

ARTICLE VIII Off-Street Parking and Loading

8.1 Off-Street Parking Requirements

Except in the Municipal Service District (MSD) there shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one (1) type of use or occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking spaces may be provided in a parking garage or parking lot constructed in accordance with Section 8.2.

A. Certification of Minimum Parking Requirements

Each application for Zoning Permit submitted to the Zoning Administrator as provided for in this Ordinance shall include information as to the location and dimensions of off-street parking and the means of entrance and exit to such space. This information shall be in sufficient detail to enable the Zoning Administrator to determine whether the requirements of this Article are met.

B. Definition of a Parking Space

The storage space of one (1) automobile. The size of a parking space shall be in accordance with geometric design principles for the type space and lot. (See *Table 8-1, Geometric Design Standards*)

C. Minimum Off-Street Parking Requirements

The following off-street parking spaces shall be required:

Classification	Off-Street Parking Requirement (Any fraction space e.g., 47.3 shall be considered the next whole number, e.g., 48)
Residential:	
Housing designed for and used by the elderly	1 space per 2 dwelling units

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Incidental home occupations	1 space per addition to the residential requirement
Multi-Family residences including townhouses	2 spaces per dwelling unit
Congregate care	1 space per 2 beds 1 space per 2 Dwelling Units
Single-family and two-family residences (may be in a single drive with one car behind the other)	2 spaces per Dwelling Unit
Commercial and Industrial:	
Auto service stations and/or repair shops	3 spaces per service bay, plus 1 space per wrecker or service vehicle and 2 spaces per gas dispenser
Auto sales	3 spaces plus 1 space per 400 square feet of building area devoted to sales
Bank and consumer financial services	1 space per 200 square feet of gross floor area
Barber & beauty shops and other similar personal services	2 spaces per operator
Car washes	3 spaces per service bay
Delivery, ambulance, taxi, and other similar services	1 space per vehicle, plus 1 space for each employee
Drive-through services such as banks, automobile service stations, dry cleaners, car washes and similar uses (in addition to Use Requirements)	Stacking for 4 vehicles at each bay window or lane
Dry cleaners or laundries (self-service)	1 space per 4 rental pieces of equipment

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Fire stations	1 space per person on duty on an average shift
Hotels, motels, motor courts and similar uses	1 space per unit, plus 2 spaces per 3 employees on a normal shift
Mobile home sales	5 spaces, plus 1 space per 10,000 square feet of gross land area
Manufacturing, industrial, warehousing, and wholesaling	1 space per 2 employees on the largest shift
Post offices	1 space per 200 square feet of public service area, plus 2 spaces per 3 employees on the largest shift
Restaurants and nightclubs serving meals	5 spaces, plus 1 for every 2 seats
Restaurants, drive-in	Parking space equivalent to 5 times the gross floor area in the main building
Retail sales except those listed below	1 space per 200 square feet of gross floor area
Retail sales of bulky items which require large amounts of floor space to the number of items offered for sale such as antiques, appliances, art, bicycles, carpet, floor covering, furniture, motorcycles, paint, upholstery and similar uses	1 space per 300 square feet of gross floor area
Retail uses dealing primarily in services and/or repairs	1 space per 300 square feet of gross floor area
Designed shopping centers	4 spaces per 1,000 square feet of gross floor area (optional to computing parking on a store by store basis)

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Radio, TV stations	2 spaces per 3 employees on the largest shift
Transportation terminals such as airports, bus terminals and railroad passenger stations	1 space per 4 seating accommodations for waiting passengers, plus 1 space for each 2 employees on the largest shift
Wholesale with related retail	1 space per 3 employees on the largest shift, plus additional spaces per square foot of gross floor area devoted to retail sales as applicable from "Retail sales" schedule above
Office and Institutional:	
Bed and breakfast inns	2 spaces plus 1 space per room for rent
Care facilities (more than 6 persons)	1 space per teacher or staff, plus stacking for 4 cars for drop-off and pickup or stacking for 1 car per 10 persons, whichever is greater
Churches	1 space per 4 seats in the largest assembly room
Dormitories	1 space per room
Fraternity and/or sorority houses	1 space per 2 bed
Elementary and junior high schools	5 spaces, plus 1 space per teacher or staff
Funeral homes	1 space per 4 seats in the main chapel/or if no main chapel 1 space per 300 feet in gross floor area

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General offices	1 space per 200 square feet of net rentable area (Net rentable area shall be considered to be 80% of gross floor area unless otherwise shown by applicant)
Hospitals, nursing and convalescent homes	1 space per 4 beds, plus 1 space per staff doctor and other medical practitioners
Libraries, museums and art galleries	1 space per 300 square feet of gross floor area
Medical, dental and similar offices	8 spaces per doctor or practitioner plus one for each employee
Nursing, convalescent homes designed and used primarily for the elderly	1 space per 6 beds, plus 1 space per staff doctor or practitioner
Orphanages and juvenile homes	1 space per 4 beds
Senior high schools, trade and vocational schools, colleges and universities	1 space per 5 students and 1 space for each employee
Auditoriums, stadiums, assembly halls and gymnasiums located on a high school, college or university campus	1 space per 12 fixed seats and 1 space per 12 moveable seats in largest assembly room
Recreation:	
Amusements, dance halls, nightclubs not serving meals	1 space per 3 persons in designed capacity, plus 2 spaces per 3 employees on the largest shift
Auditoriums, stadiums, assembly halls, convention centers, gymnasiums, fraternal or social clubs or lodges, community recreation center	1 space per 3 fixed seats and 1 space per 3 moveable seats in the largest assembly room

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Bowling alleys	4 spaces per lane
Golf courses	4 spaces per tee
Indoor movie theaters	1 space per 3 fixed seats and 1 space per 3 movable seats
Public swimming pools	1 space per 100 square feet of water and deck area
Recreation uses such as golf driving ranges, miniature golf, tennis, billiards, pool centers or similar uses	2 spaces per tee, green court, and/or other method of participation however styled
Recreation facilities such as community centers, swimming pools, tennis courts, and similar activities when located in conjunction with a townhouse, condominium, group housing or homeowner association development	1 space per 25 memberships or tenants

D. Combination of Required Parking Spaces

The required parking spaces for any number of separate uses may be combined in one (1) lot or parking structure, but the required parking spaces assigned to one use may not be assigned to another use at the same time.

E. Lighting

Lighting shall conform to the requirements of Section 3.19.

F. Remote Parking

On all off-street parking lots, the required space shall be provided on the same plot with the use or on a lot separated there from by not more than four hundred (400') feet, except for residential uses which must be provided on the same plot.

Where provision of required off-street parking for a building or other uses established subsequent to the adoption of this Section involves one (1) or more parcels or tracts of land that are not a part of the plot on which the principal use is situated, the applicant for a permit for the

principal use shall submit with his application for a Zoning Permit an instrument duly executed and acknowledged, which subjects the parcels or tracts of land to parking uses in connection with the principal use for which it is made available. The Applicant shall cause said instrument to be registered in the Office of the Register of Deeds upon the issuance of a Zoning Permit. Parking in one (1) zoning district in connection with a use not permitted in that district shall be permitted in accordance with the following:

Any use in any zoning district with a lower number may park in any District with a higher number.

1. R-20
2. R-15
3. R-8
4. R-6
5. R-4
6. B-1
7. B-2
8. B-3
9. B-4
10. B-5
11. M-1

In addition, any use located in one (1) zoning district, which is also a permitted use in another zoning district may also park in such other zoning district in which the use is permitted.

8.2 Parking Lot Improvement, Design and Locational Requirements

All off-street parking lots including exits, entrances, drives and parking areas shall:

- A. Be designed to allow for traffic movement in accordance with the geometric design principles of Table 1.
- B. Have physical access to a public street.
- C. Be so designed that all access to a public street is by forward motion.

- D. All required parking and vehicular traffic surfaces shall be graded, properly drained and maintained with concrete, asphalt or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.
- E. Be continuously provided and maintained as long as the use, which they serve exists.
- F. Any driveway connecting to a public street from a parking lot for six (6) or more cars that is not required to be paved shall be treated with a hard surface for the portion of the driveway within twenty (20') feet of the public street travel way.
- G. Parking is prohibited in the first ten (10') feet adjoining the public street of the required front yard setback in all districts except the B-1 and B-2 Districts. Such ten (10') foot area shall be landscaped with a treatment as provided for in Section 10.1.C.

8.3 Restricted Parking Areas for Business & Industrial Uses

The establishment and operation of a restricted parking area may be authorized by the Planning Board, in such parts of any residential district as abut, either directly or across an alley, a business or manufacturing district subject to the following conditions and requirements.

- A. The parking lot shall be accessory to and for use in connection with one or more business or industrial establishments located in an adjoining business or manufacturing district.
- B. Such parking lot shall be situated on premises, which have an area of not less than six-thousand (6,000ft²) square feet, which shall be at least fifty (50') feet either contiguous to or across an alley or street from a business or manufacturing district.
- C. Such parking lot shall be used solely for the parking of passenger automobiles.
- D. No commercial repair work or service of any kind shall be conducted on such parking lot.
- E. No sign of any kind, other than those designating entrances, exits and conditions of use, shall be maintained on such parking lot.

- F. Each entrance and exit to and from such parking lot shall be at least twenty (20') feet distant from any adjacent property located in any residential district.
- G. The location and design of entrances, exits, surfacing, marking, and lighting shall be subject to the approval of the City departments having jurisdiction.
- H. Such parking lot shall be paved with a dust-free surface.
- I. Such parking lot shall have all spaces adequately marked with paint lines, curbstones, or other similar designations.
- J. Such parking lot shall be permanently maintained by the owners or the occupants for their invitees and/or licensees so long as the use exists.
- K. Any person desiring to secure permission to establish and maintain a restricted business or industrial parking lot within the meaning of this Section shall make application to the Planning Board, accompanied by a plan, which clearly indicates the proposed development, including the location, size, shape, design, landscaping, curb cuts, and other features and appurtenances of the parking lot.
- L. Before making its final determination, the Planning Board shall hold a public hearing. If the Planning Board approves the aforesaid application, the Zoning Administrator shall thereafter issue a permit subject to the modifications of the foregoing requirements and to any additional requirements that may be stipulated by the Planning Board.
- M. Any such permit issued by the Zoning Administrator may be revoked any time whenever the aforementioned requirements are not complied with.

8.4 Administrative Flexibility

The Director of Planning may modify the requirements of Section 8.1 when a market study or staff analysis demonstrates that more spaces or fewer spaces are required to accommodate the number of vehicles likely to be attracted to the development. Without limiting the generality of the foregoing, whenever the Director of Planning modifies the requirements of Section 8.1, he/she will

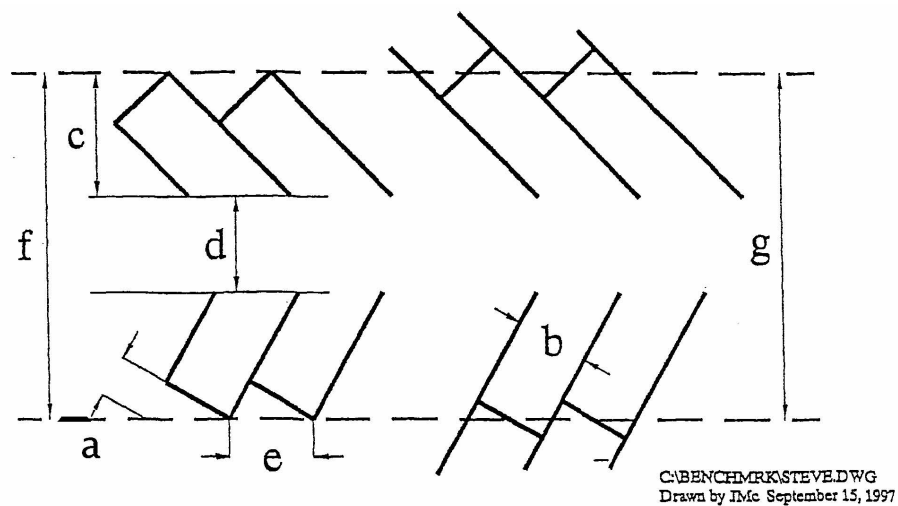
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enter upon the face of the permit the parking requirement that is to be imposed and the reasons for the modification.

8.5 Off-Street Loading Requirements

Every structure or building used for trade, business or industry hereafter erected, except in the B-1 district, shall provide space as indicated herein for the loading, unloading and maneuvering space of delivery vehicles off the street or public alley. Such space shall have access to a public alley, private driveway, or if such cannot reasonably be provided, to a public street. For the purpose of this Section, an off-street loading space (exclusive of adequate access drives and maneuvering space) shall have minimum dimensions of twelve (12') feet by forty (40') feet and an overhead clearance of fourteen (14') feet in height above the alley or street grade.

Type of Use	Required Off-Street Loading Spaces
Retail Business	1 space for each 20,000 square feet of gross floor area or fraction thereof
Wholesale & Industries	1 space for each 20,000 square feet of gross floor area or fraction thereof
Office & Institutions	1 space for each 50,000 square feet of gross floor area or fraction thereof



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**Table 8-1
Geometric Design Standards**

a	b	c	d	e	f	g
Parking Angle	Stall Width	Stall Depth (to Curb)	Aisle width	Curb Length	Centerline to Width of Two Access Aisle Curb to Curb	Centerline Row Bin with Between Them Striping Centerlines
(Degrees)	(Feet)	(Feet)	(Feet)	(Feet)	(Feet)	(Feet)
0	9.0	9.0	12.0	23.0	30.0	-
	9.5	9.5	12.0	23.0	31.0	-
	10.0	10.0	12.0	23.0	32.0	-
30	9.0	17.3	11.0	18.0	45.6	37.8
	9.5	17.8	11.0	19.0	46.6	38.4
	10.0	18.2	11.0	20.0	47.4	38.7
45	9.0	19.8	13.0	12.7	52.6	46.2
	9.5	20.1	13.0	13.4	53.2	46.5
	10.0	20.5	13.0	14.1	54.0	46.9
60	9.0	21.0	18.0	10.4	60.0	55.5
	9.5	21.2	18.0	11.0	61.4	55.6
	10.0	21.2	18.0	11.5	61.0	58.0
90	9.0	19.0	25.0	8.5	63.0	-
	9.5	19.0	24.0	9.5	62.0	-
	10.0	19.0	24.0	10.0	62.0	-