

## SUBCHAPTER 1N OFF STREET PARKING

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5-1N-1 GENERAL REGULATIONS. There shall be in all districts at the time of erection adequate access to all spaces in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy:

1. Off street parking spaces may be provided within a rear or side yard which is in excess of the minimum yard setback unless otherwise provided. Off street parking may be provided within a front yard which is in excess of the minimum front yard setback in all Business and Industrial Districts.
2. Off street parking for other than residential use shall be either on the same lot or within three hundred feet (300') of the building it is intended to serve, measured from the nearest point of the off-street parking lot. Ownership or control of the parking lot shall be shown by the applicant.
3. Required residential off-street parking spaces shall consist of a parking strip, bay, driveway, garage, or any combination thereof, and shall be located on the premises which they are intended to serve.
4. Minimum required off-street parking spaces shall not be replaced by any other use unless and until equal parking facilities are provided elsewhere.
5. Off street parking existing at the effective date of this Ordinance in connection with the operation of an existing building or use shall not be reduced to an amount less than required for a similar new building.
6. Two (2) or more buildings may collectively provide the required number of parking spaces in which the required number of spaces shall not be less than the sum of the requirements for the individual computed separately.
7. In the instance of dual function of off-street parking spaces where operating hours if buildings do not overlap, the Board of Appeals may grant an exception.
8. The storage of merchandise, motor vehicles for sale, or the repair of motor vehicles is prohibited.
9. For those uses not specifically mentioned, the requirements for off street parking facilities shall be in accord with a use which the Planning Commission considers is similar in type.

10. When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to and including one-half (½) shall be disregarded and fractions over one-half (½) shall require one (1) parking space.
11. For the purpose of computing the number of parking spaces required, the definition of USABLE FLOOR AREA shall govern.

5-1N-2 MINIMUM NUMBER OF SPACES. The minimum number of off-street parking spaces by type shall be determined in accordance with the following schedule:

RESIDENTIAL USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
Residential, One Family and Two Family	Two (2) For Each Dwelling Unit.
Residential, Multiple Family	Two (2) For Each Dwelling Unit
Housing for The Elderly	One (1) For Each Two (2) Units, And One (1) For Each Employee. Should Units Revert To General Occupancy, Then (2) Spaces Per Unit Shall Be Provided.
Core Central Business District	No Off-Street Parking Required.

INSTITUTIONAL USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
Churches or Temples	One (1) For Each Three (3) Seats or Six (6) Feet of Pews in The Main Unit of Worship.
Hospitals	One (1) For Each (1) Bed.
Convalescent or Nursing	One (1) For Each Four (4) Beds.
Elementary and Junior High Schools	One (1) For Each One (1) Teacher, Employee, Or Administrator, In Addition to The Requirements of The Auditorium and Gymnasium.
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 and Gymnasium.
Private Clubs or Lodge Halls	One (1) For Each Three (3) Persons Allowed Within the Maximum Occupancy Load As Established by Local, County, Or State Fire, Building or Health Codes.
Private Golf Clubs, Swimming Pool Clubs, Tennis Clubs or Other Similar Uses	One (1) For Each Two (2) Member Families or Individuals Plus Spaces Required for Each Accessory Use Such as A Restaurant or Bar.

Golf Courses Open to The General Public, Except Miniature Or “Par 3” Courses	Six (6) For Each One (1) Golf Hole and One (1) For Each One (1) Employee, Plus Spaces Required for Each Accessory Use, Such as A Restaurant or Bar.
Fraternity or Sorority	One (1) For Each Five (5) Permitted Active Members, Or One (1) For Each Two (2) Beds, Whichever Is Greater.
Stadium, Sports Arena, Or Similar Place of Outdoor Assembly	One (1) For Each Three (3) Seats or Six (6) Feet of Benches.
Theaters, Auditoriums, And Gymnasiums	One (1) For Each Three (3) Seats Plus One (1) For Each Two (2) Employees.
Nursery School, Day Nurseries or Childcare Centers	One (1) For Each Three Hundred and Fifty (350) Square Feet of Usable Floor Space.
Public Buildings Such as City Halls, Courthouses, Public Libraries, Etc.	One (1) For Each Employee or Administrator in Addition to One (1) For Each Fifty (50) Square Feet of Useable Floor Space in Waiting Rooms and Meeting Rooms.

BUSINESS AND COMMERCIAL USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
Planned Commercial or Shopping Center	One (1) For Each One Hundred Twenty-Five (125) Square Feet of Useable Floor Area.
Auto Wash (Automatic)	One (1) For Each One (1) Employee. In Addition, Reservoir Parking Spaces Equal in Number to Five (5) Times the Maximum Capacity of The Auto Wash. Maximum Capacity of The Auto Wash Shall Mean the Greatest Number of Automobiles Possible Undergoing Some Phase of Washing at The Same Time.
Auto Wash (Self-Service or Coin Operated)	Five (5) For Each Washing Stall in Addition to The Stall Itself.
Beauty Parlor or Barber Shop	Three (3) Spaces for Each of The First Two (2) Beauty or Barber Chairs, And One and One-Half (½) Spaces for Each Additional Chair.
Bowling Alleys	Five (5) For Each One (1) Bowling Lane Plus Accessory Uses.
Dance Halls, Pool or Billiard Parlors, Roller Skating Rinks, Exhibition Halls and Assembly Halls Without Fixed Seats.	One (1) For Each Two (2) Persons Allowed Within the Maximum Occupancy Load As Established by Local, County or State Fire, Building or Health Codes.

Establishment for Sale, Consumption on the Premises, Of Beverages, Food, or Refreshments	One (1) For Each Seventy-Five (75) Square Feet of Usable Floor Space or One (1) For Each Two (2) Persons Allowed Within the Maximum Occupancy Load As Established by Building, Or Health Codes.
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 Eight Hundred (800) Square Feet of Useable Floor Area. (For That Floor Area Used in Processing, one (1) Additional Space Be Provided for Each Two (2) Persons Employed Therein.)
Gasoline Service Stations	Two (2) For Each Lubrication Stall, Rack, Or Pit; And One (1) For Each Gasoline Pump.
Laundromats and Coin Operated Dry Cleaners	One (1) For Each Two (2) Washing and Dry-Cleaning Machines.
Miniature Or “Par-3” Golf Courses	Three (3) For Each One (1) Hole Plus One (1) For Each One (1) Employee.
Mortuary Establishments	One (1) For Each Fifty (50) Square Feet of Usable Floor Space.
Motel, Hotel, Or Other Commercial Lodging Establishments	One (1) For Each One (1) Occupancy Unit Plus One (1) For Each One (1) Employee.
Motor Vehicle Sales and Service Establishments	One (1) For Each Two Hundred (200) Square Feet of Usable Floor Space of Sales Room and One (1) For Each One (1) Auto Service Stall in The Service Room.
Retail Stores Except as Otherwise Specified Herein	One (1) For Each One Hundred and Fifty (150) Square Feet of Usable Floor Space.

OFFICES USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE
Banks, Business Offices of Professional Offices Except as Indicated in The Following Item (B)	One (1) For Each Two Hundred (200) Square Feet of Usable Floor Space.
Professional Offices of Doctors, Dentists, Or Similar Professions	One (1) For Each Fifty (50) Square Feet of Useable Floor Area in Waiting Room, And One (1) For Each Examining Room, Dental Chair or Similar Use Area.
INDUSTRIAL USE	NUMBER OF MINIMUM PARKING SPACES PER UNIT OF MEASURE

Industrial or Research Establishments, And Related Accessory Offices	Five (5) Plus One (1) For Every, One and One-Half (1½) Employees in The Largest Working Shift. Space on Site Shall Also Be Provided for All Construction Workers During Periods of Plant Construction.
Warehouses and Wholesale Establishments and Related Accessory Offices	Five (5) Plus One (1) For Every, one (1) Employee in The Largest Working Shift, Or Five (5) Plus One (1) For Every Seventeen Hundred (1,700) Square Feet of Usable Floor Space, Whichever Is Greater.

5-1N-3 OFF STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION

AND MAINTENANCE Whenever the off-street parking requirements in the above require the building of an off-street parking facility, off street parking lots shall be laid out, constructed, and maintained in accordance with the following standard regulations:

1. No parking lot shall be constructed unless and until a permit therefore is issued by the Building Inspector. Applications for a permit shall be submitted to the Building Department in such form as may be determined by the Building Inspector and shall be accompanied with two (2) sets of site plans for the development and construction of the parking lot showing that the provisions of this Section will be fully complied with.
2. Plans for the layout of off-street parking facilities shall be in accord with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
A 10° parallel	12'	8'	23'	20'	28'
l 30° – 53°	12'	8'6"	20'	32'	52'
s p 54° – 74°	15'	8'6"	20'	36'6"	58'
a c 75° – 90°	20'	9'	20'	40'	60'

3. s shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.
4. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.
5. Ingress and egress to a parking lot lying in an area zoned for other than single family residential use shall not be across land zoned for single family residential use.

6. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single family residential use shall be at least twenty-five feet (25) distant from adjacent property in any single-family residential district.
7. All maneuvering lane widths shall permit one-way traffic movement, except that the 90° pattern may permit two-way movement.
8. The entire parking area, including parking spaces and maneuvering lanes, require under this section shall be provided with asphaltic or concrete surfacing in accordance with specification approved by the City Manager. The parking area shall be surfaced within one (1) year of the date occupancy permit is issued.
9. 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 property or toward buildings.
10. All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only.
11. In all cases where a wall extends to an alley which is a means of ingress and egress to an off street parking area, it shall be permissible to end the wall not more than ten feet (10') from such alley line in order to permit a wider means of access to the parking area.

**5-1N-4 OFF STREET LOADING AND UNLOADING.** On the same premises with every building, structure, or part thereof, involving the receipt or distribution of vehicles or 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 public use of dedicated right of ways. Such space shall be provided as follows:

1. All spaces shall be provided as required in Subchapter 1L, except as hereinafter provided for Industrial Districts.
2. Within an Industrial District all spaces shall be laid out in the dimension of at least ten by fifty feet (10' x 50'), or five hundred square feet (500') in area, with a clearance of at least fourteen feet (14') in height. Loading dock approaches shall be provided with a pavement having an asphaltic or Portland cement binder so as to provide a permanent, durable, and dustless surface. All spaces in I Districts shall be provided in the following ratio of spaces to floor area:

GROSS FLOOR AREA (IN SQUARE FEET)	LOADING AND UNLOADING SPACE REQUIRED
0 – 1,400	None
1,401 – 20,000	One (1) Space
20,001 – 100,000	One (1) Space Plus One (1) Space for Each Twenty Thousand (20,000) In Excess of Twenty Thousand and One (20,001) Square Feet.

100,001 And Over	Five (5) Spaces
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3. All loading and unloading in Industrial District shall be provided in the rear or interior side. Loading and unloading shall be permitted in a front yard, provided that there shall be sufficient depth for trucks so as to not block the public right-of-way while loading or unloading.
4. In those instances where exterior side yards have a common relationship with an Industrial District across a public thoroughfare, loading and unloading may take place in said exterior side yard when the setback is equal to at least fifty feet (50’).

5-1N-5 USES NOT OTHERWISE INCLUDED WITHIN A SPECIFIC DISTRICT. Because the uses hereinafter referred to possess unique characteristics making it impractical to include them in a specific use district classification, they may be permitted by the Zoning Board of Adjustment under the conditions specified, and after public hearing. In every case, the uses hereinafter referred to shall be specifically prohibited from any Residential Districts, unless otherwise specified.

These uses require special consideration since they service an area larger than the City or require sizeable land areas, creating problems of control with reference to abutting use districts. Reference to those uses falling specifically within the intent of this Section are as follows:

1. Outdoor Theaters. Because outdoor theaters possess the unique characteristics of being used only after darkness and since they develop a concentration of vehicular traffic in terms of ingress and egress from their parking area, they shall be permitted in I-2 and I-3 Districts only. The proposed internal design of an outdoor theater shall receive approval from the City manager as to adequacy of drainage, lighting, and other technical aspects.

5-1N-6 EXEMPTION – HOME OCCUPATIONS. The provisions of this subchapter do not apply to home occupations as defined in Section 5-1C-8 unless the home occupation or commercial activity would require more than two off street parking spaces. The two off street parking spaces required for each dwelling unit shall not be counted as available to meet the off-street parking spaces required for the home occupation.

TITLE V LAND USE REGULATIONS  
CHAPTER 1 ZONING REGULATIONS



