

ARTICLE XIII OFF-STREET PARKING AND LOADING REQUIREMENTS

Section 13.01. PARKING REQUIREMENTS. In all zoning districts off-street parking facilities for the storage and parking of self-propelled motor vehicles for the use of occupants, employees, and patrons of the buildings erected, altered or extended after the effective date of this Ordinance, shall be provided as herein prescribed. Such space shall be maintained and shall not be encroached upon so long as said main building or structure remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this Ordinance.

- A. Area for Parking Space. For the purpose of this Section three hundred (300) square feet of lot area shall be deemed a parking space for one (1) vehicle, including access aisles.
- B. Location of Parking Space for One and Two-Family Dwellings. The off-street parking facilities required for one and two-family dwelling shall be located on the same lot as the building they are intended to serve, and shall consist of a parking strip, parking apron, and/or garage.
- C. Location of Parking Space for Other Land Uses. The off-street parking facilities required for all other uses shall be located on the lot or within five hundred (500) feet of the permitted uses requiring such off-street parking, such distance to be measured along lines of public access to the property between the nearest point of the parking facility to the building to be served.
- D. Seating Capacity of Seats. As used in this Article for parking requirements, seats shall mean that each twenty-four (24) inches of seating facilities shall be counted as one (1) seat, except that where specifications and plans filed with the Building Inspector specify a certain seating capacity for a particular building, such specified seating capacity shall be used as the basis for required parking space.
- E. Similar Uses and Requirements. In the case of a use not specifically mentioned, the requirements of off-street parking facilities for a use which is so mentioned, and which said use is similar, shall apply.
- F. Existing Off-Street Parking at Effective Date of Ordinance. Off-street parking existing at the effective date of this Ordinance which serves an existing building or use, shall not be reduced in size less than that required under the terms of this Ordinance.
- G. Collective Provisions. Nothing in this Section shall be construed to prevent collective provision of off-street parking facilities for two or more buildings or uses, provided such facilities collectively shall not be less than the sum of the requirements for the various individual uses computed separately.

Section 13.02. TABLE OF OFF-STREET PARKING REQUIREMENTS. The amount of required off-street parking space for new uses of buildings, additions thereto, and additions to existing buildings as specified above shall be determined in accordance with the following table, and the space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use.

USE	REQUIRED NUMBER OF PARKING SPACES	PER EACH UNIT OF MEASURE AS FOLLOWS
1. Auditoriums, Assembly Halls, Theaters, Churches, Private Clubs, Lodge Halls	1	Two seats based upon maximum seating capacity in the main place of assembly therein, plus one space for every two employees.
2. Automobile Service Station	1	Each gasoline pump and lubrication stall.
3. Banks; Business or Professional Offices; Libraries; Museums	1	Two hundred square feet of usable floor area. Each teller window for drive-in banks.
4. Barber Shops and Beauty Parlors	3	Each barber or beauty operator.
5. Bowling Alleys, Golf Courses	5	Each bowling lane or each hole on a golf course.
6. Furniture, Appliances, and Household Equipment Repair Shops, Showroom of a Plumber, Decorator, Electrician, or Similar Trade; Clothing and Shoe Repair; Laundry, Motor Vehicle Salesroom, Hardware Stores, Wholesale Stores, and Machinery Sales	1	Six hundred square feet of usable floor area, plus one space for each two employees.
7. Hotels, Tourist Homes, Motel, Hospitals, Convalescent Homes	1	Each guest bedroom and each two employees.
8. Industrial Establishments	1	One and one-half employees computed on the basis of the greatest number of persons employed at any one period during the day.
9. Residential-Single, Two-Family, or Multiple Dwelling or Mobile Home	2	Each dwelling unit.
10. Restaurant or Establishments in which is Conducted the Sale and Consumption on the Premises of Beverages, Food, or Refreshments	1	Fifty square feet of usable floor area, plus one space for each four employees. Minimum of forty spaces for drive-in restaurants.
11. Retail Establishments and Businesses, Except as Otherwise Specified Herein	1	One hundred square feet of usable floor space.
12. Schools	1	Two teachers, employees or administrators in addition to the requirements of the auditorium or assembly hall therein.
13. Service Garages, Auto Sales Rooms, Auto Repair, Collision, or Bumping Shops; Car Wash Establishments	1	Two hundred square feet of usable floor area, plus one space for each auto service space.
14. Warehouse and Storage Buildings	1	Each employee or one space for every 1,700 square feet of floor space, whichever is greater.

Section 13.03. PARKING REQUIREMENTS FOR OFF-STREET LOADING. On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage, warehouse, goods display, department store, wholesale, market, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt of distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, and unloading services in order to avoid undue interference with public use of the streets, alleys, or any required access for off-street parking areas.

Such loading and unloading space, unless adequately provided for within a building, shall be an area ten (10) feet by thirty (30) feet, with fourteen (14) foot height clearance, and shall be provided according to the following schedule:

Gross Floor Area in Square Feet	Loading and Unloading Spaces Required in Terms of Square Feet of Gross Floor
0 – 2,000	None
2,000 – 20,000	One space
20,000 – 100,000	One space plus one space for each 20,000 square feet in excess of 20,000 square feet.
100,000 – 500,000	Five spaces plus one space for each 40,000 square feet in excess of 100,000 square feet
Over 500,000	Fifteen spaces plus one space for each 80,000 square feet in excess of 500,000 square feet.

Section 13.04. GENERAL REQUIREMENTS.

- A. All parking areas shall be drained so as to dispose of surface water which might accumulate within or upon such area. No surface water from such parking area shall be permitted to drain onto adjoining private property.
- B. All illumination for such parking areas shall be deflected away from adjacent residential areas.
- C. All parking areas shall be paved or graveled in a manner sufficient to provide a solid year-around base.