

CHAPTER 13. PARKING AND LOADING SPACE

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9-13-1: Purpose.

The purpose of this chapter is to assure the provision and maintenance of street parking and loading facilities in proportion to the parking and loading demand of land uses. The requirements of this chapter are intended to assure useful parking and loading facilities, to protect public safety, and to mitigate adverse land use impacts.

9-13-2: Scope.

The requirements of this chapter are applicable to all new development requiring motor vehicle access under the provisions of this title. The requirements of this chapter shall not be construed to prohibit or limit other applicable provisions of this title, this code, and other laws.

9-13-3: Parking Required.

At the time of site plan approval of any building or issuance of a building permit a site plan indicating no less than the minimum of parking spaces as shown in the

use tables with adequate provisions of ingress and egress by standard sized automobiles shall be required.

9-13-4: Space Size.

The dimensions of each street parking space shall be at least 9 feet by 18 feet for diagonal or 90 degree spaces, or 9 feet by 22 feet for parallel spaces, exclusive of access drives or aisles.

9-13-5: Parking Spaces Required for Residential Areas.

The number of off street parking spaces required for residential development shall be as follows:

1. Single-Family Dwelling: (2) parking spaces per single-family dwelling.
2. All Other Dwellings: All other dwellings, including two-family, multiple-family and group shall have (2) parking spaces per unit.

9-13-6: Commercial Parking Requirements/Uses Table.

The number of parking spaces required for all nonresidential developments shall be as follows:

Uses Table:

Commercial Uses	Parking Spaces Required
Airports, heliports	1 space per aircraft tie down or aircraft storage
Bowling alleys and billiard halls	2 spaces for each alley, plus 1 spaces for each billiard table contained therein
Business or professional offices	1 space for each 250 square feet of gross floor area (outside building measurements)
Churches, sports arenas, auditoriums, theaters, assembly halls, lodge halls, or other meeting rooms	1 space for each 6 seats of total seating capacity, plus 1 space per 35 square feet of assembly area within the main auditorium where there are no fixed seats
Furniture stores, appliance stores and lumber yards	1 space for each 600 square feet of floor area
Golf courses	1 space per hole
Golf driving ranges	.5 space per tee

Health and studios and spas	1 space for each 250 square feet of gross floor area or 10 spaces minimum, whichever is greater
Hospitals	1 parking space per each bed
Hotels, motels, motor hotels	1 space for each living or sleeping unit, plus 2 spaces for resident manager or owner
Kennel	1 space per 600 square feet of gross floor area plus 1 space per employee
Libraries	1 space for each 300 square feet of gross floor area
Manufacturing plants, warehouses, storage buildings or structures especially for storage purposes	1 space for each 1,000 square feet of gross floor area and 1 space for each 250 square feet of office or sales area or as may be required by the Planning Commission. Adequate parking spaces shall be provided for all employees and/or customers at all times regardless of number of spaces that may be required.
Marina-boat and water craft storage sales and repair	1 space per employee plus 1 space per 1,000 square gross floor area
Medical Facilities	1 space per employee plus 1 space per 1,000 gross floor area
Mortuaries and funeral homes	5 spaces, plus 1 space for each 35 square feet of assembly room floor area
Motor vehicle sales, automotive repair and service commercial	1 space for each 400 square feet of gross floor area
Movie Theater	1 space per 10 seats
Nursing homes	1 space for each 3 beds
Professional Residential Facility: Recovery home, Residential Treatment facility, Life care treatment facility	1 space per employee on the largest shift; plus one space for every 4 residents
Reception Center	1 space per 6 seats of total seating capacity, plus 1 space per 100 square feet of assembly area within the main auditorium where there are no fixed seats
Restaurants, taverns, lounges, drive-in, drive-thru, take out restaurants and other establishments where food	10 spaces minimum or 1 space for each 100 square feet of gross floor area, whichever is greater

or beverages are consumed	
Retail stores and shops, commercial banks, savings and loan offices, other financial institutions, general retail stores, food stores, supermarkets, drug stores and other similar commercial businesses	1 space for each 250 feet of gross floor area. For commercial centers containing 500 or more spaces, spaces in excess of 500 shall be calculated on the basis of 1 space for each 500 square feet of gross floor area
Service commercial businesses-businesses such as electrical, plumbing, cabinets, printing and other similar shops	1 space for each 250 feet of gross floor area. For commercial centers containing 500 or more spaces, spaces in excess of 500 shall be calculated on the basis of 1 space for each 500 square feet of gross floor area
Skating rinks, ice or roller	1 space for each 250 square feet of gross floor area or 10 stalls, whichever is greater
Swimming Pools (commercial)	1 space for each 100 square feet of water surface or 10 stalls, whichever is greater
Tennis, handball and racquetball courts (commercial)	6 spaces minimum or 2 spaces per court, whichever is greater
Vehicle and equipment rental or sale	1 space per 250 square feet of gross floor area, plus 1 space for every 10 vehicles displayed
Veterinary hospitals	1 space per 1,000 square feet of gross floor area
Warehouse Uses	1 space per employee on largest shift plus 1 space per 1,000 feet of gross floor area
Educational Uses	Parking Spaces Required
Elementary	2 spaces per classroom
Senior high schools and Junior high schools	1 space for each faculty member, plus 1 space for each 6 regularly enrolled students
Colleges, universities, trade schools, etc.	1 space for each faculty member, plus 1 space for each 3 students
Day nurseries, including preschool and nursery schools	1 space for each staff member, plus 1 space for each 10 children for which said establishment is licensed
Schools having an arena or auditorium shall meet the requirements of this section for “churches sports arenas...” whichever is greater, but not combined	

Manufacturing Uses	Parking Spaces Required
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Automobile wrecking yard, Freight terminal, Heavy industry, Junk or salvage yard	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater
Manufacturing, Mineral extraction, Wholesale and warehousing	1 space per 1,000 square feet of gross floor area or 1 space per employee on highest shift, whichever is greater

9-13-7: Location of Parking Spaces.

Parking spaces as required above shall be on the same lot or on a public street or public parking lot within 500 feet. The Land Use Authority may approve community parking plans, or parking garages, or other arrangements, or agreements with site specific plans with the main building, or, in the case of buildings, other than dwellings, may be located not further than 500 feet there from.

9-13-8: Shared Parking Facilities.

Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when peak uses vary. Requests for shared parking are subject to the approval of the Land Use Authority. Requests shall be subject to the following guidelines:

- 1) Conflict During Peak Demand: Sufficient evidence shall be presented to show that there will be no substantial conflict in the periods of peak demand of uses for which the joint use is proposed.
- 2) Distance From Use: Parking facilities should not be located further than 500 feet from any use proposing to use such parking.
- 3) Written Agreement: A written agreement shall be executed by all concerned parties assuring the continued availability of shared parking facilities in the event that one of the uses shall be sold or otherwise change ownership or management.

9-13-9: Parking Lot Requirements.

Every parcel of land hereafter used as a parking lot shall be paved with a surfacing material of asphalt or concrete composition or 4" gravel road base.

Any parking lot adjacent to a residential zone shall be appropriately screened by a masonry wall or solid visual barrier fence or by other means not less than (6) feet in height. Lights used to illuminate the lot shall be so arranged as to reflect the light away from the adjoining premises.

Each parking lot shall be permanently maintained.

9-13-10: Parking Lot Lights.

Parking lots used during hours of darkness shall be lighted by standards, a maximum of 16 feet in height above grade and using indirect, hooded light sources.

9-13-11: Off Street Loading Space.

On the same premises with every building, structure or part thereof, erected and occupied or increased in capacity after the effective date of this Ordinance for manufacturing, warehouse, grocery, hospital, or other use similarly involved the receipt or distribution by vehicle of materials or merchandise there shall be provided at the side or rear of the building and maintained on the lot adequate space for public use of streets or alleys. All off street loading spaces or docking areas shall be located at the side or rear of the building or structure and be appropriately screened from adjacent residential zones.

9-13-12: Accessible Parking.

Required: Any parking area to be used by the general public shall provide accessible parking spaces. Accessible Parking spaces shall conform to the standards of the "International Building Code" and the "Uniform Federal Accessibility Standards Manual".

9-13-13: Submittal of Parking, Loading and Circulation Plans.

Detailed plans for off street parking, loading, circulation, and screening shall be submitted to the Land Use Authority for approval. Said plans shall be in compliance with all standards and provisions set forth in this Ordinance and shall receive written approval of the Land Use Authority prior to the issuance of a building permit. Appropriate filing fees shall be determined by the Land Use Authority and submitted with each plan.

Notwithstanding all provisions of this section, all commercial, industrial and professional developments and all other nonresidential uses of land shall provide sufficient parking for all employees, business vehicles and equipment, customers, clients and patients of such business, industry or professionally used property, as may be required by the Planning Commission in addition to spaces presently required by this title.

9-13-14: Uses Not Specifically Identified.

For all parking uses not listed in this chapter, the Land Use Authority may determine the number of spaces required based upon the nearest comparable use standard available.