

CHAPTER 15

LAND DEVELOPMENT CODE

ARTICLE 8 OFF-STREET PARKING STANDARDS

15-8-1	Purpose
15-8-2	Applicability
15-8-3	Standards for Uses
15-8-4	Design Standards for Parking Areas

15-8-1 **Purpose.** This Article establishes parking standards for land uses in the City. The standards are intended to lessen congestion on the streets and to ensure an adequate supply of parking spaces within a reasonable distance of uses.

15-8-2 **Applicability.** The standards of this Article shall apply to all development, including development of new uses, expansion of existing uses and change of the use of land or structures.

15-8-3 **Standards for Uses.**

A. Off-Street Parking Required. All uses shall be required to meet the standards set forth in Table 8-1, Off-Street Parking Standards, By Use, except for uses in the Central Business District (CBD), for which there is no off-street parking required.

1. Multiple Uses. If two (2) or more principal uses occupy a single parcel or structure, the standard for off-street parking shall be the additive total for each principal use of the parcel or structure.

2. Shared Parking. When it can be shown that the peak use period for required parking for one land use will not overlap with the peak use period for required parking for another land use located on the same or adjacent site, the Community Development Director may reduce the required number of off-street parking spaces by up to twenty-five percent (25%) of the total required. Written approval by the property owner for use of property is required. The shared parking area may not be across a street. A change in land use will require evaluation by the Director and additional spaces may be required.

B. Required Fractional Spaces. When any calculation of off-street parking results in a required fractional space, such fraction shall be rounded up to the next higher number of spaces.

C. Location of Required Spaces. Required off-street parking spaces shall be located:

1. On The Same Lot. On the same lot as the structure the spaces are intended to serve; or
2. Within a Common Parking Area. Within a parking area commonly owned by individuals who also own living or commercial units adjacent to the area which the parking spaces are intended to serve.

TABLE 8-1 OFF-STREET PARKING STANDARDS, BY USE	
Use	Parking Standard
Residential Uses	
Single-family dwelling unit	2 spaces per unit
Duplex dwelling unit	2 spaces per unit
Multi-family dwelling unit	2 spaces per first unit, plus 1.5 space per additional unit
Accessory dwelling unit	1 space per unit
Mobile home	2 spaces per unit
Mobile home park	2 spaces per unit, plus 0.5 space per unit for guests
Rooming or boarding house, fraternity, sorority and dormitory	1 space per bed
Residential Business Uses	
Bed and breakfast inn	1 space per guest room, plus 1 space for the owner/manager's unit

TABLE 8-1 OFF-STREET PARKING STANDARDS, BY USE	
Use	Parking Standard
Day care home, day care school or day care center	1 off-street parking space per non-resident employee, plus one (1) designated on- or off-street loading zone space, plus those spaces required for the dwelling unit
Home occupation	Those spaces required for the dwelling unit
Home business	1 space per non-resident employee, plus those spaces required for the dwelling unit
Public and Institutional Uses	
Church, parish home and religious education building	1 space per every 4 seats in the main sanctuary, plus 1 space for the parish home
Clubs, recreation buildings and areas operated by and for their members	1 space per every 4 persons allowed within the maximum rated occupancy established by local fire, building or health codes
Community buildings; Government administrative facilities, services and buildings	1 space per 300 s.f
Group home	1 space per employee, plus 1 visitor space per 4 beds
Nursing home	1 space per employee, plus 1 visitor space per 2 beds
School	1 space per employee, plus additional to be established by the Commission during conditional use review
Commercial Uses: Professional Offices	
Professional office - General	1 space per 300 s.f.
Medical or dental office	1 space per 200 s.f.
Commercial Uses: Personal Services	
Personal service - General	1 space per 300 s.f.

TABLE 8-1 OFF-STREET PARKING STANDARDS, BY USE	
Use	Parking Standard
Bank	1 space per 200 s.f.; if a drive-in facility is offered, a minimum of three queuing spaces shall also be provided at each station
Beauty/barber shop	2 spaces per chair
Funeral home and mortuary	1 space per 150 s.f. of parlor, chapel or assembly area, plus 1 space per employee and 1 designated space for each vehicle owned by the establishment
Self service laundromat	1 space per 2 washing machines
Commercial Uses: Retail Sales Establishments	
Retail sales establishment	1 space per 250 s.f.
Commercial Uses: Eating and Drinking Establishments	
Eating and drinking establishment	1 space per 200 s.f.; if a drive-in facility is offered, a minimum of three queuing spaces shall also be provided at each station
Commercial Uses: Commercial Lodging	
Commercial lodging	1 space per guest room (in a suite, each bedroom shall constitute a separate guest room), plus 1 space per 150 s.f. of group assembly area (such as conference/meeting rooms), plus 1 space per 500 s.f. of accessory commercial space, plus 1 space for the manager/front desk person
Indoor Amusement and Entertainment Establishment	
Bowling alley	5 spaces per lane, plus 1 space per employee
Game room/video arcade	1 space per 250 s.f.
Pool or billiard hall	2 spaces per pool or billiard table
Recreation or athletic club	1 space per 250 s.f. of activity area, plus 1 space per employee
Skating rink	1 space per 250 s.f. of skating area
Theater	1 space per 3 seats

TABLE 8-1 OFF-STREET PARKING STANDARDS, BY USE	
Use	Parking Standard
General Services	
General services - General	1 space per 500 s.f.
Automobile repair	2 spaces per service bay (service bay is not a parking space), plus 1 space per employee
Automobile sales and rental	1 space per employee plus 1 space per 500 s.f.
Commercial storage of personal property in enclosed storage areas	1 space per employee, plus 1 space per 10 storage units
Mobile home and recreational vehicle sales and service	1 space per employee plus 1 space per 500 s.f.
Industrial Uses: Light Industrial	
Light industrial - General	1 space per 500 s.f.
Warehouse	1 space per 1,000 s.f. or 1 space per employee, whichever is greater, plus 1 space for each company vehicle stored on the premises
Industrial Uses: General Industrial	
General industrial	1 space per employee of the business plus 1 space per company vehicle, or as established by the Commission if a conditional use review is required

TABLE 8-1 OFF-STREET PARKING STANDARDS, BY USE	
Use	Parking Standard
Notes: Where the use is identified as "General," it means all those uses in the commercial/industrial use schedule for that category which are not specifically listed in this parking table. There is no off-street parking required for uses in the CBD. Floor area shall be measured as gross floor area within a building, exclusive of mechanical rooms, closets or storage areas and kitchen spaces, unless specifically stated otherwise. Where parking requirement is on a per employee basis, employment shall reflect the maximum number on any single shift. For uses not listed, parking requirements shall be determined by the Community Development Director, based upon the parking requirements of a land use in this table that is most similar to the use not identified in this table, or using other professional sources. All fractions shall be rounded up to the next highest number.	

D. Prohibited Uses of Required Spaces. Off-street parking spaces shall be available for the parking of operable automobiles of the residents, customers and employees of the use for which they are required. Prohibited uses of required spaces shall be as follows:

1. Storage. The storage of inoperable vehicles or materials.
2. Delivery Vehicles. The parking of delivery vehicles for the business.
3. Vehicles for Sale. The display of vehicles for sale in commercial or industrial parking areas, except for the casual display of vehicles by owners who are employees or customers using the premises.
4. Repair Work. Repair work that renders a vehicle inoperable for periods of more than twenty-four (24) hours in a parking area required for a commercial use.

15-8-4 Design Standards for Parking Areas.

A. Parking Surface. Off-street parking areas, aisles, and access drives in the Professional Business (B-1), Commercial Business District (CBD) and Commercial (C) and all residential zone districts shall be paved and striped, except for parking areas and access drives for single-family and duplex dwelling units, which may be gravel and need not be paved. Paved parking areas shall be paved with concrete, paving blocks, asphalt or other durable all weather surface. The surface shall be graded and drained to permit drainage of surface water without damage to public or private land or improvements.

B. Dimensions. The minimum dimensions for parking spaces, rows and aisles are provided in Table 8-2, Minimum Parking Row and Aisle Dimensions.

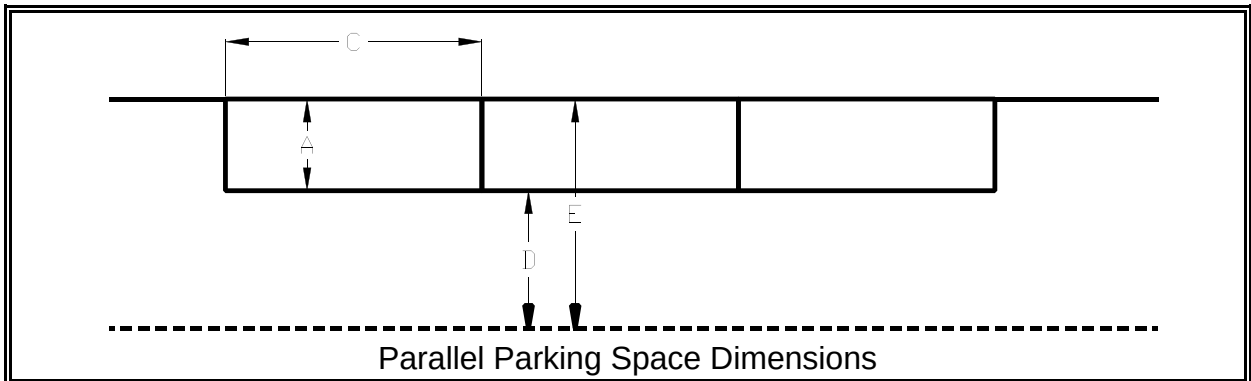
TABLE 8-2 MINIMUM PARKING ROW AND AISLE DIMENSIONS					
Angle	Stall Width "A"	Minimum Depth "B"	Curb Length "C"	Aisle Width "D"	Total Depth "E"
Parallel	8.0'	NA	22.0'	12.0'	20.0'
30 deg.	*8.0'	16.0'	16.0'	11.0'	27.0'
	8.5'	16.4'	17.0'	11.0'	27.4'
	9.0'	16.8'	18.0'	11.0'	27.8'
	9.5'	17.3'	19.0'	11.0'	28.3'
45 deg	*8.0'	18.4'	11.3'	14.0'	32.4'
	8.5'	18.7'	12.0'	13.5'	32.2'
	9.0'	19.1'	12.7'	13.0'	32.1'
	9.5'	19.4'	13.4'	13.0'	32.4'
60 deg	*8.0'	19.7'	9.2'	19.0'	38.7'
	8.5'	20.0'	9.8'	18.5'	38.5'
	9.0'	20.3'	10.4'	18.0'	38.3'
	9.5'	20.5'	11.0'	18.0'	38.5'
90 deg	*8.0'	20.0'	8.0'	26.0'	44.0'
	8.5'	20.0'	8.5'	25.0'	43.0'
	9.0'	20.0'	9.0'	24.0'	42.0'
	9.5'	20.0'	9.5'	24.0'	42.0'

TABLE 8-2
MINIMUM PARKING ROW AND AISLE DIMENSIONS

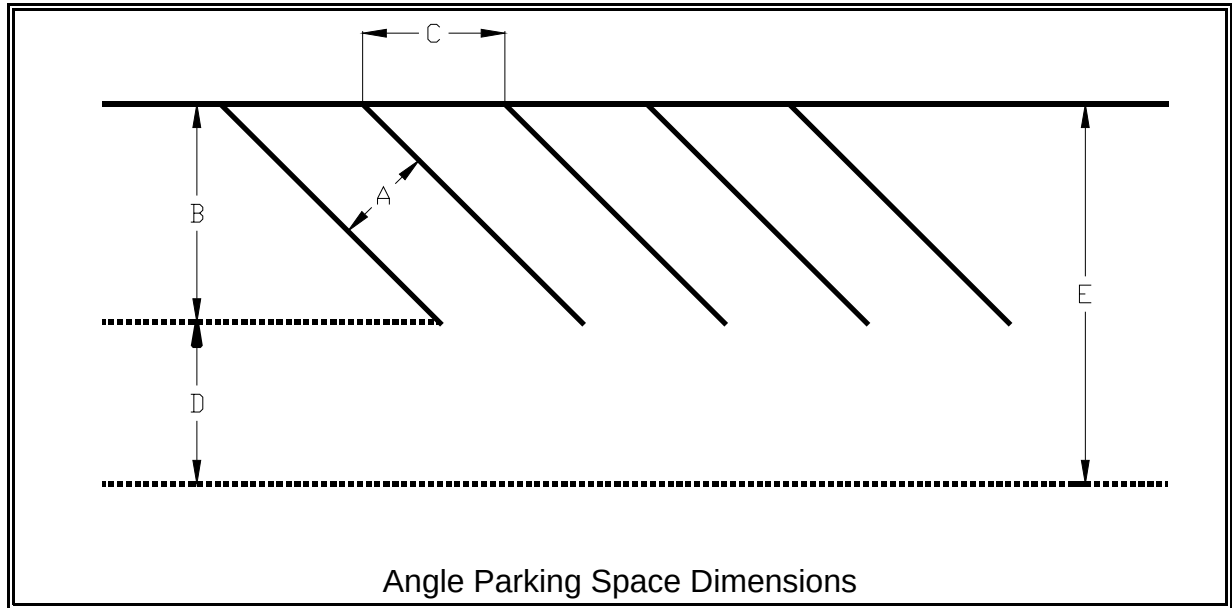
Notes: * Compact car

C. Backing on to Roads Prohibited. All parking areas shall be designed so that vehicles exiting from a parking space shall not back on to the right-of-way of public streets, but may back on to the right-of-way of alleys adjacent to the property. Vehicles exiting from a parking space for a single-family or duplex dwelling unit may back onto a residential street.

D. Tandem Parking. Tandem parking (one vehicle parking directly behind another) shall not be permitted and shall not be credited toward meeting any off-street parking requirement for this Article, except for single-family or



duplex residential uses, provided the tandem spaces are assigned to the same dwelling unit.



E. Unobstructed Access. Each required parking space shall have unobstructed access from a road or alley, or from an aisle or drive connecting with a road or alley, except for approved residential tandem parking.

F. Compact Car Spaces. In parking areas containing more than ten (10) spaces, up to twenty percent (20%) of the spaces over and above the first ten (10) may be designed for compact cars, provided that any such spaces are designated for exclusive use by compact cars with a raised identification sign. The identification sign shall be twelve inches by eighteen inches (12" x 18"), with a height not to exceed seven feet (7'). The standard colors of the sign shall be white on green.

G. Parking for the Handicapped. Any use requiring handicapped access, as defined in the Uniform Building Code, and having fifteen (15) or more parking spaces, shall provide one (1) space per fifteen (15) spaces for use only by physically handicapped persons.

1. Width. Parking spaces for the physically handicapped shall have a minimum stall width of twelve feet (12') unless the space is parallel to a pedestrian walk, in which case the width may be a minimum of eight and one-half feet (8 ½').

2. Sign. All spaces designated as being for the handicapped shall have a raised standard identification sign. The identification sign shall be twelve inches by eighteen inches (12" x 18"), with a height not to exceed seven feet (7'). The standard colors of the sign shall be white on blue.

H. Parking Area Landscaping and Illumination. Landscaping and illumination for parking areas shall comply with the standards of Article 9, Landscaping and Illumination Standards.

I. Snow Storage. Snow is to be stored on-site according to the following standards:

1. Area. A minimum area of two and one-half percent (2.5%) of the total required off-street parking or loading area, inclusive of access drives, shall be provided as the snow storage area.
2. Storage in Parking Spaces Prohibited. Snow shall not be stored within required parking spaces, except on an emergency basis, for a period not to exceed forty-eight (48) hours.
3. Storage in Yards and Open Space Permitted. Snow maybe stored in required yards and open space, including landscaped areas properly designed for snow storage. Stored snow shall not restrict access and circulation or create a visual obstruction for motorists.
4. Drainage. Adequate drainage shall be provided for the snow storage area to accommodate snow melt. Snow melt shall not be permitted to drain on to adjacent property.

(Ord. 1-97, 1-28-97)