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**CHAPTER 10**

**OFF-STREET PARKING AND LOADING**

**SECTION:**

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9-10-1: **OFF-STREET PARKING SPACES:**

9-10-1-1: **DESIGN AND DEVELOPMENT REQUIREMENTS:**

A.General:

1. For the purpose of this Chapter, two hundred (200) square feet of lot or floor area which has a means of ingress or egress from an alley or street shall be deemed parking space for one vehicle. Such space shall not occupy any part of any required front yard, but where open may be included as a part of the required open space for side or rear yard, except as otherwise provided in this Code. On corner or through lots, parking space may not be included as part of required yards lying adjacent to either street.
2. Such parking spaces and access driveways required in all districts, when used in compliance with the provisions of this Code, shall be paved or otherwise surfaced with an all-weather, dustproof material. That part of the driveway connecting from the curb line or roadway to the property line shall be paved with concrete or

asphaltic materials.

B. Nonresidential Uses:

1. Parking areas serving nonresidential uses of property shall be paved as above provided and so as properly to drain off all surface water.
2. When such parking areas or lots abut upon adjacent residential properties, there shall be provided a wall or solid screen planting of appropriate shrubs to a height of not less than four feet (4') along the entire boundary, common to both the residential and parking areas.
3. Lights used to illuminate such parking lots shall be so arranged as to reflect lighting away from the adjoining premises in a residential district.

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4. Such parking spaces shall be reserved for the sole use of the occupants of the building or lots and their customers.
5. Churches, theaters, stadiums, auditoriums and other places of assembly may make arrangements for joint use of parking spaces as hereinafter specified.

9-10-1-2: **JOINT USE OF FACILITIES:**

- A. Joint Use Allowed: The joint use of parking facilities may be permitted in cases where major parking demands occur on different days of the week or during different hours; provided, that parking spaces will be available for each use in accordance with standards specified in this Chapter and that the owners agree in writing that any subsequent sale or division of the property or change in use thereof will not interfere with the joint use of the parking facilities.
- B. Permit Required: A plan of parking facilities shall accompany each application for a building permit or certificate of compliance. The completion of the improvements for parking according to such plan shall be a requisite for the validity of the permit or certificate.

9-10-1-3: **PARKING LOT IN RESIDENCE ZONE:** The Board of Trustees may authorize a special permit to allow a parking lot in a residence zone for the purpose of meeting the requirements of this chapter subject to the following limitations:

- A. Public notice must be given and a public hearing held by the Zoning Committee after a public hearing on the request for a special permit in the same manner in which said notice is given and such hearing is held on a request for a variance.<sup>1</sup>

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<sup>1</sup>See Section 9-12-5 of this Municipal Code.

B. Notice must be given by registered mail to all owners of property within three hundred feet (300') of the land for which the special permit is sought.

C. A special permit shall not be granted unless the application shows and warrants that, in the proposed development of the parking area, the front and side yard requirements will be maintained.

9-10-1-4: **NUMBER OF SPACES REQUIRED:** In any zone, every building erected or structurally altered, enlarged or increased in capacity, and every land use shall be provided with a minimum off-street parking facilities as follows:

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Bowling Alleys 5 parking spaces per alley, plus 1 additional parking space per 200 square feet of floor area, excluding floor area of alleys.

Churches, auditoriums, 1 parking space for each 5 seats gymnasiums, theaters and other or bench seating spaces, based places of public or private upon maximum seating capacity assembly

For the purpose of this type of use, parking spaces already provided to meet off-street parking requirements for stores, office buildings and industrial establishments, or off-street parking facilities provided by the Municipality, lying within 300' of the place of public assembly as measured along the lines of public access and not normally in use or made available for other parking, may be used to meet up to 50% of the total requirements of parking space for places of public assembly.

Dance halls and private clubs 1 parking space for each 50 square feet of floor area, to be provided on the premises or within 300' of the entrance.

Funeral homes 15 parking spaces on the premises, plus 5 spaces for each area which can be used as a parlor.

Hospitals 1 parking space for each 4 hospital beds.

Hotels, clubs and 1 parking space for each 4 fraternal homes guest sleeping rooms.

Manufacturing establishments 1 parking space for each 3 employees, based on the greatest number of employees at one time, to be provided on the premises or at other off-street locations within 1,000 feet of the main entrance.

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Multiple-family dwellings 1 1/2 parking spaces for each of more than 2 families dwelling unit.

Municipal or public buildings 1 parking space for each 3 employees and 1 parking space for each 2 seats of bench sitting space, based upon maximum sitting capacity. (Ord. 69-1, 2-10-69)

One and two family dwellings 2 parking spaces for each dwelling unit. (Ord. 69-1, 2-10-69; amd. 1985 Code)

Stores and other retail 1 parking spaces for each 300 establishments where such square feet of store space, to uses are permitted be provided on the premises or within 200' of the entrances and off of the street; except, that restaurants or establishments whose primary use is to serve meals and refreshments to patrons shall provide 1 parking space for each 100 square feet of dining area in the building. (Ord 94-32, 12/12/94)

Tourist courts and motels 1 parking space for each unit.

Trailer parks 1 1/2 parking space for each trailer coach site.

Wholesale and distributing 1 parking space for each 3 establishments including employees telephone exchanges

Parking spaces required under this Section may be reduced by the Zoning Committee after a public hearing at a time when the capacity or use of a building is changed in such a manner that a new use or capacity would require less space. Such reduction may not be below the standards set in this Chapter. Loading or unloading areas shall not be considered as parking areas.

9-10-1-4A: **HANDICAPPED PARKING:** In any zone, no less than the minimum number of prominently posted handicapped parking spaces will be provided in compliance with the federal and state laws regarding handicapped parking and accessibility. (Ord #92-21)

9-10-2: **OFF-STREET LOADING SPACES:** On the same lot with every building or part thereof to be used for other than dwelling purposes or as an accessory use for dwelling purposes, there shall

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be provided on the lot, adequate space for motor vehicles in order to avoid undue interference with the public use of streets or alleys. Such space, unless otherwise adequately provided for, shall include a ten foot by twenty five foot (10'x25') loading space with fifteen feet (15') height clearance and one such space shall be provided for each twenty thousand (20,000) square feet, or fraction thereof, of floor or lot area used for other than residence purposes. (Ord. 69-1, 2-10-69)