

CHAPTER 16

OFF-STREET PARKING AND LOADING REQUIREMENTS

- 1610 Applicability of Requirements
- 1620 General Requirements
- 1630 Setbacks
- 1640 Design Standards for Off-Street Parking
- 1650 Design Standards for Off-Street Loading
- 1660 Prohibited Off-Street Parking and Loading
- 1670 Off-Street Parking and Loading Requirements for Various Types of Uses

SECTION 1610 APPLICABILITY OF REQUIREMENTS

The off-street parking and off-street loading facilities whether they are principal uses, accessory uses, or a minimum requirement of the initiation, enlargement, or change of use, shall meet the requirements of this Chapter as follows:

- (a) For all buildings and structures erected and all uses of land established after the effective date of this Code, parking and loading facilities shall be provided as required for the particular use by this Chapter.
- (b) When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use.
- (c) Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking and loading facilities shall be provided as required for such new use. However, if the existing use is nonconforming as to parking requirements, then parking requirements for a change in use shall be governed by Chapter 16 Parking and Loading Nonconformities.
- (d) Accessory off-street parking and loading facilities in existence on the effective date of this Code and located on the same lot as the building or use served shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new building or use under the provisions of this Code.

SECTION 1620 GENERAL REQUIREMENTS

- (a) Space allocated to any required off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facilities. Space allocated to any required off-street parking shall not be used to satisfy the space requirements for any off-street loading facilities.

- (b) Within the front and exterior side yards in the RM districts, not more than one vehicle shall be parked for each 600 square feet of area contained in the front or exterior side yards.
- (c) Required off-street parking spaces and required off-street loading berths shall not be used for the storage, sale, dismantling, or servicing of any vehicle, equipment, materials, or supplies.
- (d) Required off-street parking spaces and required off-street loading berths shall be located on the lot containing the use for which the required spaces or berths are to be provided.
- (e) Required enclosed off-street parking and loading areas shall meet the minimum yard requirements of the zoning district in which located, except that enclosed off-street parking and loading areas which are required, shall not be included in the computation of permitted floor area.
- (f) The capacity of an off-street parking area shall be the number of parking spaces, having minimum required dimensions, that are located thereon in such a manner that each space can be entered without passing through another space, except in the RS, RD, RMHS and AG districts, where access may be obtained through another parking space.
- (g) Required off-street parking surfacing shall be completed prior to the initiation of the use.

SECTION 1630 SETBACKS

- (a) Off-street loading areas shall not be located within 50 feet of any abutting property which is within an R district unless it is wholly within an enclosed building or screened on all sides abutting the R district by a screening wall or fence.
- (b) Unenclosed off-street parking and loading areas shall be set back from abutting streets as set forth in Table 1 below.

Table 1

Off-Street Parking and Loading Area Setbacks From
Centerline of Abutting Streets*

	Parking Area 1 to 5 Spaces 5 Spaces	Parking Area 6 or more Spaces	Loading Area
In an R district			
Accessory to a dwelling	28 ft.	35 ft.	NA
Accessory to another use	40 ft.	50 ft.	50 ft.
Not in an R district, but within 50 feet of an R district	40 ft.	50 ft.	50 ft.

*If the right-of-way width designated on the Major Street Plan exceeds 50 feet, add 1/2 of the amount by which the designated right-of-way exceeds 50 feet.

SECTION 1640 DESIGN STANDARDS FOR OFF-STREET PARKING AREAS

- (a) A required off-street parking space shall be at least 9 feet in width and at least 20 feet in length exclusive of access drives or aisles. Such space shall have a vertical clearance of at least 6 feet 6 inches.
- (b) Each required parking space shall be accessible from a public street without passing through another required space and no maneuvering incidental to parking shall be on any public street, except the RS, RD and AG districts.
- (c) Lighting used to illuminate an off-street parking area shall be so arranged as to direct the light away from properties within an R district which do not contain uses for which the parking is being provided.
- (d) Unenclosed off-street parking areas shall be surfaced with an all weather asphalt or concrete material or its equivalent material designed to carry the maximum load normally expected on that surface.
- (e) Unenclosed off-street parking areas which are principal uses shall be screened by the erection of a screening wall or fence on the lot line or lines in common with an R district. Unenclosed off-street parking areas, containing 6 or more spaces, which are accessory to uses not required to provide screening shall be screened by the erection of a screening wall or fence on the lot line or lines in common with an RS district, provided that if the parking area is located more than 50 feet from the RS lot line or lines, the screening requirement shall not apply.

SECTION 1650 DESIGN STANDARDS FOR OFF-STREET LOADING AREAS

- (a) Unless otherwise specified, a required off-street loading berth shall be at least 10 feet in width, 30 feet in length, exclusive of aisles, and shall have a vertical clearance of at least 14 feet.

- (b) Required off-street loading berths shall be provided access to and from a public street or alley by an access drive of at least 12 feet in width designed to permit convenient access by semi-trailer trucks.
- (c) Unenclosed off-street loading areas shall be surfaced with an all weather material.
- (d) Unenclosed off-street loading berths shall not be located within 50 feet of any property in an R district unless it is screened on all sides abutting the R district by a screening wall or fence.
- (e) Lighting used to illuminate an off-street loading area shall be so arranged as to direct the light away from the properties within an R district which do not contain uses for which the loading area is being provided.

SECTION 1660 PROHIBITED OFF-STREET PARKING AND LOADING

Off-Street Parking and Loading is prohibited except in properly prepared off-street parking and loading spaces meeting the requirements of this Chapter.

SECTION 1670 OFF-STREET PARKING AND LOADING REQUIREMENTS FOR VARIOUS TYPES OF USES

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Airport	1 per each 500 sq. ft. of enclosed passenger terminal area.	1 per 2,000 to 40,000 sq. ft. of floor area, plus 1 per each additional 100,000 sq. ft.
Public Protection and Utility Facilities	None	None
Aquarium, art gallery, museum planetarium, and cultural facility NEC	1 per 800 sq. ft. of floor area.	1 per 10,000 to 200,000 sq. ft. plus 1 per each 200,000 sq. ft. of floor area.
Children's Nursery	1 per 1,000 sq. ft. of floor area.	None
Church	1 per 40 sq. ft. of chapel or sanctuary floor area.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
College, University	1 per 600 sq. ft. of class- room floor area plus 1 per 4 dormitory beds, plus 1 per 4 stadium seats.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.
Community Center	1 per 500 sq. ft. of floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Emergency and Protective Shelter	1 per 1,000 sq. ft. of floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Golf Course	5 per green plus 1 per 400 sq. ft. of club house floor area.	1 per 10,000 to 100,000 plus 1 per each additional 100,000 sq. ft. of floor area.
Hospital	1 per bed.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Library	1 per 500 sq. ft. of floor area.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.
Private Club	1 per 400 sq. ft. of floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Public Park	1 per 4 stadium seats plus 1 per 500 sq. ft. of community center or recrea- tion building plus 1 per 300 sq. ft. of pool area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Public Tennis Court	2 per court, plus 1 per 400 sq. ft. of club house area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Residential Treatment Center and Transitional Living Center	1 per each 1,000 sq. ft. of floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Schools		
Elementary & Junior High	1 per 1,200 sq. ft. of floor area.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.
Senior High	1 per 800 sq. ft. of floor area plus 1 per 4 stadium seats.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.
Single-family detached dwelling, neighborhood group home and foster home	2 per dwelling unit.	None
Duplex dwelling	2 per dwelling unit.	None
Convent, Monastery and Novitiate	1 per 1,000 sq. ft. of floor area.	1 per 10,000 to 200,000 sq. plus 1 per each additional 200,000 sq. ft. of floor area.
Elderly/Retirement	.75 per dwelling unit.	None
Community Group Home	1 per 900 sq. ft. of floor area.	None
Fraternity or Sorority House	1 per 2 beds.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.
Life Care Retirement Center	.75 per dwelling unit and .35 per nursing center bed.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft. of floor area.
Mobile Home	2 per each mobile home dwelling unit.	None
Multifamily Dwelling	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling unit.	None
Nursing Home	.35 per nursing center bed.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Rooming/ Boarding House	1 per 2 beds.	1 per 10,000 to 200,000 sq. ft. plus 1 per each additional 200,000 sq. ft.
Townhouses	1.5 per efficiency or 1 bedroom dwelling unit. 2 per 2 or more bedroom dwelling unit.	None
Funeral Home	1 per 40 sq. ft. of assembly floor area plus 1 per 300 sq. ft. of non-assembly floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Office NEC	1 per 300 sq. ft. of floor area.	1 per 10,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.
Medical & Dental Offices, Clinics & Laboratories	1 per 250 sq. ft. of floor area.	Same as above
Entertainment and/ or Drinking Establishments Other than theater	1 per 75 sq. ft. of floor area.	1 per 5,000 to 10,000 sq. ft., plus 1 per each additional sq. ft. of floor area.
Eating Establish- ments	1 per 100 sq. ft. of floor area.	1 per 5,000 to 10,000 sq. ft. plus 1 per each additional 15,000 sq. ft. of floor area.
Motion Picture Theater	1 per 4 seats.	1 per 5,000 to 10,000 sq. ft. plus 1 per each additional 15,000 sq. ft. of floor area.
Retail Trade 1 and Service Establishments	1 per 225 sq. ft. of floor area.	1 per 5,000 to 25,000 sq. ft., plus 1 per each additional 25,000 sq. ft. of floor area.
Antique and Furniture Stores	1 per 300 sq. ft. of floor area.	1 per 5,000 to 25,000 sq. ft. plus 1 per each additional 25,000 sq. ft. of floor area.

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Trade or Service Establishments	1 per 400 sq. ft. of floor area.	1 per 5,000 to 25,000 sq. ft. plus 1 per each additional 25,000 sq. ft. of floor area.
Gasoline Service Station	None	None
Agriculture Implements, Automotive, Camper, Mobile home, Motorcycle & Truck Sales	1 per 600 sq. ft. of floor area plus 1 per 1,000 sq. ft. of open air display or service area.	1 per 5,000 to 10,000 sq. ft. plus 1 per each additional 15,000 sq. ft. of floor area.
Automobile Rental and Vehicle Repair	1 per 600 sq. ft. of floor area.	None
Auto Wash	None	None
Mini-Storage	1 per 5,000 sq. ft. of floor area.	None
Drive-in Restaurants	None	1 per 5,000 to 25,000 sq. ft. of floor area plus 1 per each additional 25,000 sq. ft. of floor area.
Hotel, Motel	1 per sleeping room plus 1 per 225 sq. ft. of accessory facilities such as card shop, flower shop, barber and beauty shops, etc., and 1 per 100 sq. ft. for accessory facilities such as restaurants and taverns.	1 per 40,000 to 150,000 sq. ft. plus 1 per each additional 150,000 sq. ft. floor area, plus 1 per 5,000 to 25,000 sq. ft., plus 1 per each 25,000 sq. ft. of accessory facilities.
Billiard Parlor Bowling Alley, Gymnasium, Health Club, Racketball Club, Rifle Range (enclosed) Skating Rink, Slot Car Track, Swimming Pool (enclosed)	1 per 225 sq. ft. of floor area.	1 per 5,000 to 25,000 sq. ft. plus 1 per each additional 25,000 sq. ft. of floor area.
Tennis Club, Video Games Enclosed Commercial Recrea- tion Establishments, NEC		

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Golf Driving Range	1 per tee.	None
Drive-in Theater	None	None
Uses providing spectator seating such as stadiums, arenas, rodeo grounds	1 per 4 seats.	1 per 5,000 to 25,000 sq. ft. plus 1 per each additional 25,000 sq. ft. of floor area.
Other Uses	1 per 800 sq. ft. of site area.	1 per 5,000 to 25,000 sq. ft. plus 1 per each additional 25,000 sq. ft. of floor area.
Warehousing, NEC Wholesale Establishments NEC, Trucking Establishments, Truck Rentals	1 per 5,000 sq. ft. of floor area.	1 per 5,000 to 25,000 sq. ft. plus 1 per each additional 5,000 sq. ft. of floor area.
Mining and Quarrying, Processing of Mineral Products i.e., washing, crushing, grading or manufacture of Portland Cement, concrete or asphaltic concrete	1 per 1,000 sq. ft. of floor area.	None
Manufacturing and Industry, NEC	1 per 1,000 sq. ft. of floor area.	1 per 2,000 to 40,000 sq. ft. of floor area, plus 1 per 40,000 to 100,000 sq. ft. plus 1 per each additional 100,000 sq. ft. of floor area.

