

ARTICLE XV

OFF-STREET PARKING AND LOADING FACILITIES

1501 GENERAL REQUIREMENTS

- A. No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this Resolution.
- B. The provisions of this Article, except where there is a change of use, shall not apply to existing building or structure. Where the new use involves no additions or enlargements, there shall be provided as man of such spaces as may be required by this Resolution.
- C. Whenever a building or structure constructed after the effective date of this Resolution is changed or enlarged in floor area, number of employees, number of housing units, seating capacity, or otherwise to create a need for an increase in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change, provided whenever a building or structure existing prior to the effective date of this Resolution is enlarged to the extent of fifty (50) percent or more in floor area, number of employees, number of housing units, seating capacity, or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth herein.

1502 PARKING SPACE DIMENSION

A parking space shall have minimum rectangular dimensions of not less than ten (10) feet in width and twenty (20) feet in length for ninety (90) degree parking, nine (9) feet in width and twenty-three (23) feet in length for parallel parking, ten (10) feet in width and twenty-one (21) feet in length for sixty (60) degree parking, and twelve (12) feet in width and twenty (20) feet in length for forty-five (45) degree parking. All dimensions shall be exclusive of driveways, aisles, and other circulation areas. The number of required off-street parking spaces is established in Section 1518 of this Resolution.

1503 LOADING SPACE REQUIREMENTS AND DIMENSIONS

A loading space shall have minimum dimensions of not less than twelve (12) feet in width, fifty (50) feet in length, exclusive of driveways, aisles, and other

circulation areas, and a height of clearance of not less than fifteen (15) feet. One off-street loading space shall be provided and maintained on the same lot for every separate occupancy requiring delivery of goods and having a modified gross floor area of up to five thousand (5,000) square feet. One loading space shall be provided for each additional ten thousand (10,000) square feet or fraction thereof.

1504 PAVING

The required number of parking spaces and loading spaces as set forth in this Article together with driveways, aisles, and other circulation areas, shall be improved with acceptable impervious material to provide a durable and dust free surface.

1505 Drainage

All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.

1506 MAINTENANCE

The owner of property ;used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash, and other debris.

1507 LIGHTING

Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property.

1508 LOCATION OF PARKING SPACES

The following regulations shall govern the location of off-street parking spaces and areas:

A. Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve.

B. Parking spaces for commercial, industrial, or institutional uses shall be located not more than seven hundred (700) feet from the principal use. Parking lots farther than seven hundred (700) feet from the principal use may be approved by the Zoning Board of Appeals.

C. Parking spaces for apartments, dormitories, or similar residential uses shall be located not more than three hundred (300) feet from the principle use.

1509 SCREENING AND/OR LANDSCAPING, PARKING AREA CAPACITY

Whenever a parking area is located in or adjacent to a residential district it shall be effectively screened on all sides which adjoin or face any property used for residential purposes by an acceptably designed wall, fence, or planting screen. Such fence, wall or planting screen shall be not less than four (4) feet or more than six (6) feet in height and shall be maintained in good condition. The space between such fence wall, or planting screen, and the lot line of the adjoining premise in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition. In the event that terrain or other natural features are such that the erection of such fence, wall or planting screen will not serve the intended purpose, then no such fence, wall or planting screen and landscaping shall be required.

No one area for off-street parking of motor vehicles shall exceed forty (40) cars in capacity. Separate parking areas on a parcel shall be physically separated from one another by ten (10) foot planting strips.

1510 REQUIRED TRASH AREAS

All commercial, industrial, and multi-family residential uses that provide trash and/or garbage collection areas shall be enclosed on at least three (3) sides by a solid wall or fence of at least four (4) feet in height if such area is not within an enclosed building or structure. Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the Trustees shall be required.

1511 DISABLED VEHICLES

The parking of a disabled vehicle within a residential or commercial district for a period of more than two (2) months shall be prohibited, unless, such vehicle is stored in an enclosed garage or other accessory building.

1512 MINIMUM DISTANCE AND SETBACKS

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen. If on the same lot with a one (1) family residence, the parking

area shall not be located within the front yard required for such building. In no case shall any part of a parking area be closer than four (4) feet to an established street or alley right-of-way.

1513 JOINT USE

Two (2) or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement approved by the Zoning Board of Appeals shall be filed with the application for a zoning permit.

1514 WHEEL BLOCKS

Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.

1515 WIDTH OF DRIVEWAYS

Driveways serving individual parking spaces shall be not less than twenty-five (25) feet wide for ninety (90) degree parking, twelve (12) feet wide for parallel parking, eighteen (18) feet wide for sixty (60) degree parking, and thirteen (13) feet wide for forty-five (45) degree parking.

1516 ACCESS

Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or into a street shall be traveling in a forward motion. Access of driveways for parking area or loading spaces shall be located in such a way that any vehicle entering or leaving such lot shall be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access or driveway from a street. The entrances and exits to the parking area shall be clearly marked. Interior vehicular circulation by way of access roads shall maintain the following minimum standards:

A. One way traffic – For one (1) way traffic, the minimum width of fourteen (14) feet except for forty-five (45) degree parking in which case the minimum width of the access road shall be seventeen (17) feet.

B. Two way traffic – Access roads for two (2) way traffic shall have a minimum width of twenty-four (24) feet. Parking areas having more than one (1) aisle or driveway shall have direction signs or markings in each aisle or driveway.

1517 STRIPING

All parking areas with a capacity over twelve (12) vehicles shall be striped with double lines six (6) inches both sides of center between stalls to facilitate the movement into and out of the parking stalls.

1518 PARKING SPACE REQUIREMENTS

For the purpose of this Resolution, the following parking space requirements shall apply:

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>
RESIDENTIAL	
Single Family or Two Family Dwelling	Two (2) for each unit
Apartment, Hotels, Apartments, or Multi-family Dwellings	Two (2) for each unit
Boarding Houses, Rooming Houses, Dormitories, and Fraternity Houses	Two (2) for each sleeping room or have Two (2) for each permanent occupant
COMMERCIAL	
Automobile Service Stations	One (1) for each two (2) gasoline pumps and two (2) for each employee and one (1) for each restroom
Hotels, Motels	One (1) per each sleeping room plus one (1) space for each two (2) employees
Funeral Parlors, Mortuaries	One (1) for each 100 square feet of and similar type uses floor area in slumber rooms, parlors, or service rooms
Retail Stores	One (1) for each 250 square feet of floor area
Banks, Financial Institutions	One (1) for each 100 square feet of floor area

Offices, Public or Professional	One (1) for each 400 square feet of administration or service buildings floor area
All other types of Business or Commercial	One (1) for each 300 square feet of uses permitted in any Commercial District floor area

RECREATIONAL OR ENTERTAINMENT

Dining Rooms, Restaurants, Taverns, Night Clubs, etc.	One (1) for each 200 square feet of floor space
Bowling Alleys	Four (4) for each alley or lane plus one (1) additional space for each 100 square feet of the area used for restaurant, cocktail lounge, or similar use
Dance Floors, Skating Rinks	One (1) for each 100 square feet of floor area used for the activity
Outdoor Swimming Pools, Public or Community or Night Clubs, etc.	One (1) for each five(5)persons capacity plus one (1) for each four (4) seats or one (1) for each 30 square feet of floor area used for seating purposes, whichever is greater
Auditoriums, Sport Arenas, Theaters and similar uses	one (1) for each four (4) seats

INSTITUTIONAL

Churches and other places of Religious Assembly	One (1) for each four (4) seats
Hospitals	One (1) for each bed
Sanitariums, Homes for the Aged Nursing Homes, Children's Homes, Asylums and similar uses	One (1) for each two (2) beds
Medical and Dental Clinics	One (1) for every 200 square feet of floor area of examination, treating room, office and waiting room

Libraries, Museums, and Art Galleries One (1) for each 400 square feet of floor area

SCHOOLS (PUBLIC, PAROCHIAL or PRIVATE)

Elementary and Junior High Schools Two (2) for each classroom and one (1) for every eight (8) seats in auditoriums or assembly halls

High Schools One (1) for every ten (10) students and one (1) for each teacher and employee

Business, Technical, & Trade Schools One (1) for each two (2) students

Kindergartens, Child Care Center, Nursery School & similar uses Two (2) for each classroom, but not less than six (6) for the building

INDUSTRIAL

All types of Manufacturing, Storage & Wholesale uses permitted in any Industrial District One (1) for every two (2) employees (on largest shift for which the building is designed plus one for each motor vehicle used in the business

Cartage, Express, Parcel Delivery, And Freight Terminals One (1) for every two (2) employees (on largest shift for which the building is designed and one (1) for each motor Vehicle maintained on the premises

1519 GENERAL INTERPRETATIONS

In interpretation of this Article, the following rules shall govern:

A. Parking spaces for other permitted or conditional uses not listed in this Article shall be determined by the Zoning Board of Appeals.

B. Fractional numbers shall be increased to the next whole number.

1520 PLOT PLAN REVIEW

Whenever six (6) or more vehicles are required for a given use under the requirements of this Article, plans and specifications for the construction or alteration of and off-street parking area shall be submitted to the Zoning Inspector before a zoning permit can be issued. Such plans and specifications

shall show the locations, lighting, drainage, curb cuts, entrances, exits, and any other detailed feature essential to the complete design and construction of the parking area.