

## CHAPTER 4

### Parking and Loading

12-4-1	Purpose
12-4-2	Scope of Regulations
12-4-3	Size of Stall
12-4-4	Surfacing
12-4-5	Miscellaneous Provisions
12-4-6	Truck Loading and Parking Areas
12-4-7	Number of Parking Stalls Required

#### **SEC. 12-4-1** PURPOSE.

The purpose of this section of the Ordinance is to promote public safety and welfare by reducing the congestion of public streets.

Off-street parking and loading space will be provided on individual lots in a quantity related to the use of the property.

#### **SEC. 12-4-2** SCOPE OF REGULATIONS:

- (a) Off-street parking and loading space shall be provided for all buildings and structures erected after the effective date of this ordinance.
- (b) Where the intensity of the use of any building, structure or premise is increased, additional parking shall be provided to match the increased intensity of use.
- (c) Where an existing building or structure is converted to a new use, parking shall be provide according to the requirements of the new use.
- (d) Existing parking and loading serving any type of use shall not be reduced below the requirements of this Ordinance.
- (e) Off-street parking, and loading may be established voluntarily, provided it meets the requirements of this Ordinance.
- (f) Where a conforming or legally nonconforming building is destroyed or damaged by fire, explosion, flood or any other man-made or natural catastrophe, no off-street parking or loading is required during the process of reconstruction.
- (g) Any application for a zoning permit shall include therewith a plot plan accurately showing any parking or loading facilities to be provided in compliance with this Ordinance.
- (h) Off-street parking facilities for different buildings, structures, uses, or mixed uses may be provided collectively

in any nonresidential zoning district, provided that the total number of stalls so located together shall not be less than the sum of the separate requirements of each use.

**SEC. 12-4-3**      SIZE OF STALL.

A required off-street parking stall shall be at least eight and one-half (8½) feet in width and at least nineteen (19) feet in length, exclusive of access drives and aisles, ramps or columns. A stall shall have a vertical clearance of at least seven (7) feet.

**SEC. 12-4-4**      SURFACING.

Any open off-street parking area containing more than five (5) parking stalls shall be improved with a dust-free surface specified.

**SEC. 12-4-5**      MISCELLANEOUS PROVISIONS.

- (a) Parking is allowed in all required yards except in the first twenty (20) feet of a required front yard, except as provided elsewhere in this Ordinance.
- (b) Required parking stalls for one and two family dwellings may be located in the driveway of the dwelling. However, no part of a parking stall shall extend into the right-of-way.
- (c) No parking is allowed in the traffic visibility triangle defined in Section 12-2-10.
- (d) Commercial vehicles shall not be parked or stored in off-street spaces on residential lots. This provision does not apply to overnight parking of a commercial van or truck under three-quarters (¾) ton.
- (e) Campers, travel trailers, motor homes, boats, buses, trucks, over three-quarters (¾) ton, and other similar recreational vehicles and apparatus shall not be parked or stored for a length of time greater than twenty-four (24) hours in the first 20 feet of required front yards of residential lots.
- (f) Major repair and alteration of the commercial and recreational vehicles listed in paragraphs (d) and (e) above shall not be conducted in any residential district except within a completely enclosed building, nor shall such repair and alteration be conducted as an occupation in any residential district.

**SEC. 12-4-6 TRUCK LOADING AND PARKING AREAS.**

Off-street areas sufficient for all truck loading and truck storage and parking shall be provided in connection with all buildings and uses delivering and receiving goods, materials and supplies by truck and those using trucks in their business or operation.

**SEC. 12-4-7 NUMBER OF PARKING STALLS REQUIRED.**

- (a) Single-family dwellings and mobile homes unit 2 stalls/dwelling
- (b) Multi-family dwellings and duplexes unit 2 stalls/dwelling
- (c) Hotels and motels (also see "G" and "I" of this section) 1 stall/guestroom  
1 stall/3 employees
- (d) Clubs, lodges, sororities, fraternities Dormitories and lodging and boarding houses (also see "G" and "I" of this section) 1 stall/2 beds
- (e) Service institutions:
  - (1) Hospitals 1 stall/2 beds and 1 stall/3 employees
  - (2) Sanatoriums, institutions, rest homes and nursing homes 1 stall/4 beds and 1 stall/3 employees
- (f) Medical and dental clinics 6 stalls/doctor
- (g) Churches, theaters, auditoriums, community centers, vocational and night schools and other places of public assembly 1 stall/5 permanent seats or 1 stall/100 square feet, whichever is greater
- (h) Schools:
  - (1) Elementary schools 1 stall/employee
  - (2) Colleges and secondary schools 1 stall/5 students

Parking and Loading

- (i) Retail Sales and Services:
  - (1) Restaurants, bars and lounges 1 stall/50 square feet of gross floor area or 1 stall/6 seats whichever is greater
  - (2) Financial institutions, businesses and governmental and professional offices 1 stall/300 sq. feet
  - (3) Funeral homes 1 stall/4 seats or 1 stall/100 sq. feet, exclusive of embalming facilities, whichever is greater
  - (4) Bowling alleys (also see "G" and "I" of this section) 5 stalls/lane
  - (5) All other retail sales and services, including shopping centers 1 stall/250 sq. feet gross floor area
- (j) Manufacturing and processing plants, laboratories, warehouses and wholesale sales. 1 stall/2 employees

