

CHAPTER 20

PARKING AND LOADING REGULATIONS

- 20.01 In all zones there shall be provided at the time any building or structure is erected or structurally altered (except as provided in Sec. 20.03 and Sec. 20.04) off-street parking spaces in accordance with the following requirements:
- 20.02 Number of Spaces provided: In all zones there shall be provided at the time any building or structure is erected or structurally altered (except as provided in Sec. 20.03) off-street parking spaces in accordance with the following requirements:

USE

PARKING SPACES REQUIRED

Dwellings, one (1) and two (2) family and summer cottages	Two (2) for each dwelling unit
Multiple dwellings	Two (2) for each dwelling unit
Rooming or Boarding House	One (1) for each two (2) sleeping rooms
Private Club or Lodge	One (1) for each ten (10) members
Church or Temple	One (1) for each four (4) seats in main auditorium
School (except high school or college)	One (1) for each ten (10) seats in auditorium or main assembly room or one (1) for each classroom and office, whichever is greater
Tourist Home, Cabin or Motel	One (1) for each sleeping room or suite
College or High School	One (1) for each eight (8) seats in main auditorium or three (3) for classroom, whichever is greater
Country Club or Golf Course	One (1) for each five (5) members
Community Center, Library, Museum or Art Gallery	Ten (10) plus one (1) additional for each three-hundred (300) square feet of floor area in excess of two-thousand (2000) sq. ft.
Hospital, Home for the Aged, Convalescent Home, Sanitarium or similar institution	One (1) for each three (3) beds
Hotel	One (1) for each three (3) sleeping rooms or suites, plus one (1) for each two hundred (200) square feet of commercial floor area contained therein
Dance Hall, Assembly or Exhibition Hall without fixed seats	One (1) for each one hundred (100) square feet of floor area used therefore

USE

PARKING SPACES REQUIRED

Business or Professional Office, Studio
Bank, Medical or Dental Clinic

Three (3) plus three (3) additional for each four hundred (400) square feet of floor area over one thousand (1000) square feet

Bowling Alley

Five (5) for each alley

Restaurant, Night Club, Café or similar
Recreation or Amusement Establishment

One (1) for each one hundred (100) square feet of floor space

Mortuary or Funeral Home

One for each fifty (50) sq. ft. of floor space in similar rooms, parlors or individual funeral service rooms

Retail Store or Personal Service Establishment
except as otherwise specified herein.

One (1) for each two hundred (200) square feet of gross floor area

Furniture or Appliance store, Hardware
Store, Wholesale Establishments, Machinery
(1000) square or Equipment, Sales and Service,
Clothing or Shoe Repair or Service Shop

Two (2) plus one (1) additional for three hundred (300) square feet of floor area over one thousand feet

Printing or Plumbing Shop or similar service
establishment

One (1) for each three (3) persons employed therein

Manufacturing or Industrial Establishment,
Research or Testing Laboratory, Creamery
Bottling Plant, Warehouse or similar
establishment

One (1) for each two (2) employees on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith

20.03

In computing the number of parking spaces required the following rules shall govern:

- A. "Floor area" shall mean the gross floor area, measuring from the exterior surface of exterior walls or from the center line of walls separating buildings, including all such space except porches, garages or parking area, areas occupied by mechanical equipment, toilet or rest rooms and any basement or cellar space used for storage or incidental purposes.
- B. In hospitals, bassinets shall not be counted as beds.
- C. In the case of benches, pews and similar seating accommodations, each eighteen (18) inches thereof shall be counted as one seat for the purpose of determining the parking requirements.
- D. "Shopping Center" shall mean a group of stores or shops for retail sales/services designed and developed as a unit, where uses of such stores or shops are not otherwise specifically designated.
- E. Where fractional spaces result the parking spaces required shall be construed to be nearest whole number.
- F. In case of mixed uses the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

- G. The requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
- H. Whenever a building or use constructed or established after the effective date of this Resolution is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise to create a need for an increase of ten (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of the Resolution is enlarged or changed in use to create a need for an increase fifty (50) percent or more in parking spaces required in Chapter Twenty for such a building or use as it existed prior to the enlargement or change, said building or use shall then and thereafter comply with the parking regulations set forth herein.

20.04 All parking spaces required herein shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located not to exceed three hundred (300) feet from an institutional building served and not to exceed five hundred (500) feet from any other non-residential building served (measured from each parking space to the nearest corner of the building served).

Up to fifty (50) percent of the parking spaces required for:

- A. Theaters, public auditoriums, bowling alleys, dance halls, night clubs or cafes and up to one hundred (100) percent of the parking spaces required for a church may be provided and used jointly by:
- B. Banks, offices, retail stores, repair shops, service establishments, schools and similar uses not normally open, used or operated during the same hours as those listed in (A), provided that written agreement thereto is properly executed and filed to assure the retention of the parking spaces for such purposes. Such agreement shall be properly drawn and executed by the parties concerned, approved as to form by the Prosecuting Attorney and shall be filled with the application for a building permit.

20.05 Development and Maintenance of Parking Areas:

Every off-street parking space required by these regulations shall be provided with a satisfactory access to a street or alley by means of a surfaced driveway and all parking areas shall be developed and maintained in accordance with the following requirements:

- A. Screening: Off-street parking areas for ten (10) vehicles or more shall be effectively screened on each side which adjoins or faces premises in any residence zone. Such screening shall consist of a solid masonry wall or solid fence not less than four (4) feet and not more than six (6) feet in height, or a screen of hardy evergreen shrubbery may be used. Any such screen shall be maintained in good condition. The space between such screen and the adjoining side or front lot line shall be landscaped with grass, hardy shrubs, or evergreen ground cover and maintained in good condition.
- B. Distances: No part of a parking area for ten (10) vehicles or more shall be closer than ten (10) feet to the side lot line of any lot in a residential zone, except that this limitation shall not apply within the required rear yard. No entrance to or exit from a parking area for ten (10) vehicles shall be closer than fifty (50) feet to any street intersection.

- C. Surface and Lighting: All off-street parking areas shall be graded and permanently surfaced to provide a dust-less surface and proper disposal of surface water. Any lighting used to illuminate the parking area shall be arranged to reflect the light away from adjoining premises in any residential zone.

20.06

Off-street Loading Requirements:

Every building or part thereof erected or occupied for retail business, service, manufacturing, storage, warehousing, hotel, mortuary or any use similarly involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the same premises loading space in accordance with the following requirements:

- A. In any zone where permitted for public buildings, educational, religious and philanthropic institutions, hospitals or other institutions, places of assembly or for sports or athletics, clubs, lodges, multiple dwellings and similar uses, one loading space, plus one additional loading space for each one hundred thousand (100,000) square feet or major fraction thereof of floor area in excess of one hundred thousand (100,000) square feet.
- B. In any retail business zone, for banks and financial institutions, medical or dental clinics, business or professional offices, business, dancing or other commercial schools, theatres, bowling alleys, skating rinks or other places of amusement, one (1) loading space plus one (1) additional loading space for each one hundred thousand (100,000) square feet, or major fraction thereof, of floor area in excess of one hundred thousand (100,000) square feet.

For retail and wholesale stores, eating and drinking places and all other commercial uses, one (1) loading space for each twenty thousand (20,000) square feet, or major fraction thereof, of floor area in excess of ten thousand (10,000) square feet, up to fifty thousand (50,000) square feet, plus one (1) additional space for each one hundred thousand (100,000) square feet of floor area, or major fraction thereof, in excess of fifty thousand (50,000) square feet.

- C. In light industrial and heavy industrial zones, one (1) loading space plus one (1) additional loading space for each twenty thousand (20,000) square feet, or major fraction thereof, of floor area in excess of twenty thousand (20,000) square feet up to sixty thousand (60,000) square feet, plus one (1) additional space for each one hundred thousand (100,000) square feet, or major fraction thereof, in excess of sixty thousand (60,000) square feet.
- D. Each loading space shall be at least ten (10) feet in width, twenty-five (25) feet in length and fourteen (14) feet in height and shall be located on the same lot as the use served. All loading spaces shall be permanently surfaced and shall be so placed as to be accessible from a street or alley without interference with traffic.