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Chapter 345 OFF-STREET PARKING AND LOADING

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345.01 Purpose.

The purpose of this chapter is to establish parking areas that have adequate capacity and are appropriately located and designed to minimize any hazardous conditions on-site and at access points. The parking requirements are intended to provide sufficient parking in close proximity to the various uses for residents, customers and employees, and to establish standards which will maintain the traffic carrying capacity of nearby streets.

345.02 General Provisions.

The following provisions shall apply to off-street parking and loading facilities.

- A. The provision and maintenance of off-street parking and loading space is a continuing obligation of the property owner. The subsequent use of property shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this Ordinance. Should the owner or occupant of any lot or building change the use to which the lot or building is put, thereby increasing off-street parking and loading requirements, it shall be unlawful and a violation of this Ordinance to begin or maintain such altered use until such time as the increased off-street parking and loading requirements are complied with.
- B. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning

Commission, based upon the requirements of comparable uses listed.

- C. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.
- D. Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the Planning Director in the form of deeds, leases, or contracts to establish the joint use.
- E. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. All other required parking spaces shall be located not farther than 200 feet from the building or use they are required to serve, measured in a straight line from the building.
- F. Required parking spaces shall be available for the parking of operable passenger automobiles for residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.
- G. A plan drawn to scale, indicating how the off-street parking and loading requirements will be met, is to be filed with the Planning Director.
- H. Design requirements for parking lots and loading areas:
 - 1. Areas used for standing and maneuvering of vehicles shall have durable surfaces maintained adequately

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for all-weather use and so drained as to avoid flow of water across sidewalks.

2. Except for parking to serve residential uses, parking and loading areas adjacent to residential zones or adjacent to residential uses shall be designed to minimize disturbances of residents.
3. Artificial lighting which may be provided shall be so deflected as not to shine or create glare in any residential zone or on any adjacent dwelling.
4. Access aisles shall be of sufficient width for vehicles turning and maneuvering.
5. Groups of more than four parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.
6. Service drives to off-street parking and loading areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and the maximum safety of pedestrians and vehicular traffic on the site.
7. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway center line, the street right-of-way line, and a straight line adjoining said lines through a point 20 feet from their intersection.

345.03 Off-Street Parking Standards.

- A. At the time of erection of a new structure, or at any time of enlargement of change in use of an existing structure within any zone in the County, off-street parking spaces shall be provided for the new construction as indicated in this section unless greater requirements are

otherwise established. Where square feet are specified the area measured shall be the new gross floor of the building primary to the functioning of the particular use of the property other than space devoted to off-street parking for employees. Where employees are specified the term shall apply to all persons including the proprietors working on the premises during the peak shift.

- B. Table 345-1 lists the parking standards for different classes of uses.

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**Table 345-1
Parking Standards**

Type of Use	Parking Space Requirement
A. <u>Residential Uses</u>	
1. Dwelling	One space per dwelling unit
2. Boarding house, lodging house, or rooming house	One space per guest accommodation
B. <u>Institutions</u>	
1. Convalescent hospital, nursing home, sanitarium, rest home, home for the aged	One space per two beds for patients or residents
2. Hospital	Three spaces per two beds
C. <u>Places of Public Assembly</u>	
1. Library, reading room	One space per 400 square feet plus one space per two employees
2. Preschool, nursery, kindergarten	Two spaces per teacher
3. Elementary or junior high school	One space per classroom, plus one space per administrative employee
4. Senior high school	One space per classroom, plus one space per administrative employee, plus one space per six students
5. Other public assembly, including church	One space per four seats or eight feet of bench length
D. <u>Commercial Amusements</u>	
1. Theater	One space per four seats
2. Bowling alley	Five spaces per alley plus one space per two employees
3. Dance hall, skating rink	One space per 100 square feet of floor area plus one space per two employees
E. <u>Commercial</u>	
1. Retail Store	One space per 250 square feet of floor area
2. Service or repair shop, retail store handling exclusive bulky merchandise such as automobiles and furniture	One space per 400 square feet of floor area
3. Bank or office (except medical or dental)	One space per 400 square feet of floor area plus one space per two employees
4. Medical or dental office	One space per 200 square feet of floor area plus one space per two employees
5. Mortuary	One space per four seats or eight feet of bench in chapels
6. Motel	One space per guest room plus one space for the owner or manager

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Type of Use	Parking Space Requirement
7. Hotel	One space per two guest rooms plus one space per two employees
8. Restaurant	One space per four seats
F. <u>Industrial</u>	
1. Storage warehouse, manufacturing, establishment, rail or trucking freight terminal	One space per employee
2. Wholesale establishment	One space per employee plus one space per 700 square feet of patron-serving area

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345.04 Off-Street Loading Standards.

Building or structures to be built or substantially altered which receive and distribute materials, merchandise or people by motor vehicle shall provide and maintain off-street loading spaces in sufficient number and size to adequately handle the needs of the particular use.

- A. The following standards shall be used in establishing the minimum number of spaces required:
 - 1. For buildings and structures up to 6,000 square feet, regular off-street parking areas may be used to meet the off-street loading requirements.
 - 2. For buildings and structures up to 10,000 square feet in gross floor area, one loading space shall be required.
 - 3. For buildings and structures at least 10,000 square feet in gross floor area, two loading spaces shall be required.
- B. A loading space shall be 10 feet wide and 35 feet long and shall have a vertical clearance of 14 feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these spaces shall be increased.