

SECTION 7

PARKING AND LOADING

7.01 INTENT

This section intends to establish regulations that will prevent excess parking at a site and at the same time ensure adequate parking to accommodate demand, and it requires minimum off-street parking and loading spaces for certain zones.

7.02 DEFINITIONS

Parking Spaces: A surfaced area, enclosed in the main building or in an accessory building, or unenclosed, having an area of not less than 180 square feet exclusive of driveways, and not including the area directly in front of a single width garage, permanently reserved for the temporary storage of one vehicle and connected with a street or alley by a surfaced driveway that affords satisfactory ingress and egress for vehicles.

Loading Space: An off-street space within the main building or on the same lot, providing for the standing, loading, or unloading of commercial vehicles, having a minimum dimension of 12 feet by 35 feet and a vertical clearance of at least 14 feet.

7.03 Americans With Disabilities Act: The Act applies to all parking and loading spaces.

7.04 Parking Or Loading Space:

A. For properties zoned R-1E:

Dwellings	Two spaces for each dwelling unit
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B. For properties zoned R-1A, R-1B, R-1C AND R-2:

Dwelling	Two spaces for each dwelling unit.
Church or Temple	One space for each five seats of average seating in the main auditorium
Golf Courses and Country Clubs:	Five spaces for each hole
Community Centers Libraries or Museums	Ten spaces plus one additional space for each 300 square feet of floor area in excess of 2,000 square feet.
Schools and Public Buildings	One space for each classroom or office room plus one space for each five seats of average seating in the main auditorium, stadium, or place of public assembly.
Long-term Care Facilities	One space per dwelling unit

C. For properties zoned **R-4, R-6, R-8, and R-12:**

Dwelling	One space per bedroom, with a minimum of two (2) spaces per unit plus one (1) space for every four units. Any fraction of a space to be rounded up to a whole number
Church or Temple	One (1) space for each five (5) seats of average seating in the main auditorium
Golf Courses and Country Clubs:	<u>Five (5)</u> spaces for each hole
Community Centers	Ten (10) spaces plus one (1) additional space for each 300 square feet of floor area in excess of 2,000 square feet.
Libraries or Museums	One (1) space for each classroom or office room plus one (1) space for each <u>five (5)</u> seats of average seating in the main auditorium, stadium, or place of public assembly.
Schools and Public Buildings	
Long-term Care Facilities	One (1) space per dwelling unit

D. For properties zoned **RM:**

Dwelling	Two (2) spaces for each dwelling unit, plus one (1) off-street space for every three dwellings or fractions thereof
Church or Temple	One (1) space for each five (5) seats of average seating in the main auditorium
Golf Courses and Country Clubs:	Five (5) spaces for each hole
Community Centers	Ten (10) spaces plus one (1) additional space for each 300 square feet of floor area in excess of 2,000 square feet.
Libraries or Museums	One (1) space for each classroom or office room plus one (1) space for each <u>five (5)</u> seats of average seating in the main auditorium, stadium, or place of public assembly.
Schools and Public Buildings	
Long-term Care Facilities	One (1) space per dwelling unit

E. For properties zoned: **C-1B, C-2B, C-10, C-20, C-1S:**

The parking of trucks, vans, or cars, accessory to a permitted business, when used in operation of the permitted business as listed in Districts C-1B, C-2B, C-10, C-20, and C-1S, are be limited to vehicles of not over one and one-half (1½) tons capacity when located within one hundred fifty (150) feet of a residential district boundary line, or stored, parked, or otherwise confined to the premises overnight.

1. Retail Use:

- 5 spaces for first 1,000 sq. ft.
- 4 spaces for second 1,000 sq. ft.
- 3 spaces for each 1,000 sq. ft thereafter ; *or*
- 5 spaces per business and additional one parking space for each employee, whichever is greater

Exceptions: Restaurant Establishments and Recreation such as
Swimming Pools:

- 15 spaces for first 1,000 sq. ft. of business
- 10 spaces for second 1,000 sq. ft
- 6 spaces for each 1,000 ft thereafter, plus one parking space for each employee

2. Service Use:

- 6 spaces for first 1,000 sq. ft
- 5 spaces for second 1,000 sq. ft.
- 3 spaces for each 1,000 sq. ft thereafter, plus one parking space for each employee

Exception: Funeral Establishments:

- 15 spaces for first 1,000 sq. ft. of business space
- 10 spaces for second 1,000 sq. ft.
- 5 spaces for each 1,000 sq. ft thereafter, plus one parking space for each employee

3. **Office use:**
 - 5 spaces for first 1,000 sq. ft.
 - 6 spaces for second 1,000 sq. ft
 - 3 spaces for 1,000 sq. ft thereafter *or*
 - 5 spaces per business plus one additional parking space for each employee, whichever is greater.

4. **Health, Medical and Care Facilities**
 - 6 spaces for first 1,000 sq. ft
 - 5 spaces for second 1,000 sq. ft.
 - 2 spaces for each 1,000 sq. ft thereafter; *or*
 - 12 spaces per building plus one additional parking space for each employee , whichever is greater

5. **Agricultural Use**
 - 5 spaces for first 1,000 sq. ft
 - 1 spaces for each 1,000 sq. ft thereafter; *plus* one parking space for each employee.

6. **Recreation and Social Facilities**
 - 15 spaces for first 1,000 sq. ft of business
 - 10 spaces for second 1,000 sq. ft.
 - 5 spaces for each 1,000 sq. ft thereafter; *plus* one parking space for each employee

7. **Public, Education and Utility Uses**
 - 10 spaces for first 1,000 sq. ft of business
 - 8 spaces for second 1,000 sq. ft.
 - 3 spaces for each 1,000 sq. ft thereafter

8. **Miscellaneous: as for Public, Education & Utility Uses**

Any residential dwelling within any commercial zone must follow the parking requirements as set out under residential zone.

- F. **M-1 and M-2 Industrial Zone**

In M-1 and M-2 zones, vehicular equipment incidental to the operation of permitted agricultural uses is exempt from the particular provision regarding truck parking and storage limits that are shown under commercial zoned properties Section 7.04(E).

 1. **M-1 Permitted Uses:**
 - A. **Industrial Use:**
 - 5 parking spaces for first 1,000 sq. ft.
 - 2 parking spaces for second 1,000 sq. ft
 - 1 parking space for each 2,000 sq. ft thereafter; *plus* one parking space for each employee

B. Warehouse and wholesale

- 4 parking space for first 1,000 sq. ft.
- 1 parking spaces for second 1,000 sq. ft
- 1 parking space for each additional 10,000 sq. ft.; *plus*
one parking space for each employee

C. Service Uses:

- 5 parking spaces for first 1,000 sq. ft.
- 3 parking spaces for second 1,000 sq. ft.
- 1 parking space for each 1,000 sq. ft thereafter; *plus*
one parking space for each employee

D. Retail Business

- 5 parking spaces for first 1,000 sq. ft
- 3 parking spaces for second 1,000 sq. ft
- 1 parking space for each 1,000 sq. ft.; *plus*
one parking space for each employee

Exceptions: Bars and Taverns

- 12 parking spaces for first 1,000 sq. ft.
- 10 parking spaces for second 1,000 sq. ft
- 5 parking spaces for each 1,000 sq. ft thereafter; *plus*
one parking space for each employee

E. Office Use

- 6 parking spaces for first 1,000 sq. ft.
- 4 parking spaces for second 1,000 sq. ft.
- 3 parking spaces for 1,000 sq. ft. thereafter
- 6 parking spaces *plus* one parking space
for each employee whatever is greater

F. Agricultural Use: same as commercial agricultural

G. Recreation: same as Bars & Taverns in commercial zone

H. Public: same as Commercial Public

I. Misc.: same as Commercial Misc.

G. For properties zoned: **M-2**:

1. Industrial Uses

- 5 parking spaces for first 1,000 sq. ft.
- 2 parking spaces for second 1,000 sq. ft
- 1 parking space for each 10,000 sq. ft thereafter;
plus one parking space for each employee

2. Warehouse and Wholesale

- 5 parking spaces for first 1,000 sq. ft.
- 1 parking space for second 1,000 sq. ft
- 1 parking space for each 10,000 sq. ft thereafter;
plus one parking space for each employee

3. Service Uses

- 5 parking spaces for first 1,000 sq. ft.
- 2 parking spaces for second 1,000 sq. ft.
- 1 parking space for each 5,000 sq. ft thereafter;
plus one parking space for each employee

4. Retail

- 10 parking spaces for first 1,000 sq. ft
- 8 parking space for second 1,000 sq. ft
- 20 parking space for each 5,000 sq. ft. thereafter;
plus one parking space for each employee

5. Office Use

- 6 parking spaces for first 1,000 sq. ft
- 4 parking space for second 1,000 sq. ft
- 3 parking spaces for each 1,000 sq. ft thereafter;
plus one parking space for each employee *or*
6 parking space plus one parking space for
each employee whichever is greater.

6. Public: same as commercial public

7. Misc.: same as commercial misc.