

CHAPTER 15

OFF STREET PARKING AND LOADING¹

SECTION:

- 10-15-1: Purpose
- 10-15-2: General Requirements
- 10-15-3: Parking Spaces Required
- 10-15-4: Access
- 10-15-5: Parking Area And Parking Lot Requirements
- 10-15-6: Off Street Loading
- 10-15-7: Other Parking Provisions

10-15-1: **PURPOSE:** The purpose of the off street parking and loading requirements are to reduce street congestion and traffic hazards in the city by incorporating adequate, attractively designed facilities for off street parking and loading as an integral part of every use of land in the city. (Ord., 10-17-1989)

10-15-2: **GENERAL REQUIREMENTS:**

- A. **Parking Required:** There shall be provided at the time of erection of any main building or at the time any main building is enlarged or increased in capacity or converted to a new use, minimum off street parking space with adequate provision for ingress and egress by standard size automobiles in accordance with the requirements herein.
- B. **Size:** For the purpose of this chapter, one parking space shall have minimum dimensions of nine feet (9') in width and twenty feet (20') in length, exclusive of adequate interior driveways.
- C. **Tandem Parking:** Tandem parking shall not be allowed except for single-family dwellings where a home occupation permit has not been granted or issued.

1. See parking provisions for PRUDs in subsection 10-10B-4H of this title.

- D. Front Yard Parking: No parking shall be allowed in the front five feet (5') of any front yard. Parking shall also not be allowed on or across any sidewalk. (Ord., 10-17-1989)

10-15-3: **PARKING SPACES REQUIRED:**

- A. Floor Area Defined: "Floor area", in the case of offices, merchandising or service types of uses, shall mean the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons, clients or patients, including areas occupied by fixtures and equipment used for display or sales of merchandise. It shall not include areas used principally for nonpublic purposes, such as storage, incidental repair, processing or packaging of merchandise.
- B. Specific Requirements: Required off street parking shall be provided for each use as listed below. Numbers listed shall be the minimum required. Parking for uses not specifically listed below shall be provided in the same ratio as the use most nearly approximating the characteristics of the unlisted use, as determined by the planning commission.

<u>Use</u>	<u>Parking Spaces Required</u>
Bowling alleys, skating	2 spaces for every 1,000 square feet of floor area.
Churches	1 space for every 150 square feet of floor area, or 1 space for every 4 seats.
Fast food or drive-in	20 spaces for each 1,000 square feet of sales and enclosed eating space.
Four or more unit dwellings	Minimum of 8 spaces, with 1.5 spaces for each additional unit over 5.
Golf courses, tennis courts and similar recreational facilities	Determined by specific review by the planning commission.
Hospitals, schools, civic buildings	Determined by specific review by the planning commission.

<u>Use</u>	<u>Parking Spaces Required</u>
Hotel, motel or lodge	1 space per unit, plus 1 space per 200 square feet of assembly, banquet and restaurant area. In addition, 1 space shall be provided for trailers and accessory vehicles per every 5 units.
Industrial and wholesale establishments	2 spaces for each 1,000 square feet of gross floor area. This shall not apply to floor areas used exclusively for storage.
Intensive retail commercial shops selling directly to the public	5 spaces for each 1,000 square feet of floor area.
Less intensive commercial businesses, such as furniture, appliance and lumber sales	3 spaces for each 1,000 square feet of floor area.
Mortuary	1 space for every 300 square feet of floor area.
Offices and personal services, including medical and dental offices	3.5 spaces for each 1,000 square feet of floor area.
One-, two- or three-unit dwellings	2 parking spaces per unit.
Restaurants, bars	1 space per 4 seats area.
Theaters, auditoriums, assembly halls	1 space for every 4 seats.

(Ord., 10-17-1989)

10-15-4: **ACCESS:**

A. **Ingress And Egress:** Access to commercial and industrial lots shall be by one of the following:

1. A maximum of one driveway for each one hundred feet (100') of frontage on a public street, such driveway to be not over thirty five

feet (35') in width nor less than sixteen feet (16') (for one-way traffic).

2. A maximum of one driveway for each two hundred feet (200') of frontage on a public street, such driveway to be not over forty five feet (45') in width.

- B. Spacing: Access driveways shall be no closer to each other than twelve feet (12') in all residential zones, and fifty feet (50') in all commercial and industrial zones.
- C. Distance From Intersections: Access driveways shall not be closer than forty feet (40') to an intersection of two (2) minor streets, or one hundred feet (100') to the intersection of any major collector or arterial street, measured from the corner point of the property line. (Ord., 10-17-1989)

10-15-5: PARKING AREA AND PARKING LOT REQUIREMENTS:

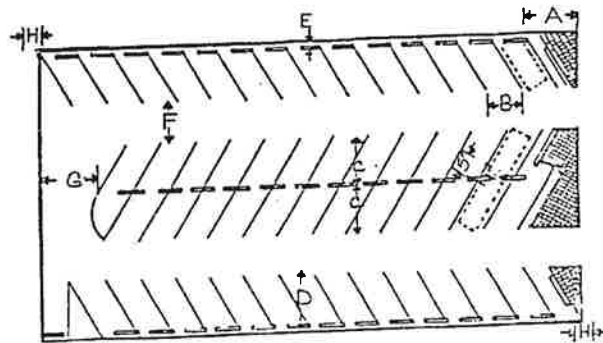
Every parcel of land used as a public or private parking area, including commercial parking lots and automobile, farm equipment or other open air sales lots, shall be developed and maintained in accordance with the following requirements:

- A. No Backing Onto A Public Street: No off street parking lot shall be constructed in a manner that would require vehicles to back out onto a public street.
- B. Screening And Landscaping: The sides of any off street parking area for more than five (5) vehicles shall be effectively screened by fencing or landscaping of acceptable design. The landscaping plan shall be approved by the planning commission.
- C. Surfacing: Every parcel of land hereafter used as a public parking area shall be paved with an acceptable permanent surfacing material, shall have appropriate bumper guards where needed as determined by the zoning administrator, and shall be so marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.
- D. Grading: Parking lots shall be graded for proper drainage.
- E. Lighting: Lighting used to illuminate an off street parking area shall be so arranged as to reflect the light away from adjoining premises in any residential district.

- F. Design: As a minimum requirement, parking areas shall meet the table of parking lot dimensions, shown below:

TABLE OF PARKING LOT DIMENSIONS
(letters refer to the diagram below)

<u>Parking Angle</u>		<u>45 Degrees</u>	<u>60 Degrees</u>	<u>90 Degrees</u>
Offset	A	18'	11'	1'6"
Car space	B	12'	10'	9'0"
Stall depth	C	16'	18'	18'6"
Stall depth	D	18'	19'	20'
Overhang	E	2'	2'3"	2'9"
Driveway	F	13'	17'6"	25'
Turnaround	G	17'	14'	14'
Extra	H	6'	3'	0'



Lot to be landscaped, as required. See subsection B of this section.

(Ord., 10-17-1989)

10-15-6: OFF STREET LOADING:

- A. Off Street Loading Required: For every building or part thereof having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by a commercial or industrial use, to or from which delivery of materials or merchandise are regularly made by motor vehicle, there shall be provided and maintained on the same lot with the building at least one off street loading space, plus one for each additional twenty thousand (20,000) square feet or major fraction thereof.

- B. Size Of Loading Space: Each loading space shall be not less than fourteen feet (14') in width, twenty five feet (25') in length, and have an overhead clearance of not less than fifteen feet (15').
- C. Loading Space Location: Required loading spaces may occupy any required yard or court; except, that if it is located closer than fifty feet (50') to any residential district, it shall be enclosed by a brick or stone wall or landscaping not less than six feet (6') in height. (Ord., 10-17-1989)

10-15-7: **OTHER PARKING PROVISIONS:**

- A. Drive-In Businesses: Driveways, parking areas and off street storage lanes for automobiles awaiting entrance to drive-in businesses shall be provided in accordance with plans approved by the planning commission.
- B. Joint Use Parking Areas: Joint or common parking facilities may be provided in lieu of the individual requirements found in this chapter; provided, that the total number of such off street parking spaces, when counted together, shall not be less than the sum of the various uses computed separately. If the common facilities are located on more than one lot, a covenant for cross access and preservation of the area for joint parking use must be filed with the city. (Ord., 10-17-1989)