

ARTICLE 21

PARKING & LOADING AREAS

SECTION 2100 – Intent

The purpose of this Article is to define minimum parking standards that are consistent with industry standards and practices, available technologies, and traffic engineering in an effort to: protect public security, privacy, and welfare, provide adequate and accessible parking facilities, ensure the safe movement of vehicles, emergency personnel and pedestrians, and provide for the parking, loading and unloading of vehicles.

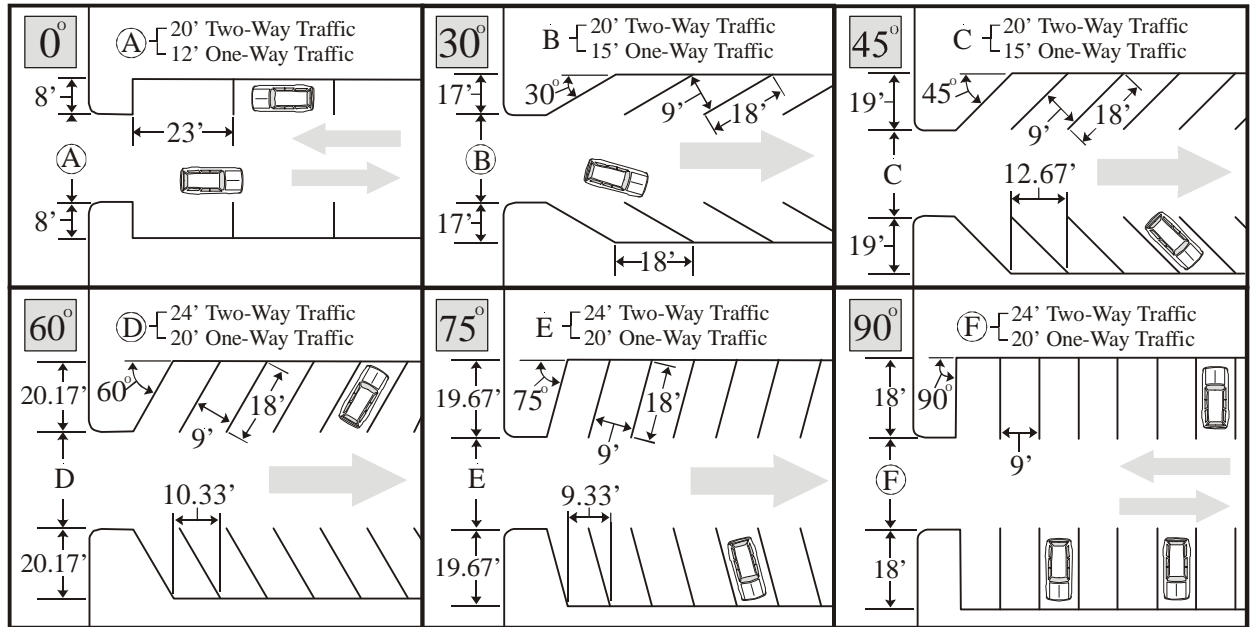
SECTION 2105 - General Requirements

1. 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 order;
2. The provisions of this Article, except where there is a change of use, shall not apply to any existing building or structure. Where there is a change of use, the number of spaces that are required by this ordinance shall be provided;
3. Whenever a building or structure is constructed after the effective date of this ordinance, and a change is proposed in regards to an increase in the floor area, number of employees, number of dwelling 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. Whenever a building or structure existing prior to the effective date of this ordinance 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 enlarged, the said building or structure shall then comply with the full parking requirements defined by this ordinance.

SECTION 2110 - Parking Space Dimensions

The appropriate layout and dimensions for parking spaces are dependent upon the angle at which the spaces are designed. Reductions in the parking space dimensions can be made by the Planning Director if cause can be shown. The angle is measured from a line that is parallel to the aisle, or driveway, which is used to access the parking space. These requirements are specifically described in *Figure 21.1*

Figure 21.1 - Parking Space Dimensions



SECTION 2115 - Loading Space Requirement and Dimensions

A loading space shall have minimum dimensions of twelve (12) feet in width, thirty-five (35) feet in length, exclusive of driveways, aisles, and other circulation areas, and a clearance height of not less than fifteen (15) feet. One off-street loading space shall be provided and maintained on the same lot for every building designed to house uses which require delivery/transport of goods and having a 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 of floor area that is designed for such uses. The Planning Director shall have the authority to reduce or waive the number of required loading spaces based on the special circumstances of a particular use or site, and to place whatever conditions on such an exemption as appropriate.

SECTION 2120 - Striping and Signage

All parking areas shall be striped to facilitate the appropriate traffic circulation, which includes the movement into and out of parking stalls, in addition to the delineation of access isles and permitted turning movements. All striping will be with lines that are a minimum of four (4) inches in width. The entrances and exits to the parking area shall be clearly marked. Signage and stripping shall be adequately maintained to insure safe and efficient movement of vehicles.

SECTION 2125 – Accessible Parking Requirements

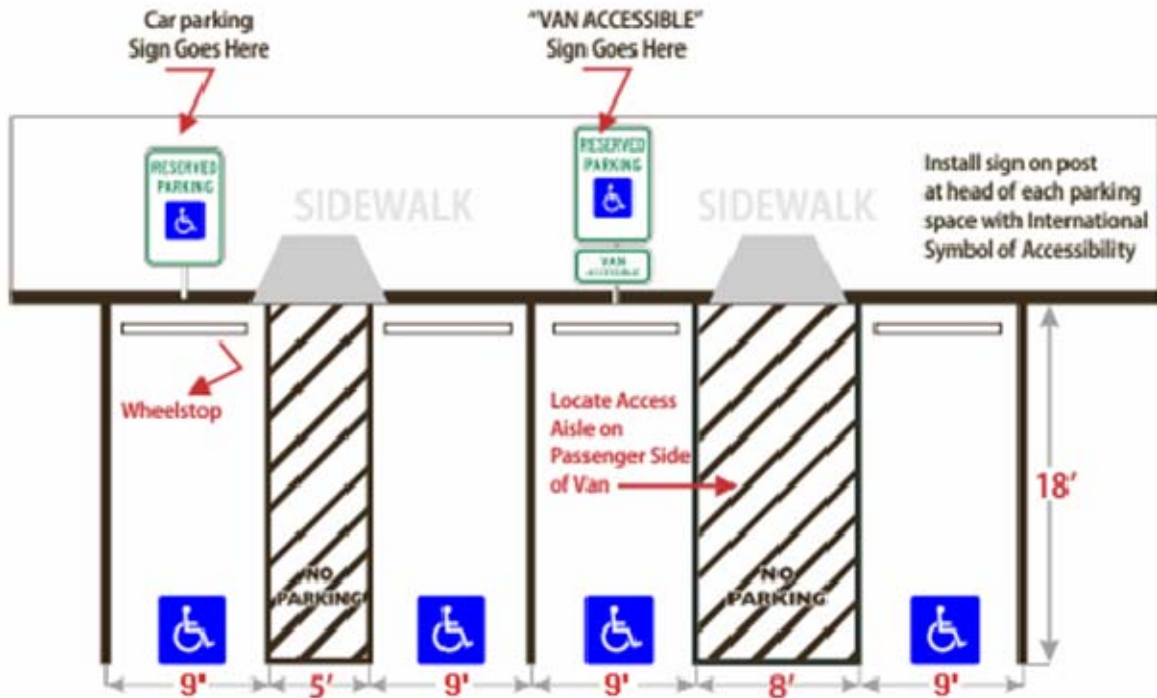
In business districts, or planned developments that are intended for business use, or multi-family housing units, parking spaces for disabled people shall be provided as indicated on the following table:

Total Number of Parking Spaces	Number of Required Spaces for the Disabled
1 to 25	1 space
26 to 50	2 spaces
51 to 75	3 spaces
76 to 100	4 spaces
101 to 150	5 spaces
151 to 200	6 spaces
201 to 300	7 spaces
301 to 400	8 spaces
401 to 500	9 spaces
501 or over	2% of total

1. Parking spaces for disabled people shall use the same dimension requirements as specified in *Figure 21.1*. **Van-accessible parking spaces must have a 96-inch (8 feet) wide access aisle adjacent to the parking space, and standard vehicle accessible parking spaces must have a 60-inch (5 feet) wide access aisle adjacent to the parking space.** (See *Figure 21.2*)
2. The accessible path of travel from the parking space to the building must start from the access aisle. Access aisles are to be kept clear of all obstructions at all times.
3. Accessible parking spaces must be located on the shortest accessible route of travel from the parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces must be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. This usually means that the minimum number of accessible parking spaces must be exceeded in order to provide equal access to multiple entrances.

4. Parking spaces for the disabled shall be designated as reserved for the disabled by a pavement marking and a sign showing the international symbol of accessibility. Such signs shall be above grade.

Figure 21.2 Accessible Parking Spaces



SECTION 2130 - Paving

All parking and loading spaces required by this ordinance, including driveways, aisles, and circulation areas shall be improved with either asphalt concrete or equivalent material to provide a durable and dust-free surface. Driveways and parking areas serving single-family residences shall be exempt from this requirement; however, an acceptable driveway and parking area must be maintained for easy access to the residence. The Technical Review Committee, upon written request by the applicant, shall determine exceptions to these requirements.

SECTION 2135 - Drainage

All parking and loading areas shall provide for proper and approved drainage of surface water as defined by this ordinance. (See Article 23)

SECTION 2140 - Lighting

Any parking area intended to be used during non-daylight hours shall be properly illuminated to avoid accidents and provide security. During the site plan review process, the Planning Director has the authority to require plans to specify units of illumination measured in foot-candles and illumination patterns when lighting is an integral part of a development’s use. The Planning Director also has the authority to require a specific amount of lighting, based on the table illustrated below. Any lights used to illuminate any outdoor area shall be arranged to prevent direct illumination, reflection, and glare on any adjoining property or on any public street (See Article 25).

General Application		Average Foot-candles
<i>Building Exterior – Site Areas Adjacent to:</i>		
	Active Entrances (<i>pedestrian and vehicle</i>)	5.0
	Inactive Entrances (<i>normally locked</i>)	1.0
	Vital Locations or Structures	5.0
	Building Surroundings	1.0
<i>Parking Areas</i>		
	High Activity	3.6
	Medium Activity	2.4
	Low Activity	0.8
<i>Roadways – Non-Dedicated and Private</i>		
	High Activity	2.0
	Medium Activity	1.0
	Low Activity	0.5

SECTION 2145 - Location of Parking Spaces

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

1. Parking spaces for all detached, single-family residential uses, and duplex residential units, shall be located on the same lot as the use that they are required to service, and may not be in any public right-of-way;
2. Parking spaces for all multi-family residential uses shall be located not more than five hundred (500) feet from the principal use and may not be in any public right-of-way;
3. Off-premises parking spaces for recreation, commercial, employment, or infrastructure uses shall be located not more than seven hundred (700) feet from the principal use;

SECTION 2150 - Screening and Landscaping

Screening and landscaping of parking areas shall be in conformance of Article 22 of this ordinance.

SECTION 2155 - Disabled Vehicles

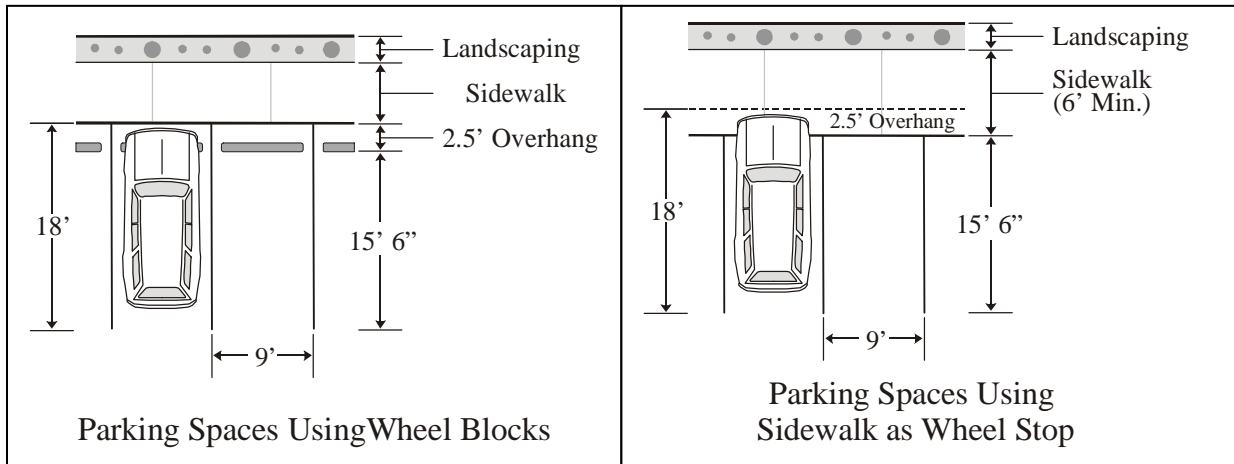
The parking of a disabled vehicle within a parking or loading area that is not capable of moving under its own power for a period of more than three (3) days shall be prohibited, unless such vehicle is stored in an enclosed garage or other accessory building. This does not apply to auto repair businesses with an approved Site Plan for outside storage. (See Section 2578)

SECTION 2160 - Joint Use

Two or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap. All applicants that are requesting the joint use of required parking areas shall submit a written agreement between the involved property owners and a parking study which shall be approved, or denied by the Technical Review Committee.

Figure 21.4 - Proper Location of Curbs and Wheel Blocks
SECTION 2165 – Curbs and Wheel Blocks

Curbs, wheel blocks or other suitable devices must be provided to prevent vehicles from extending beyond a property line, pedestrian walkway, or drainage area. A minimum of 2.5 feet shall be provided for the overhang of a vehicle. When a sidewalk is used as the wheel stop and overhang for a parking stall, the width of the sidewalk shall be no less than 6 feet (See *Figure 21.4*).



SECTION 2170 – Access Points

Parking and loading areas shall be designed in such a manner that any vehicle using an access point from a public or private street shall be traveling in a forward motion, except for single family and duplex dwellings. Access points shall provide a reasonable distance for any approaching pedestrian or motorist to identify vehicles entering or exiting the parking and loading area. All access points shall be designed with adequate stacking distance to prevent traffic from backing onto public roadways. Where possible and appropriate, parking areas shall be connected to reduce the number of local trips onto public streets. Parking and loading areas shall not be permitted to use a public right-of-way for the purpose of maneuvering a vehicle into the designated space. For specific design specifications of access points, see Article 24. Exceptions to the loading requirements can be made when the business is located on a dead-end street or the business has infrequent deliveries or the lot is too small to practically locate a loading facility.

SECTION 2175 - Internal Driveways

Driveways that are located within a designated parking area shall maintain the following standards. No parking shall be allowed along internal driveways. Driveways must be clearly divided from parking areas with directional signs or markings in each driveway.

SECTION 2180 – Traffic Control and Circulation Plan

All parking lots shall be required to provide a plan that indicates the location of all traffic control devices such as stop signs, traffic lines, and stop bars, as well as the internal circulation patterns of traffic within the parking lot. Areas of the parking lot that have multiple turning areas shall be designed to form intersections, when practical, with appropriate control measures. Concentrated traffic flow areas shall be designed to channel traffic to designated control points through landscaped islands and curbs. All drive-thru facilities shall have adequate internal stacking area and shall not be permitted to disrupt traffic flow within the parking lot or outside of the site. Any traffic control measures shall be the responsibility of the land owner to maintain in proper working order.

SECTION 2185 - Required Parking Spaces

Parking space requirements described in this section of the ordinance shall apply to the described uses. (“gfa” shall refer to square footage of gross floor area)

Required Parking Space Table:

	Category	Use	Min. Spaces Required
Residential	Note: Dwelling garages shall be credited toward the parking requirements	Detached Single-family & Duplex Dwellings	2 spaces per unit
		Townhouse & Multi-family Dwellings: Efficiency & One Bedroom Units	1.5 spaces per unit
		Townhouse & Multi-family Dwellings: Two or more Bedroom Units	2 spaces per unit
		Mobile Home Park	2 spaces per unit
Commercial	Office	Medical Office & Clinics	5 spaces per 1,000 gfa
		Veterinarian	5.5 spaces per 1,000 gfa
		Government Office, Business or Professional Office	4 spaces per 1,000 gfa
		Banks & Other Financial Institutions	4 spaces per 1,000 gfa
	Retail	General Retail, including Wholesale	4 spaces per 1,000 gfa
		Automobile, Building Materials or Furniture Sales	3 spaces per 1,000 gfa
		Multi-Business Center	4 spaces per 1,000 gfa

	Category	Use	Min. Spaces Required
Commercial	Eating & Drinking Establishments	Fast Food	15 spaces per 1,000 gfa
		Carry-Out, Specialty, Sit-Down	10 spaces per 1,000 gfa
	Lodging	Hotel, Motel, Bed & Breakfast	1 space per room <u>AND</u> 75% of the required spaces for banquet / meeting spaces or restaurants
	Service Establishment	Barber, Beauty Salon, Dry Cleaners, etc.	4 spaces per 1,000 gfa
	Vehicle Facilities	Gas Station, Service Station, Vehicle Repair	1 space per 2 gasoline pumps <u>AND</u> 2 parking spaces for each working bay
	Entertainment	Live Performance Areas or Movie Theaters	1 space per 3 seats
Industrial	Warehouses	Warehouses & Distribution Centers	1 space per employee on the largest shift of the use <u>AND</u> 1 space for each automobile used for the business <u>AND</u> 1 space per 500 sq. ft. of floor area open to the public
	Storage	Mini-Warehouses, Personal Storage, etc.	5.5 spaces per 1,000 gfa of office space
	Manufacturing	Manufacturing, Processing, Fabrication & Other Similar Uses	1.25 spaces per 1,000 gfa

	Category	Use	Min. Spaces Required
Recreational	Outdoor Uses	Golf Course	8.0 spaces per hole (This includes associated uses such as clubhouse, office, driving range, maintenance, etc.)
		Driving Range	1 space per tee
		Miniature Golf	1.5 spaces per hole
		Boarding Stable	.5 spaces per stable unit
		Swimming Pools	1 space per 100 sq. ft. of pool area
		Tennis Courts	1 space per 1,000 gfa
	Indoor Uses	Bowling Alleys	4.25 spaces per lane
		Ice & Roller Skating Rinks	5 spaces per 1,000 gfa
		Billiard Room	2.5 spaces per table
		Recreation Center, Health Club	5 spaces per 1,000 gfa
		Firing Range	1.5 spaces per firing stall
Sports Facilities	Stadiums, Arenas, Fields & Similar Venues	20 spaces per field or diamond <u>OR</u> .25 spaces per seat, whichever is greater	
Public Facilities	Cultural Centers	Libraries, Museums, etc.	2.5 spaces per 1,000 gfa
	Hospital	Human	1 space per bed
		Convalescent / Nursing Home	1 space per 4 beds
	Religious Assemblies	Churches, Houses of Worship, Funeral Home, Mortuary, Mausoleum	1 space per 3 seats

Public Facilities	Category	Use	Min. Spaces Required	
	Schools	Elementary / Junior High Schools		3 spaces for each room to be used for class instruction or office
		High School, College, Professional, Trade, Vocational		6 spaces for each room to be used for class instruction or office
		Daycare, Preschool, Nursery		3 spaces per 1,000 gfa
Community Services	Police, Fire, Utilities, Post Offices, & Other Services		1 space per 2 employees on the largest shift for which the site is used <u>AND</u> 1 space for each automobile on the site associated with the use	

SECTION 2190 - General Interpretations

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

1. Parking spaces for other permitted or conditional uses not listed in this Article shall be determined by the Technical Review Committee. The Committee will establish the number of parking spaces required for a land use based on information that the applicant supplies related to:
 - a. The estimated number of total trips generated during peak conditions (inbound and outbound);
 - b. The estimated parking duration per vehicle trip (turn-over rates);
 - c. The estimated number of employees.
2. When determining the number of parking spaces required by this Article, all fractional numbers shall be rounded to the nearest whole number.
3. If there is an adequate public transit system, or where parking demand is unusually low, the parking space requirements cited within this Article may be reduced proportionately by the Technical Review Committee.
4. In areas where the parking of large trucks, vans, or tractor-trailers is planned or reasonably expected, an on-site parking area of sufficient size shall be required to accommodate the parking of such vehicles. These parking areas shall be clearly designated and marked, and shall be exclusive of driveways, aisles, and other circulation areas. The provision of parking areas for such vehicles shall under no circumstances cause a reduction in the minimum required number of automobile parking spaces.