.301(4) of Article 3 of this Chapter require off-street parking space, the number of parking spaces, and the construction and arrangement and use of such off-street parking spaces shall be in accordance with the following standards and regulations:

**50.1801 Number of Off-Street Parking Spaces to be Provided.** The minimum number of off-street parking spaces by type of use for the storage or parking of motor vehicles for the use of owners, occupants, employees, customers, or visitors of buildings or uses shall be irrevocably provided and maintained on the premises occupied by such structure on the basis of the following schedule:

**(1) Residential Uses:**

(a) Single and Two Family. Except as modified by Sections 50.301(4)(b) and 50.1201(5) and 50.1201(8), facilities for the storage or parking of motor vehicles for the use of the occupants of dwellings shall be provided and maintained on the premises occupied by such dwelling (“on site”) on the basis of two (2) parking spaces for each dwelling unit.<sup>98</sup>

(b) Multiple Residential. Except as modified by Sections 50.301(4)(b) and 50.1201(5) and 50.1201(8), multiple-family residential dwellings shall have two (2) paved off-street parking spaces facilities for each one (1) bedroom dwelling unit. For each additional bedroom over one (1) unit, one-half (1/2) additional parking space shall be provided. All such required parking shall be provided and maintained on the premises occupied by such dwellings (“on site”), on the foregoing basis.<sup>99</sup>

(c) Housing for the Elderly. Two (2) for each three (3) units, and one (1) for each employee. Should units revert to general occupancy, then two (2) spaces per unit shall be provided.

(d) Mobile Home Park. Two (2) for each mobile home plus one (1) for each

employee of the mobile home park. In Multiple Family Residential and Mobile Home Parks, a secured storage area for recreation vehicles shall be provided buffered from adjacent uses. No unlicensed motor vehicles of any type shall be parked within the development at any time except within a covered building or the enclosed storage area. In Motor Home Parks no motorized recreation vehicles or boats shall be parked on individual home sites. All group off-street parking lots shall be adequately lighted during hours of darkness, with one-half (1/2) foot candle of illumination.

**(2) Institutional Uses.**

(a) Churches or Temples. One (1) for each three (3) seats or six (6) feet of pews in the main unit of worship.

(b) Hospitals. One (1) for each one (1) bed.

(c) Homes for the Aged and Convalescent Homes. Two (2) for each three (3) beds.

(d) Elementary and Junior High Schools. One (1) for each one (1) teacher, employee or administrator, in addition to the requirements of the auditorium.

(e) Senior High Schools. One (1) for each one (1) teacher, employee or administrator, and one (1) for each ten (10) students, in addition to the requirements of the auditorium.

(f) Private Clubs or Lodge Halls. One (1) for each three (3) persons allowed within the maximum occupancy load as established by City, County or State fire, building or health codes plus one (1) for each one hundred (100) square feet of interior space exclusive of storerooms.

(g) Private Swimming Clubs, Golf Clubs, Tennis Clubs, or Other Similar Uses. One (1) for each five (5) member families or individuals.

(h) Sailing Clubs. One (1) for each ten (10) member families or individuals.

(i) Stadium, Sports, Arenas, or Similar Place of Outdoor Assembly. One (1) for each three (3) seats or six (6) feet of benches.

(j) Theaters and Auditoriums (Includes Commercial Theaters and Movie Houses). One (1) for each three (3) seats plus one (1) for each two (2) employees.

**(3) Business and Commercial.** Required parking for the uses specified shall be a minimum of two (2) spaces per establishment, or the number determined pursuant to the formulas set out below, whichever is greater.

(a) Shopping Center. [One (1) parking space for each three hundred (300) square feet of gross floor area, provided that this standard shall apply only to the first 2,500 square feet of full-service restaurant space, and the first 1,250 square feet of medical/dental office and/or clinic space; and provided that a theater or auditorium use is not permitted using this calculation. If determined appropriate by the Planning Commission, up to 10% of the required parking may be eliminated if replaced with screening as provided in Article 19 of this Chapter.]<sup>64</sup>

(b) Auto Wash. One (1) for each one (1) employee. In addition, waiting parking spaces equal in number to three (3) times the maximum capacity of the auto wash for automobiles awaiting entrance to the auto wash shall be provided.

(c) Agricultural Sales, Greenhouses and Nurseries. One (1) for each one (1) employee plus one (1) for each one hundred (100) square feet of both temporary and permanent area devoted primarily to retail sales.

(d) [Beauty Parlor or Barber Shop or Spa or Similar Service Establishment. One (1) for each three hundred (300) square feet of floor space.]<sup>114</sup>

(e) Boat Berthing, In-and-Out Storage, and In-Water Storage. One (1) space for every two (2) boat berths and one (1) off-street parking space for each boat available for rent. Where launching from a boat trailer is permitted, adequate space shall also be provided for the storage of boat trailers as part of any parking plan.

(f) Bowling Alleys. Eight (8) for each one (1) bowling lane.

(g) Dance Halls, Pool or Billiard Parlors, Roller or Ice Skating Rinks, Indoor Tennis Facilities, Exhibition Halls, and Assembly Halls without Fixed Seats. One (1) for each twenty-five (25) square feet of interior space exclusive of storerooms.

(h) [Drive-In Establishments and Drive-In Food Establishments. One (1) parking space for each two (2) employees, plus one (1) parking space for each two (2) seats intended for patrons within the building, plus one (1) parking space for each twenty (20) square feet of building floor area.

(i) Restaurant - Full Line. One (1) for each one hundred (100) square feet of floor space.

(j) Restaurant - Specialty. One (1) for each three hundred (300) square feet of floor space.

(k) Furniture and Appliance, Household Equipment, Repair Shops, Showroom of a Plumber, Decorator, Electrician, or Similar Trade, Shoe Repair and Other Similar Uses. One (1) for each five hundred (500) square feet of floor area. For that floor area used in processing, one (1) additional space shall be provided for each two (2) persons employed therein.

(l) Automobile Service Stations. Two (2) for each lubrication stall, rack, or pit; and one (1) for each gasoline pump.

(m) Laundromats and Coin-Operated Dry Cleaners. One (1) for each two (2) washing machines.

(n) Miniature, "Par-3" Golf Courses. Three (3) for each one (1) hole plus one (1) for each one (1) employee.

(o) Mortuary Establishment. One (1) for each fifty (50) square feet of assembly room floor space, parlors and slumber rooms.

(p) [Motel, Hotel, Condo-Hotel or Other Commercial Lodging Establishments. One (1) for each single bedroom lodging unit, one and one-quarter (1.25) for each two-bedroom lodging unit, and one and one-half (1.5) for each three-bedroom or greater unit.]<sup>106</sup>

(q) Motor Vehicle Sales and Service Establishment. One (1) for each two hundred (200) square feet of floor space of sales

room and one (1) for each one (1) auto service stall in the service room.

(r) Museum or Art Gallery. One (1) for each four hundred (400) square feet of floor space.

(s) Retail Stores, Including Food Market - Full Line, Except as Otherwise Provided Above . One (1) for each three hundred (300) square feet floor space.

(t) Specialty Shops, Including Food Market - Specialty. One (1) for each three hundred (300) square feet of floor space.]<sup>77</sup>

(4) **Offices.** Required parking for the uses specified shall be a minimum of two (2) spaces per establishment, or the number determined pursuant to the formulas set out below, whichever is greater.

(5) **Banks.** One (1) for each three hundred (300) square feet of usable floor space.

(6) **Business Offices or Professional Offices - General.** One (1) for each three hundred (300) square feet of floor space.]<sup>61</sup>

(7) **[Professional Offices of Doctors, Dentists or Similar Professions.** One (1) for each three hundred (300) square feet of floor space.]<sup>115</sup>

(8) **Industrial or Wholesale Establishments.** Five (5) plus one (1) for every one and one-half (1½) employees in the largest working shift, or one (1) for every five hundred (500) square feet of floor space, whichever is determined to be the greater.

(9) **Waterfront Storage Buildings and Marine Work Areas.** Two (2) plus one (1) for every one (1) employee in the largest working shift, plus one (1) for every fifteen hundred (1500) square feet of storage or work floor space. If there is no concurrent dock or berthing space (with parking as provided in Subsection 3[e] above) roughly equivalent to the number of boats stored, then the excess boat space shall provide parking at the rate of one (1) space for each three hundred (300) square feet of storage

space. Ship's store retailing and office use areas parking shall be tabulated according to the requirements for such uses shown elsewhere in this Section of this Chapter.

(10) **Similar Uses.** In the case of a use not specifically mentioned, the requirement for off-street parking facilities for a use which is so mentioned and which said use is similar as determined by the Planning Commission shall apply.

(11) **Off-Street Waiting Area for Drive-Through Facilities.** On the same premises with every building, structure or part thereof erected and occupied for the purpose of serving customers in their automobiles by means of a service window, washing bay, or similar arrangement, there shall be provided three (3) off-street waiting spaces for each service window or service bay. A waiting space shall be twenty-three (23) feet long by ten (10) feet wide.

(12) **Off-Street Loading Zone.** One (1) off-street loading and unloading space shall be provided on the premises of each building or structure which exceeds two thousand (2000) square feet in gross floor area and which is occupied for manufacturing, storage, warehouse, wholesale or retail purposes or for other uses which involve the receipt or distribution of merchandise: Provided, that the number of off-street loading and unloading spaces provided shall be sufficient to insure that loading and unloading vehicles shall not unduly interfere with the public use of streets and alleys. No such space shall be located closer than fifty (50) feet to any lot in any residence district unless wholly within a completely enclosed building or enclosed on all sides by a wall as specified by the Planning Commission.

(13) **Definition of Floor Area for Parking Space Requirements.** For the purposes of this Chapter, "Floor Area", for residential and commercial types of uses, are as defined in Sections 50.203(10) and 50.203(11).

**(14) Rounding Off of Parking Space Requirements.** When units or measurements determining the number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.

**50.1802 Construction and Arrangement of Off-Street Parking Spaces.**

**(1)** No land shall be used for off-street parking purposes until approved by the Planning Commission.

**(2)** Parking Plans shall be submitted in triplicate to the Planning Commission for review and approval of layout, points of access and compliance with this Chapter.

**(3)** All off-street parking spaces shall be side by side and tandem parking shall be prohibited, provided tandem parking is permitted for one- (1) and two- (2) family dwellings.

**(4)** All spaces shall be laid out in the dimension of nine by twenty (9 x 20) or one hundred eighty (180) square feet of space.

**(5)** All spaces shall be provided adequate access by means of maneuvering lanes.

**(6)** Plans for the layout of the parking lot shall show a total dimension across two (2) tiers of spaces and one (1) aisle (maneuvering lane), of at least the following in the various patterns:

(a) Ninety degree (90°) pattern - Sixty-four (64) feet for two (2) tiers of space and one (1) aisle (maneuvering lane), with the minimum aisle being twenty-four (24) feet in width.

(b) Sixty degree (60°) pattern - Sixty (60) feet for two (2) tiers of spaces and one (1) aisle (maneuvering lane), with the minimum aisle being eighteen (18) feet in width.

(c) Forty-five degree (45°) pattern - Fifty-two feet six inches (52'6") for two (2) tiers of spaces and one (1) aisle (maneuvering lane), with the minimum aisle being thirteen (13) feet in width.

**(7)** Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles and shall meet the standards of the Police Chief and City Engineer and this Chapter.

**(8)** Entrance to such area shall be only from an adjoining principal use or adjoining alley, or street.

**(9)** [All parking areas required shall be paved with concrete or bituminous material in accordance with plans approved by the Building Inspector, except as hereinafter provided. Such concrete pavement shall be of a minimum thickness of six (6) inches and any bituminous paving shall be of a minimum thickness of two (2) inches and shall be placed upon a base of cinders or gravel of a minimum thickness of four (4) inches. Alternatively, all parking areas required for detached single-family dwellings and detached two- (2) family dwellings may be paved with gravel or a stone of a minimum thickness of four (4) inches. The Planning Commission may approve an alternative to the requirements of this sub-section where a more imaginative paving solution is presented that is more attractive while still providing for orderly parking, proper drainage, adequate load bearing and dust control.]<sup>9</sup>

**(10)** All parking areas shall be constructed in a manner so as to provide for adequate drainage of surface water from the parking area to some suitable place for storage, run-off or removal. Plans for the development of a parking lot or off-street parking area shall include a plan for drainage which shall be approved by the building inspector prior to construction of said off-street parking area. No drainage system shall permit the run-off of surface water onto adjacent properties or into the sanitary sewer system.

(11) Side yards shall be maintained for a space of not less than ten (10) feet between the side lot lines adjoining residential lots and the parking area. The depth of the front yard or setback line from the street as established for houses on any block in any given residential area shall be continued and made applicable to parking space if located within such residential area and it shall be unlawful to use the space between such setback line and the sidewalk for the parking of motor vehicles; provided, however, that the barrier specified in the next succeeding Section shall be located in the setback line as herein required.

(12) Whenever such parking area adjoins residential property and/or residential street or alley, a protective wall or greenbelt shall be erected and maintained between the required yard space and area to be used for parking. On such other locations where a protective barrier is required, the use of an ornamental masonry wall, cyclone fence, and/or dense shrubbery shall be determined by the Planning Commission. All required walls, fences or other barriers shall be properly maintained, kept free of debris, signs or any advertising whatsoever. Bumper guards (comprising either a curb at least six [6] inches high or steel posts twenty-four [24] to thirty [30] inches high and not more than five [5] feet apart, set three [3] feet in concrete) shall be provided to prevent vehicles striking said wall or shrubbery.

**50.1803 Off-Street Parking Development Regulations.** An approved off-street parking area as permitted under this Section shall be subject to the following regulations:

(1) No repairs or service to vehicles and no display of vehicles for purpose of sale shall be carried on or permitted upon such premises.

(2) All advertising signs shall conform to the requirements of this Chapter.

(3) All land between the lot boundaries of the lot on which is located a parking area and the

barriers hereinafter referred to, as well as the surface of the parking area, shall be kept free from tall grass, weeds, rubbish, refuse and debris, and shall be landscaped to conform with the general character of the district.

(4) When lighting facilities are used, reflectors shall be installed to reflect the light away from residential areas and uses.

(5) Off-street parking lots shall not be used for the parking or storage of wrecks, junk cars or junk vehicles.

(6) Whenever the lot does not meet the specifications set forth in this Chapter, the Zoning Administrator shall give notice to the property owner to repair the same within a specified time, and if such repairs are not made in accordance with such notice, he shall order the lot closed forthwith; and such land or lot shall not be used for parking until repairs have been made and approved by the Building Inspector.