

ARTICLE VIII. OFF-STREET PARKING AND LOADING

Section 8.1 Off-Street Parking Requirements

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding Dwelling Units, guest rooms, seats, or floor area; or before conversion from one type of use or occupancy to another, permanent off-street parking space in the amount specified by this Section. Such parking space may be provided in a parking garage or properly graded all-weather surface open space. Off-Street parking shall not be required in the Central Business District. See SR25 for restrictions on parking facilities associated with Adult Oriented Business.

A. Certification of Minimum Parking Requirements

Each application for Zoning Compliance Certificate submitted to the Zoning Administrator as provided for in this Ordinance shall include information as to the location and dimensions of off-street parking and the means of entrance and exit to such space. This information shall be in sufficient detail to enable the Zoning Administrator to determine whether or not the requirements of this section are met.

B. Definition of a Parking Space

The storage space of one (1) automobile. The size of a parking space shall be in accordance with geometric design principles for the type space and lot. (See Table I, Geometric Design Standards.)

C. Minimum Off-Street Parking Requirements

The following off-street Parking Space shall be required. Any fractional space (e.g., 47.3) shall be considered the next whole number (e.g., 48).

Residential Uses	Off Street Parking Requirement
Housing Designed for and used by the elderly	1 space per 2 Dwelling Units
Incidental Home Occupations	1 space in addition to the residential requirement provided that physicians and dentists shall have 5 spaces additional and beauty shops shall have 3 spaces additional
Multi-family residences	1 bedroom – 1 space per unit 2 bedroom – 2 spaces per unit 3 bedroom – 2 spaces per unit
Congregate Care	1 space per two beds 1 space per 2 dwelling beds
Single-family and Two-family residences may be in a single drive with one car behind the other)	2 spaces per dwelling unit

Commercial & Industrial Uses	Off-Street Parking Requirement
Auto service station and/or repair shops	4 spaces per service bay, plus 1 space per wrecker or service vehicle
Auto sales	3 spaces, plus 1 space per 400 square feet of building area devoted to sales
Bank and consumer financial services	1 space per 200 square feet of gross floor area
Barber shop and other personal services	2 spaces per operator
Beauty shops	3 spaces per operator
Car washes	1 space per 1 employee
Delivery, ambulance and other similar services	1 space per vehicle, plus 1 space for each 2 employees
Drive-through service such as banks, drive- through window or lane, restaurants, automobile service stations, dry cleaners, car washes and similar uses (in addition to Use Requirements)	Stacking for 4 vehicles at each bay
Dry cleaners or laundries (self-service)	1 space per 4 rental pieces of equipment
Eating establishments and nightclubs serving meals	5 spaces, plus 1 for every 3 seats
Fire Stations	1 space per Person on duty on an average shift
Hotel, motel, motor court and similar Uses	1 space per unit, plus 2 spaces per 3 employees on a normal shift
Mobile home sales	5 spaces, plus 1 space per 10,000 square feet of gross land area
Manufacturing, industrial, warehousing and Wholesaling	1 space per 3 employees on the largest shift
Post offices	1 space per 200 square feet of gross land area
Retail sales except those listed below	1 space per 200 square feet of gross floor area
Retail sales of bulky items which require large amounts of floor space to the number of items offered for sale	1 space per 300 square feet of gross floor area
Retail uses dealing primarily in service and or repair	1 space per 200 square feet of gross floor area
Designed shopping centers	5 spaces per 1,000 square feet of gross floor area (optional to computing parking on a store by store basis)
Radio, TV stations	2 spaces per 3 employees on the largest shift
Transportation terminals such as airports, bus terminals and railroad passenger stations	1 space per 4 seating accommodations for waiting passengers, plus 1 space for each 2 employees on the largest shift
Wholesale with related retail	1 space per 3 employees on the largest shift, plus additional spaces per square foot of gross floor area devoted to retail sales as applicable from "retail sales" schedule above

Office & Institutional Uses	Off-Street Parking Requirement
Bed and Breakfast Inn	1 space per room for rent
Childcare and kindergarten, less than 6 children	1 space per teacher or staff, plus space for 1 car drop-off and pickup
Childcare and kindergarten, 6 or more children	1 space per teacher or staff, plus stacking for 4 cars for drop-off and pick up or stacking for 1 car per 10 children, whichever is greater
Churches	1 space per 4 seats in the largest assembly room
Dormitories	1 space per 4 beds
Fraternity, sorority houses	1 space per 2 beds
Elementary and junior high schools	5 spaces, plus 1 space per teacher or staff
Funeral homes	1 space per 4 seats in the main chapel
General Offices	1 space per 200 square feet of net rentable area (Net rentable area shall be considered to be 80% of gross floor area unless otherwise shown by applicant)
Hospital, nursing and convalescent homes	1 space per 2 beds, plus 1 space per staff doctor and other medical practitioners
Library, museum and art galleries	1 space per 300 square feet of gross floor area
Medical, dental and similar offices	7 spaces per doctor or practitioner
Nursing, convalescent homes designed and used primarily for the elderly	1 space per 3 beds, plus 1 space per staff doctor or practitioner
Orphanage, juvenile homes	1 space per 4 beds
Senior high schools, trade and vocational schools, colleges and universities	1 space per 5 students and 1 space for each employee
Auditoriums, stadiums, assembly halls and gymnasiums located on a high school, college or university campus	12 movable seats in largest assembly 1 space per 12 fixed seats and 1 space per room

Recreation Uses	Off-Street Parking Requirement
Amusements, dance halls, nightclubs not serving meals	1 space per 3 persons plus 2 spaces per 3 employees on the in designed capacity largest shift
Auditoriums, stadiums, assembly halls, convention centers, gymnasiums, fraternal or social clubs or lodges, community recreation center	1 space per 3 fixed seats and 1 space per 3 movable seats in the largest assembly room
Bowling alleys	4 spaces per lane
Golf courses	4 spaces per tee
Indoor movie theaters	1 space per 3 fixed seats and 1 space per 3 movable seats
Public swimming pools	1 space per 100 square feet of water area and deck
Recreation Uses such as golf driving range, miniature golf, tennis, billiards or pool centers or similar recreation uses	1 space per tee, green, court and or other method of participation however styled
Recreation facilities such as community center, swimming pool, tennis courts, and similar activities when located in conjunction with a townhouse, condominium, group housing or homeowner association development	1 space per 25 memberships or tenants

D. Combination of Required Parking Spaces

The required parking spaces for and number of separate uses may be combined in one lot or parking structure, but the required parking spaces assigned to one use may not be assigned to another use at the same time.

E. Day Time/Night Time Assignments

One-half (1/2) of the required parking spaces for churches, theaters, or assembly halls whose peak attendance is at night or Sundays may be assigned to a use, which will be closed at night or Sundays.

F. Lighting

If parking areas are lighted, the lighting fixtures shall be so installed as to protect the street and neighboring properties from direct glare or hazardous interference of any kind.

G. Remote Parking

On all off-street parking lots, the required space shall be provided on the same plot with the use or on a lot separated therefrom by not more than four hundred (400) feet, except for residential uses, which must be provided on the same plot.

Where provision of required off-street parking for a building or other uses established subsequent to the adoption of this Section involves one (1) or more parcels or tracts of land that is not a part of the plot on which the principal use is situated, the applicant for a permit for the principal use shall submit with his application for a Zoning Compliance Certificate an

instrument duly executed and acknowledged, which subjects the parcels or tracts of land to parking uses in connection with the principal use for which it is made available. The applicant shall cause said instrument to be registered in the office of the Register of Deeds upon the issuance of a Zoning Compliance Certificate.

Parking in one Zoning District in connection with a use not permitted in that District shall be permitted in accordance with the following:

- Business and Office uses may park in Industrial Districts.
- Industrial and Office uses may park in Business Districts.
- Residential uses may park in Business, Office and Industrial Districts.

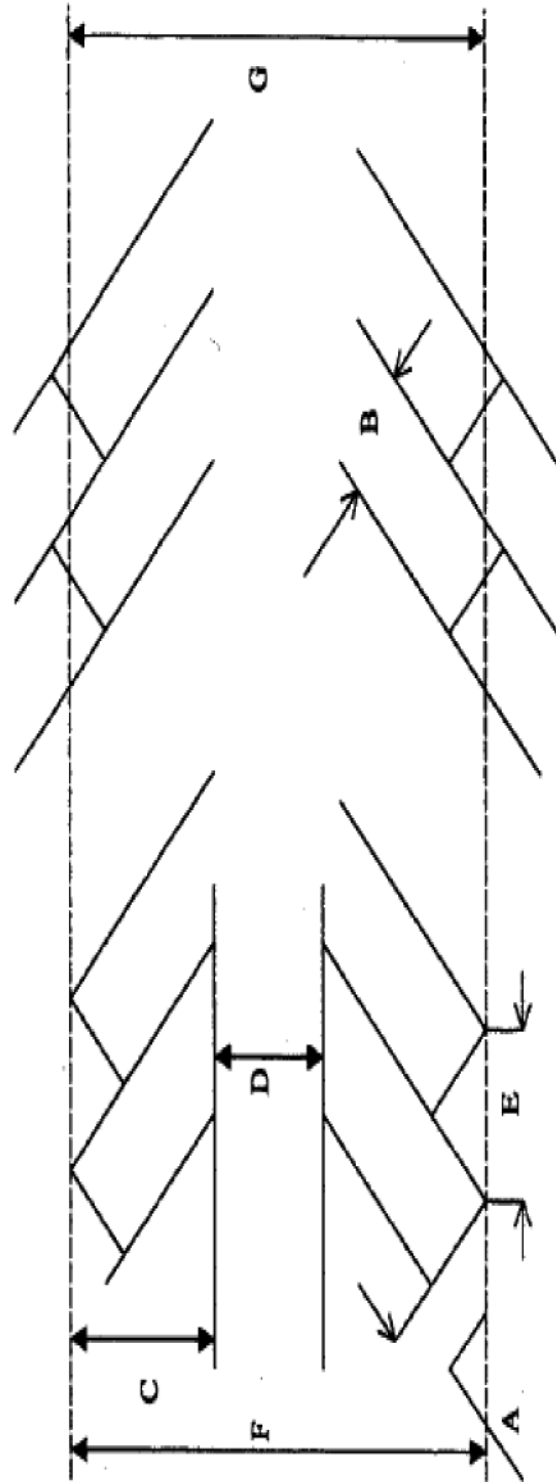
In addition, any use located in one Zoning District, which is also a permitted use in another Zoning District may also park in such other Zoning District in which the use is permitted.

Section 8.2 Parking Lot Improvement, Design and Locational Requirements

- A. All off-street parking lots including exits, entrances, drives and parking areas shall:
1. Be designed to allow for traffic movement in accordance with the geometric design principles of Table 1,
 2. Have physical access to a public street,
 3. Be so designed that all access to public street is by forward motion,
 4. Be graded, properly drained, stabilized and maintained to prevent dust and erosion, and
 5. Be continuously provided and maintained as long as the use, which they serve, exists.
- B. Within the R-20, R-15, R-8, R-8S, R-6 and R-6S Residential Districts and the O-I Office and Institutional District, parking lots may be located in the front yard but lots of six (6) or more cars shall not be located within ten (10) feet of any public right-of-way line.
- C. When a parking lot with space for more than six (6) cars in any zoning district including Residential, adjoins any lot zoned for residential purposes, a screening device as defined in Article X shall be provided to protect residences from light, glare, noise and fumes.
- D. Any driveway connecting to a public street from a parking lot for six (6) or more cars shall be treated with a hard surface for the portion of the driveway within twenty (20) feet of the public street travel way.

Table 1.
Geometric Design Standards for Parking

A	B	C	D	E	F	G
Parking Angle	Stall Width	Stall Depth to Curb	Aisle Width	Curb Length	Centerline to Width of Two Access Aisle Curb to Curb	Centerline Row Bin Width Between Striping Centerlines
Degrees	Feet	Feet	Feet	Feet	Feet	Feet
0	9.0	9.0	12.0	23.0	30.0	-
	9.5	9.5	12.0	23.0	31.0	-
	10.0	10.0	12.0	23.0	32.0	-
30	9.0	17.3	11.0	18.0	45.6	37.8
	9.5	17.8	11.0	19.0	46.6	38.4
	10.0	18.2	11.0	20.0	47.4	38.7
45	9.0	19.8	13.0	12.7	52.6	46.2
	9.5	20.1	13.0	13.4	53.2	46.5
	10.0	20.5	13.0	14.1	54.0	46.9
60	9.0	21.0	18.0	10.4	60.0	55.5
	9.5	21.2	18.0	11.0	61.4	55.6
	10.0	21.2	18.0	11.5	61.0	58.0
90	9.0	19.0	25.0	8.5	63.0	-
	9.5	19.0	24.0	9.5	62.0	-
	10.0	19.0	24.0	10.0	62.0	-



Section 8.3 Parking Lot Landscaping

- A. In any Zoning District where parking spaces for twenty-five (25) or more cars are required or provided for a use or uses on a site, the parking lot shall be landscaped with canopy trees as required by this Section at the rate shown below. This requirement shall be initiated by the initial use or development of the property. In addition, in any case where ten (10) parking spaces are added, whether required or not, the entire parking lot including existing parking areas shall be landscaped if the total on the site then equals twenty-five (25) or more.

- B. Canopy trees shall be provided at a minimum rate of one canopy tree for each twelve (12) spaces. After the first two trees, any fractional remaining number of spaces over six (6) shall require one (1) additional tree. Required canopy trees shall be distributed throughout the parking area and shall be located within or adjacent to parking lots as tree islands, at the end of parking bays, inside medians or between rows of parking spaces. Canopy trees must be a minimum of eight (8) feet high and two (2) inches in diameter, measured six (6) inches above grade at planting. When mature, a canopy tree should be at least forty (40) feet high and have a minimum crown width of thirty (30) feet. The following is a sample list of canopy trees by common name:

Red Maple	White Pine	Sycamore
Pecan	Deodar Cedar	White Oak
Leyland Cypress	American Holly	Pin Oak
Black Locust	White Spruce	Post Oak
American Linden	American Elm	Red Mulberry

Section 8.4 Off-Street Loading Requirements

Every structure or building used for trade, business or industry hereafter erected, except in the C-1 District, shall provide space as indicated herein for the loading, unloading and maneuvering space of delivery vehicles off the street or public alley. Such space shall have access to a public alley, private driveway, or if such cannot reasonably be provided, to a public street. For the purpose of this Section an off-street loading space (exclusive of adequate access drives and maneuvering space) shall have a minimum dimensions of twelve (12) feet by forty (40) feet and an overhead clearance of fourteen (14) feet in height above the alley or street grade.

<u>Type of Use</u>	<u>Required Off-Street Loading Spaces</u>
Retail Business	1 space for each 20,000 square feet of gross floor area or fraction thereof
Wholesale and Industries	1 space for each 20,000 square feet of gross floor area or fraction thereof
Office and Institutions	1 space for each 50,000 square feet of gross floor area or fraction thereof