

SECTION 530 - OFF-STREET PARKING AND LOADING

It is the intent of this section to assure that off-street parking and loading spaces are provided to accommodate the motor vehicles of all persons normally using or visiting a use or structure at anyone time. For any permitted use hereafter established, such spaces shall be provided in accordance with the standards hereinafter specified. Any off-street parking and loading provision existing shall conform to these standards to the extent that they conform at the time of adoption of these regulations. If any existing use of land or structure is changed to a use requiring additional spaces to comply with this Section, such additional spaces shall be provided for the new use in accordance with the standards hereinafter specified.

530.1 PARKING AND LOADING SPACE STANDARDS

Notwithstanding other requirements of these regulations, off-street parking facilities shall satisfy the following minimum requirements with regard to number of spaces and location. Parking may be located on a lot separate from that of the facility. Parking requirements may be lessened by the Commission where the applicant can prove that adequate municipal parking already exists.

1. Dwellings:
 - a. two spaces for each dwelling unit and located on the same lot with the dwelling.
2. Churches, places of worship, theaters, assembly halls or stadiums and the like:
 - a. one space for each four seats and located on the same lot, with the facility or on another lot any part of which is within 500 feet in a direct line from the facility. If the facility is located in a residential zone, such spaces shall be on the same lot as the facility or on a contiguous lot.
3. Hospitals and convalescent homes: for hospitals.
 - a. Two spaces per bed and for convalescent homes, 1 space for 3 beds all located on the same lot with the facility; and 3 spaces for every 4 employees on the day shift of the institution.
4. Hotels, motels, tourist courts, rooms to let in a dwelling and the like:
 - a. One space for each guest unit plus one space for each employee; and located on the same lot with the facility.
5. Restaurants and food service establishments:
 - a. One space for each 75 square feet of customer space.
 - b. Plus one space for each 100 square feet of other floor area and located on the same lot with the facility or on another lot any part of which is within 300 feet in a direct line from the facility.
 - c. For fast food restaurants there shall be 1 space per table and 1 space for every two counter seats.
 - d. For drive-in restaurants, there shall be a minimum of six spaces per employee on the busiest shift.
6. Gasoline stations and motor vehicle dealers and repairers establishments for auto washing and cleaning and the like.
 - a. Five spaces located on the same lot with the facility.
7. Retail stores, business and professional offices. financial institutions, medical and dental clinics, laboratories, commercial recreational facilities and the like:
 - a. One space for each 150 square feet of floor area of finished space and located on the same lot with the building or on another lot any part of which is within 300 feet in a direct line from the building.
8. Undertakers establishments:
 - a. 40 spaces plus 10 spaces for each chapel or parlor in excess of one, all located on the same lot with the building or on another lot any part of which is within 300 feet in a direct line from the building.
9. Warehouses. wholesale businesses, trucking terminals, contractor's businesses, research laboratories, establishments for the manufacture. processing or assembling of goods; printing and publishing establishments; painting, woodworking. sheet metal; blacksmith. welding, tire recapping, and machine shops; laundry, cleaning and dyeing plants and the like:
 - a. one space for each one and one-half employees during the largest daily work shift period and located on the same lot with the facility or on another lot any part of which is within 500 feet in a direct line from the facility.
10. Golf, swimming, riding and similar recreational facilities or clubs:
 - a. One space for every 6 members thereof; tennis courts: two spaces for every court.

530.2 DESIGN STANDARDS

530.2.1 LOADING SPACE STANDARDS

Every commercial, industrial, wholesale and hospital or convalescent use (except in the CBD zone) or addition thereto must maintain at least one paved off-street loading space of not less than 15 feet in width, 40 feet in length and 14 feet vertical clearance. For wholesale and industrial buildings, there shall be one such off-street loading space for every 20,000 square feet of floor area or portion thereof, excluding basements. No such loading space shall be less than 20 feet from any property line or street line.

530.2.2 PARKING SPACE STANDARDS

All parking spaces shall have a minimum width of 10 feet and a minimum length of 18 feet. Except in residential districts, where the minimum shall be 10 feet, no parking space or back-up space shall be located within 20 feet of any property line, street or road, nor shall any space be located less than 5 feet from the wall of any building to allow for pedestrian walks and/or landscaping. Amend. 11/8/93.

530.2.3 ENTRANCES AND EXITS

Each parking or loading space shall be provided with adequate area for approach, turning and exit, of the vehicle for which it was designed without need to use any part of a public street right-of-way. Points of entrance and exit for driveways onto the street shall be not less than 12 feet in width for each lane of traffic using the driveway, but the total width of such entrance or exit shall not exceed 30 feet. No such driveway shall be within 10 feet of any other driveway on the same property or within 10 feet of any property line.

530.3 CONSTRUCTION

All off-street parking and loading areas shall be suitably improved, graded, stabilized and maintained so as to cause no nuisance or danger from dust or from surface water flow.

No such area shall have a slope of less than one half percent nor greater than three percent. All parking areas for more than five automobiles shall be surfaced with liquid

asphalt, asphaltic concrete or portland cement concrete and shall be defined by curbs and all parking spaces shall be defined with lines, except that a parking area in the flood

hazard district shall have a permeable surface to allow for the absorption of flood waters.

For industrial uses, the above shall apply except that parking areas need not be define by curbs.

530.4 JOINT PARKING

Joint parking areas and loading spaces may be established by the owners of separate contiguous lots in order to provide the total number of off-street parking and loading spaces required. In such case, the 10 foot requirement specified in 530.2.2 may be waved from the common property line.

530.5 PROHIBITED PARKING

In the residential Medium, High Density and CBD Districts, the parking of any tractor trailer, semi-trailer or tractor trailer combination, any semi-trailer, or any truck (or earth moving machine, motorized equipment, or vehicle) having a light weight in excess of three tons for more than eight hours shall be prohibited.