

ARTICLE VII. OFF-STREET PARKING AND LOADING

SECTION 405.390: PARKING REQUIREMENTS

Except in District "C-2", all buildings hereafter erected, constructed, reconstructed or altered shall be provided with off-street parking spaces either in the form of parking garages or open parking areas for the parking of motor passenger vehicles in accordance with the following requirements:

1. *Residential parking requirements.*
 - a. One-family, two-family, multiple-family apartments, court apartments and group dwellings--two (2) parking spaces per dwelling unit.
 - b. Cooperative houses and rooming, boarding or lodging houses--one (1) parking space for every two (2) occupants the building is designed to accommodate.
2. *Commercial parking requirements.*
 - a. *Hotels.* One (1) parking space for each two (2) guest rooms or suites.
 - b. *Motels.* One (1) parking space for each dwelling unit plus five (5) parking spaces.
 - c. *Philanthropic or eleemosynary institutions, private clubs, fraternal orders, other than those whose chief activity is a service customarily carried on as a business.* One (1) parking space for every one hundred fifty (150) square feet.
 - d. *Hospitals and sanitariums.* One (1) parking space for each four (4) additional beds.
 - e. *Clinics.* One (1) parking space for each two hundred (200) square feet of useable or rentable space.
 - f. *Office building.* One (1) parking space for each two hundred (200) square feet of useable or rentable space.
 - g. *Schools.*
 - (1) *Elementary.* One (1) parking space for each ultimate employee station.
 - (2) *Junior high.* One (1) parking space for each ultimate employee station, plus one (1) for each ten (10) seats in the stadium or gymnasium, whichever has the greater capacity.
 - h. *Golf course, except for miniature golf courses and driving ranges.* Fifty (50) parking spaces for each nine (9) holes.
 - i. *Churches, theaters, auditoriums, stadiums and other similar places of public assembly.* One (1) parking space for each five (5) seats.
 - j. *Commercial retail sales businesses.* One (1) parking space for every one hundred fifty (150) square feet.
 - k. *Commercial service business, including restaurants and banks.* One (1) parking space for every one hundred fifty (150) square feet.
 - l. *Commercial wholesale businesses, excluding warehouse facilities.* One (1) parking space for each three hundred (300) square feet.
 - m. *Swimming pools, skating rinks, miniature golf courses, golf driving ranges, dance halls, shooting galleries and all other similar recreational activities and buildings.* One (1) parking space for each one hundred (100) square feet.
 - n. *Family day care and similar uses.* One (1) parking space for each ten (10) children cared for in addition to previous requirements. Where fewer than ten (10) children are cared for, one (1) additional parking space shall be required.
 - o. Adequate handicap accessible parking must be provided as per Federal guidelines and specifications (Americans With Disabilities Act).
3. *Industrial parking requirements.*

- a. *Warehouse facilities and buildings.* One (1) parking space for every two thousand (2,000) square feet of floor area.
- b. *Manufacturing or industrial business or businesses engaged in the production of goods or products.* One (1) parking space for every two hundred (200) square feet.
- c. Adequate handicap accessible parking must be provided as per Federal guidelines and specifications (American's With Disabilities Act).
4. *Other parking requirements.* For any and all uses or structures not specifically provided for previously, such parking space as the City Planning Commission shall determine necessary, considering all the parking-generating factors involved. (CC 1988 §29-92; Ord. No. 2788 §8, 10-21-85)

SECTION 405.400: INTERPRETATION OF OFF-STREET PARKING REQUIREMENTS

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

1. *Rules for computing.*
 - a. Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.
 - b. In the case of mixed uses (with different parking requirements occupying the same building or premises) or in the case of joint use of a building or premises (by more than one (1) use having the same parking requirements), the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
 - c. "*Floor area*" shall mean the gross floor area of the specific use.
 - d. If on any lot or in any building there is a change in use or an increase in the floor area or in the number of employees or other unit of measurement herein specified for the determination of required off-street parking spaces that creates a need for more than ten percent (10%) of the parking spaces previously required, additional off-street parking spaces shall be provided on the basis of the increase.
2. *Location of required parking spaces.*
 - a. *Setback.* No parking shall be permitted within five (5) feet of an adjoining lot in a residential district.
 - b. All parking spaces required for residential buildings or uses shall be located on the same lot with the building or use served. The parking spaces required for any other building or use may be located on an area immediately adjacent to or directly across the street from said building and two (2) or more owners of buildings may join together in providing the required parking spaces. Where the required parking spaces are not located on the same lot with the building or use served, the usage of the lot or tract upon which said parking spaces are provided shall be restricted by an instrument of record describing the premises for which said parking is provided and assuring the retention of such parking so long as required by this Chapter.
 - c. Up to fifty percent (50%) of the parking spaces provided for:
 - (1) Theatres, public buildings, bowling alleys, dance halls, nightclubs or cafes and up to one hundred percent (100%) of the parking spaces required for a church or school auditorium may be provided and used jointly by:
 - (2) Banks, offices, retail stores, repair shops, service establishments and similar uses not normally open, used or operated during the same hours as those listed in subparagraph (1) provided that written agreement thereto is properly executed with the application for a building permit.

- d. In any case where the required parking spaces are not located on the same lot with the building or use served or where such spaces are collectively or jointly provided and used, a written agreement, thereby assuring their retention for such purposes, shall be properly drawn and executed by the parties concerned, approved as to form and executed by the City Attorney and shall be filed with the application for a building permit.
- e. Off-street parking spaces may be located within the required front yard of any commercial, business or industrial district, but no off-street parking shall be permitted in the required front yard of any residential district, except upon a driveway providing access to a garage, carport or parking area for a dwelling.

3. *Design standards.*

a. *Approval of off-street parking facilities.*

- (1) For developments to be located in zoning districts where Planning and Zoning Commission review is not required by these regulations, the City Manager or his/her designee shall approve all off-street parking facilities prior to the issuance of a building permit for said development.
- (2) For developments to be located in zoning districts where Planning and Zoning Commission review of a site plan is required by these regulations, the City Manager or his/her designee shall forward recommendations to the Planning and Zoning Commission as to the compliance and suitability of all proposed off-street parking facilities.

b. *Maintenance.* No parking area or parking space which exists at the time this Chapter becomes effective or which subsequent thereto is provided for the purpose of complying with the provisions of this Chapter shall thereafter be relinquished or reduced in any manner below the requirements established by this Chapter.

c. *Minimum area.* For the purpose of these regulations, an off-street parking space shall be a paved surface area, not in a street or alley, and having an area of not less than two hundred (200) square feet with a minimum width of ten (10) feet and length of twenty (20) feet, exclusive of driveways, permanently reserved for the temporary storage of one (1) vehicle.

d. *Minimum improvement and maintenance standards.* All open parking areas provided in compliance with this Chapter shall be surfaced with a durable, dustproof material. The parking area shall be maintained in a useable dustproof condition.

e. *Lighting for commercial, industrial and multiple off-street parking.* Lighting shall be provided if off-street parking spaces are to be used at night. When provided, lighting shall be arranged and installed to reflect light away from abutting or neighboring property, including public right-of-ways.

f. *Marking.* Parking spaces in lots of more than five (5) spaces shall be marked by painted lines or curbs or other means to indicate individual spaces. Signs or markers shall be used as necessary to insure efficient traffic operation of the lot.

g. *Means of ingress and egress.*

- (1) For parking facilities permitting two-way traffic, the entrance and exit driveways shall be at least twenty-four (24) feet in width, as measured at the property line.
- (2) For parking facilities accommodating one-way traffic only, the entrance and exit driveways shall be at least twelve (12) feet in width, as measured at the property line.

h. *Access isles.* Access isles in off-street parking facilities shall be as follows:

- (1) Drives between ninety degree (90°) parking spaces shall be at least twenty-four (24) feet in width.

- (2) Drives between sixty degree (60°) parking spaces shall be at least eighteen (18) feet in width.
- (3) Drives between forty-five degree (45°) parking spaces shall be at least fifteen (15) feet in width.
- (4) Drives between thirty degree (30°) parking spaces shall be at least twelve (12) feet in width.
- (5) The City Manager or his/her designee shall approve specifications for other configurations.

i. *Off-street waiting area for drive-thru facilities.*

- (1) In every building, structure or part thereof erected and occupied for the purpose of serving customers in their automobiles by means of a service window or similar arrangement where the automobile engine is not turned off, there shall be provided three (3) off-street waiting spaces adjacent to each service window.
- (2) An off-street waiting space shall be an area ten (10) feet wide and twenty (20) feet long.

j. *Restrictions on recreation vehicles, boat/trailers or trailers of any kind.*

- (1) A camping or travel trailer or recreational vehicle shall not be used for dwelling purposes while it is parked or stored in any area within the incorporated limits except for occasional vacation use or in a mobile home court authorized under the Codes of the City.
- (2) No recreational vehicle, boat/trailer or trailer of any kind shall be parked on City streets for more than forty-eight (48) hours.

k. *Loading space for business and industry.* Any business or industrial building, hospital, institution, hotel, mortuary or warehouse hereafter erected, constructed, reconstructed or altered shall provide adequate off-street parking facilities for the loading and unloading of merchandise and goods within or adjacent to the building in such manner as not to obstruct freedom of traffic movement on the public streets or alley. One (1) space shall be provided and maintained for each ten thousand (10,000) square feet or fraction thereof of gross floor area in excess of five thousand (5,000) square feet. (CC 1988 §29-93; Ord. No. 2788 §8, 10-21-85)