

CHAPTER 7
OFF STREET PARKING

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9-7-1: **PURPOSE:** The purpose of this chapter is to set forth the minimum requirements for off street vehicular parking and loading for various buildings and land uses within the city. (Ord. 426, 7-8-2002)

9-7-2: **GENERAL PARKING REQUIREMENTS:**

- A. Shown On Site Plan: Off street parking and loading facilities drawn to scale shall be shown on a site plan for building permit or administrator review. This is not required for single-family or two-family dwellings.
- B. Land Use Changed Or Altered: Whenever a land use is changed or altered (enlarged, increase in number of employees, seating capacity, etc.) in such a manner that will increase the parking space requirement specified by this chapter, a site plan showing the design for the additional parking spaces shall be submitted to the administrator for approval.

- C. Inoperable Or Unlicensed Vehicles: No inoperable or unlicensed vehicles shall be parked within public or private off street parking areas. Inoperable or unlicensed vehicles may be located in an enclosed building or within an area fenced with a sight obscuring fence at the rear of the property. (Ord. 426, 7-8-2002)

9-7-3: **LOCATION OF PARKING SPACES:** An off street parking lot for uses other than residential use shall be located on the same parcel or lot as the principal use the parking lot serves or within five hundred feet (500') of the principal building it serves. This five hundred foot (500') measurement shall be measured from the nearest point of the principal building to the nearest point of the parking lot. (Ord. 426, 7-8-2002)

9-7-4: **PARKING AREA IMPROVEMENTS:** All public or private parking areas which contain five (5) or more parking spaces shall be improved according to the following:

- A. Surfacing: All parking areas except those in conjunction with single-family or two-family dwellings shall have surfacing of all-weather or durable and dust free surfacing materials as approved by the commission.
- B. Bumpers: All parking areas, except those required in conjunction with a single-family or two-family dwellings, shall provide a bumper which will prevent cars from encroachment on abutting private or public property.
- C. Sight Obscuring Fence: All parking areas, including service drives, which abut a residential area, shall provide a sight obscuring fence, wall or hedge not less than three feet (3') nor more than six feet (6') in height.
- D. Lights: Any lights provided to illuminate any public or private parking area shall comply with the performance standards for lighting contained in subsection 9-6-2E of this title. Lighting shall be so arranged or hooded as to reflect the light away from any abutting or adjacent use.
- E. Location: Parking areas for residential uses, except those required in conjunction with a single-family or two-family dwelling, shall not be located in a required front yard.

F. Surface Water Runoff: On site retention of surface water runoff shall be provided that will be adequate to drain the surface of the parking area so as to prevent the flow of water to adjacent properties. (Ord. 426, 7-8-2002)

9-7-5: **PARKING LOT DESIGN:** All parking spaces and parking lots shall be designed and constructed to the following minimum standards:

Parking Space Dimensions: Eight feet (8') in width by twenty feet (20') in length. Parking area aisle widths shall be as shown in table 7-A:

TABLE 7-A
PARKING AISLE WIDTH REQUIREMENTS

Parking Angle In Degrees				
Traffic Directions	30	45	60	90
One-way traffic	12	12	24	24
Two-way traffic	24	24	24	24

(Ord. 426, 7-8-2002)

9-7-6: **PARKING SPACES REQUIRED:** The minimum number of off street parking spaces required shall be no less than as set forth in table 7-B.

TABLE 7-B
OFF STREET PARKING REQUIREMENTS

Use	Parking Spaces Required
Residential:	
Single-family or two-family dwelling	2 for each unit (garages/carport are calculated in the overall requirement)
Multi-family (3 units or greater):	
1 bedroom unit	1.5 for each dwelling unit
2 or more bedroom units	2 for each dwelling unit

Use	Parking Spaces Required
Senior housing (55 years and older)	1 for each dwelling unit
Mobile home park	2 for each unit
Commercial:	Except for the uses listed below, all commercial uses shall have 1 space for each 250 square feet of gross floor area (less any floor area used for storage, etc.). For any commercial use, a minimum of 2 spaces shall be required
Hotels/motels	1 space per each sleeping room, plus 1 space for each 2 employees
Medical/dental offices	1 space per every 200 square feet floor area
Ministorage	3 spaces, plus 1 space for each 75 units
Offices	1 space per every 200 square feet floor area
Restaurant/taverns/bars	1 space per 100 square feet of floor area, or 1 space for every 2 seats, whichever is greater
Industrial/Manufacturing:	1 for every 1 employee (on the largest shift for which the building is designed), plus 1 for each vehicle used in the business, or a minimum of 5 spaces, whichever is greater
Institutional:	
Churches or assembly areas (including funeral homes)	1 space for each 5 seats
Hospitals	1 for each bed, 1 for each staff employee
Schools:	
Childcare/nursery schools	2 for each classroom, not less than 6 total
Elementary school	1 for each 40 students and 1 for each teacher

Use	Parking Spaces Required
High school	1 for each 6 students and 1 for each teacher
Middle school	1 for each 25 students and 1 for each teacher

(Ord. 426, 7-8-2002)

9-7-7: **PARKING REQUIREMENTS FOR USES NOT SPECIFIED:**

The parking space requirements for buildings and uses not set forth herein shall be determined by the administrator, and such determination shall be based upon the requirements for the most comparable building or use specified herein. (Ord. 436, 7-8-2002)

9-7-8: **COMMON FACILITIES FOR MIXED USES:** In the case of mixed uses, the total requirements for off street parking spaces shall be the sum of the requirements for the various uses. Off street parking facilities for one use shall not be considered to provide parking facilities for any other use except as provided below. (Ord. 436, 7-8-2002)

9-7-9: **JOINT USE OF PARKING FACILITIES:** The administrator may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility, provided that:

- A. **No Substantial Conflict:** The applicant shows that there is no substantial conflict in the principal operating use of the building or use for which the joint use of parking facilities is proposed.
- B. **Proximity:** The parking facility for which joint use is proposed is not further than five hundred feet (500') from the building or use required to have provided parking. (Ord. 436, 7-8-2002)

9-7-10: **OFF STREET LOADING:** The provision and maintenance of off street loading space is a continuing obligation of the property owner. No building permit shall be issued until plans are presented that are and will remain available for exclusive off street loading space for the property for which the building will be used.

- A. Joint Use: Owners of two (2) or more buildings may agree to utilize jointly the same loading spaces, if approved by the administrator.
- B. Surfacing: Areas used for standing and maneuvering of vehicles shall have durable surfaces of asphaltic concrete or dust free surfacing, maintained adequately for all-weather use.
- C. Adjacent To Residential Uses: Loading areas adjacent to residential uses shall be designed to minimize disturbance of residents. Artificial lighting which may be provided shall be so deflected as not to shine or create glare in or on any adjacent dwelling.
- D. Surface Water: On site retention of surface water shall be provided that will be adequate to drain the surface of the loading area so as to prevent flows of water onto adjacent properties. (Ord. 436, 7-8-2002)

9-7-11: **LANDSCAPE REQUIREMENTS:** Construction of an off street parking lot for uses other than residential shall include a landscape design that provides:

- A. A green area that includes trees and shrubs covering a minimum of ten percent (10%) of the lot area. (Ord. 436, 7-8-2002)
- B. A planting and maintenance plan for the green area. (Ord. 436, 7-8-2002; amd. 2010 Code)
- C. Landscaping shall include a buffer between the parking lot and any public street.
- D. Landscaping shall include a buffer between the parking lot and any adjacent residential property. (Ord. 436, 7-8-2002)

9-7-12: **HANDICAPPED PARKING:** All handicapped parking requirements shall follow the current guidelines from the Council of American Building Officials (CABO) and the American National Standards Institute (ANSI). (Ord. 436, 7-8-2002)