

## ARTICLE SIX PARKING

Amended 07/20/09: 40-604.03, 40-605.04 and 40-605.05  
Amended 09/22/10: 40-604.03

### **40-600      GENERAL PROVISIONS**

#### **40-600.01      ALL USES**

- A. No parking area, driveway, or off-street parking space shall be constructed prior to issuance of a permit. A site plan is required in accordance with **Section 40-115.04, C**, for driveways in commercial or residential areas. Driveways shall follow the standards set forth in section **40-606**. A detailed site plan is required in accordance with **Section 40-115.04 D**, for parking areas and off-street parking spaces.
- B. Off-street parking spaces and maneuvering lanes shall not be located within any required front or side yard, unless otherwise provided by this **Section 40-600**. Private driveways serving one-family and two-family dwellings are exempt from this requirement.
- C. Wherever the City Council shall establish off-street parking facilities by means of a special assessment district, or by any other means, the City Council may determine, upon completion and acceptance of such off street parking facilities by the City Council, that all existing buildings and uses and all buildings erected or uses established thereafter within the special assessment district, or districts, may be exempt from the requirements of this Section for privately supplied off-street parking facilities.

#### **40-600.02      LOCATION AND USE OF PARKING**

- A. Off-street parking for non- residential uses shall be on the same lot or within 500 feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking area or space. Off-street parking for residential uses shall be on the same lot; except in the case of shared driveways or recorded consolidated parking arrangement pursuant to **Section 40-605.03**.
- B. Required off-street parking spaces shall not be replaced by any other use unless and until an equal number of parking spaces are provided elsewhere and are so provided in compliance with this ordinance.
- C. The sale, renting, leasing, or storage of construction trailers, merchandise or motor vehicles, or trailers for sale or rent, or the repair of vehicles is prohibited on off street parking lots, except where law permits the sale of vehicles in an off-street parking lot owned by the owner of the vehicle that is for sale.

#### **40-600.03      SPECIFIC PARKING REQUIREMENTS FOR ONE-FAMILY AND TWO-FAMILY DWELLINGS**

- A. Required off-street parking for One-Family and Two-Family Dwellings shall be provided within a garage, carport or on a paved driveway or as set forth in a recorded consolidated parking arrangement pursuant to **Section 40-605.03**.
- B. Where the Zoning Administrator determines that irregular shape or size of a lot or a natural feature precludes the provision of the required number of off-street parking spaces, required

off-street parking may be permitted in a required front yard or side yard, provided that the following is met:

1. Automobiles shall be parked on an approved paved surface which shall extend as a continuous paved surface to the street, and
  2. Not more than fifty (50) percent of a required front or side yard shall be utilized as paved surface for the parking of automobiles.
- C. Access to enclosed or unenclosed parking shall be by means of a driveway which shall extend as a continuous uninterrupted way from the garage, carport, or from a parking area approved pursuant to **Section 40-600.02**, to a street or alley.
- D. All access to enclosed or unenclosed parking shall be by means of an approved hard-surfaced driveway, paved with asphalt, concrete or other similar materials, which shall extend as a continuous uninterrupted pavement from the garage, former garage, parking structure or combination thereof, or from an approved hard-surfaced unenclosed parking apron, to a street or alley. Driveways extending from a garage, parking structure or combination thereof, shall not be wider than the front width of the parking enclosure. All other driveways for one and two-family dwellings shall be eighteen (18) feet wide, provided however, one (1) approved hard-surfaced parking apron not more than nine (9) feet wide nor more than twenty (20) feet long may be placed along one side of the driveway and may extend beyond the front wall of the parking enclosure to a point no closer than three (3) feet from an interior side or rear property line. The apron shall be a physical extension of the driveway and shall be located at the far end of the driveway, furthest from the street right-of-way line. The width of a driveway at the front or corner front yard property line shall not exceed eighteen (18) feet. The Planning Commission may approve a narrower driveway when site conditions warrant such determination and shall consider the number of vehicles utilizing the driveway, the location of the driveway and the type of roadway connecting such driveway to a parking area.

**40-601 SPECIFIC PARKING REQUIREMENTS FOR NON-RESIDENTIAL USES IN THE SFR, MDR, DR, NS, CC, OS, S, E, OT, NMU, B, AND TI DISTRICTS**

New off-street parking areas serving nonresidential uses in the SFR, MDR, DR, NS, CC, OS, S, E, OT, NMU, B, and TI Districts shall comply with the following requirements:

- A. Parking areas shall be located to the rear of the building to continue or establish a continuous facade wall along the street and/or to conceal the expanse of parking area. Where the Planning Commission determines such a configuration is not feasible, it may allow a parking area or portion thereof to be located to the side or front of the building; provided it is fully screened from public view with landscaping materials or a masonry wall in accordance with **Section 40-803.02**.
- B. No more than ten (10) percent of on-street parking spaces may be counted toward the off-street parking requirements, provided that:
  1. The on-street spaces are within a three hundred (300) foot walking distance from the main entrance of the subject building,

2. An on-street parking space shall not be counted unless its entire area falls within said three hundred (300) foot walking distance,
  3. An on-street parking space shall not be counted if it is restricted in its use as a designated loading zone or if parking is prohibited for more than five (5) hours any 24-hour period, and
  4. Regardless of the number of spaces that may be counted pursuant to this section, all new uses shall, at a minimum, provide sufficient off-street parking either on site or through an assured shared parking arrangement satisfactory to the Planning Commission for the employees anticipated to work at the subject site.
- C. Pedestrian connections to and from buildings and associated parking areas and adjacent sidewalks shall be provided.
- D. Vehicular access to a parking area shall not be across land zoned or used for One-Family Dwellings.
- E. Planning Commission may grant relief on parking area setbacks and screening requirements in certain appropriate circumstances, as determined by the Planning Commission, for parking areas abutting a street or another parking area.

#### **40-602 SPECIFIC PARKING REQUIREMENTS FOR THE C AND MFR DISTRICTS**

The following off-street parking requirements shall apply in the C and MFR districts along the east and west sides of Beacon Boulevard, South City limits to Woodlawn Avenue: Off-street parking may be permitted to a point thirty (30) feet distant from the right-of-way line.

#### **40-603 SPECIFIC PARKING REQUIREMENTS FOR THE CB DISTRICT**

The following off-street parking requirements shall apply in the CB district:

- A. A commercial parking facility shall comply with the maximum permitted height of the CB District.
- B. No more than ten (10) percent of on-street parking spaces may be counted toward the off-street parking requirements, provided that:
  1. The on-street spaces are within a 300 foot walking distance from the main entrance of the subject building,
  2. An on-street parking space shall not be counted unless its entire area falls within said three hundred (300) foot walking distance,
  3. An on-street parking space shall not be counted if it is restricted in its use as a designated loading zone or if parking is prohibited for more than five (5) hours any 24-hour period, and
  4. Regardless of the number of spaces that may be counted pursuant to this section, all new uses shall, at a minimum, provide sufficient off-street parking either on site or through an

assured shared parking arrangement satisfactory to the Planning Commission for the employees anticipated to work at the subject site.

- C. Pedestrian connectivity to and from buildings and associated parking areas or structures and adjacent sidewalks shall be provided.

## **40-604      NUMBER OF PARKING SPACES REQUIRED**

### **40-604.01      GENERAL REQUIREMENTS**

- A. Parking shall be provided in accordance with the number of spaces required in this section. Parking shall not exceed nor be less than the Required Spaces Per Unit of Measure for new uses. In accordance with this section, the Planning Commission may approve additional or fewer spaces, provided the applicant demonstrates that adequate parking will be provided, excessive parking will be avoided, and snow storage is accommodated.
- B. A portion of the required parking area may be deferred until some future date, provided that adequate space on the property is reserved for future parking, and provided that the reserved area is used as open landscaped space until parking is constructed. A permit shall be required prior to construction of a deferred parking area.
- C. For uses not specifically listed, off-street parking shall be provided as required for the most similar use, as determined by the Zoning Administrator. The Planning Commission or Zoning Administrator may reference industry standards to establish such requirements.
- D. When calculations determining the number of required parking spaces result in a fractional space, any fraction up to and including  $\frac{1}{2}$  shall be disregarded and fractions over  $\frac{1}{2}$  shall require one (1) additional parking space.
- E. Handicapped spaces and loading spaces shall count toward the required number of spaces.
- F. For nonresidential uses in the C District and OS District, one (1) bicycle rack capable of locking at least two (2) bicycles shall be provided within one hundred (100) feet of a building's main entrance for every ten thousand (10,000) square feet of building footprint.

### **40-604.02      WAIVERS**

- A. A twenty (20) percent reduction of the number of spaces required may be permitted by the Planning Commission for a use located within eight hundred (800) feet of a regularly-scheduled, year-round transit service stop currently in use and for a use eight hundred (800) feet from a commercial parking facility, and where such reduction will not result in inadequate parking area.
- B. A twenty (20) percent reduction of the number of spaces required may be permitted by the Planning Commission for a new or expanding nonresidential use that dedicates carpool spaces, vanpools, transit passes, covered bicycle spaces or lockers, and similar alternative means of transportation, for its employees, and where such reduction will not result in inadequate parking area.

**40-604.03 REQUIRED SPACES PER UNIT OF MEASURE**

Use	Minimum Parking Per Unit of Measure
<b>A. Residential Uses</b>	
1. Accessory Dwelling	1 space per unit
2. Boarding House	2 spaces for the principal dwelling use, plus 1 off-street space per rental unit
3. Dwelling, One- and Two-Family	2 spaces per unit
4. Dwelling, Multiple-Family	2 spaces per unit
5. Manufactured Housing Community	2 spaces per dwelling, plus 1 off-street space per 10 dwelling units
6. Residential Above Retail or Office	1.2 spaces for each dwelling unit, plus parking for the nonresidential uses as determined in this <b>Section 40-604.03</b>
7. Sheltered Housing	Applicant shall demonstrate parking demand, plus one space per employee/volunteer of the largest shift.
8. Short Term Rental	2 spaces per unit (up to six occupants), plus one space for every three occupants over six, based on approved occupancy for all structures on the site.
<b>B. Institutional and Related Uses</b>	
1. Airport	1 space per each five aircraft parking spaces
2. Cemetery	1 space per employee of largest shift, plus 1 space for each 3 seats of seating capacity in any facility for interment services
3. Educational Facility	1 space per employee of largest shift, plus 1 space for each classroom and 1 space for each 4 seats of seating capacity in any auditorium or gymnasium
4. Hospitals, Clinics and Urgent Care	1 space per employee in the largest shift plus 1 space for each 3 beds dedicated to in-patient care and 1 space for each 1,000 square feet of area dedicated to out-patient services
5. Library	Applicant shall demonstrate parking demand, but not less than 1 space per 500 square feet of gross floor area
6. Nursing Care Facility	1 space per employee in the largest shift plus 1 space for each 4 beds
7. Place of Public Assembly, Large or Small	1 space per 4 seats of legal capacity
8. Trade and Industrial School	Applicant shall demonstrate parking demand, but not less than 1 space per 300 square feet of gross floor area

Use	Minimum Parking Per Unit of Measure
<b>C. Commercial Uses</b>	
1. Automobile Gasoline Station	1 space per 150 square feet dedicated to retail activity, plus 1 space at each fuel pump, plus 1 stacking spaces per fuel nozzle
2. Automobile Repair, all types	1 space per employee of largest shift, plus 1 space per service bay
3. Open Air Business	1 space per employee of largest shift, plus 1 customer space per 450 square feet of showroom
4. Automobile Wash	3 stacking spaces per bay, plus 1 space per 350 square feet of retail/office space, not including car wash bays.
5. Bed and Breakfast	2 spaces for the principal dwelling use, plus 1 off-street space per rental room
6. Day Care, Group and Commercial	2 spaces for the principal dwelling use, if applicable, plus 1 space per employee of largest shift, plus 1 space per 4 clients
7. Drive-through Business	5 stacking spaces per drive-through lane with window service or 3 stacking spaces for drive-through ATM, in addition to any spaces required for the non-drive-through uses
8. Dry Cleaning and Laundry Establishment, all types	1 space per 350 square feet of retail space, plus 1 space per each 3 coin-operated machines, if applicable, and 1 space for each employee of the largest shift
9. Eating and Drinking Establishment	1 space per 3 seats of legal capacity
10. Home Occupation	2 spaces for the principal dwelling use, plus up to 2 additional off-street spaces
11. Hotel and Motel	1 space per rental room
12. Live/Work	1 space per unit, plus 1 space per 500 square feet of space devoted to business use
13. Marina	1 space per 1.5 slips or racks
14. Mixed Use Development	1.2 spaces for any dwelling unit, plus parking for any nonresidential uses as provided herein
15. Mortuary	1 space per employee of largest shift, plus 1 space per 4 seats of legal capacity
16. Multi-tenant Commercial Establishment	Applicant shall demonstrate parking demand, but not less than 1 space per 300 square feet of gross floor area
17. Open Air Business	1 space per 350 square feet of indoor space devoted to retail activity, plus 1 space for each 2,000 square feet of outdoor display area.
18. Personal Service Business	1 space per 350 square feet of gross floor area

Use	Minimum Parking Per Unit of Measure
19. Recreation Facility, Commercial	Applicant shall demonstrate parking demand
20. Recreation Facility, Outdoor	Applicant shall demonstrate parking demand
21. Retail Business or Retail Sales dealing primarily in consumable and convenience goods	1 space per 150 square feet of gross floor area up to 50,000 square feet of gross floor area plus 1 space for each 350 square feet of gross floor area in excess of 50,000 square feet.
22. Retail Business or Retail Sales dealing primarily in durable goods	1 space per 250 square feet of gross floor area up to 10,000 square feet, plus 1 space for each 350 square feet of gross floor area in excess of 10,000 square feet.
23. Service Establishment Accessory to a Principal Use	Applicant shall demonstrate parking demand
24. Sexually Oriented Business	1 space per 350 square feet of gross floor area
25. Showroom	1 space per 450 square feet of gross floor area
<b>D. Office and Service Uses</b>	
1. Medical Office	1 space for each employee of the largest shift plus 1 space per 200 square feet gross floor area
2. Office Building	1 space per 300 square feet of gross floor area
3. Governmental Building	1 space per 300 square feet of gross floor area, unless Planning Commission determines a lesser parking allotment will effectively serve the use
4. Professional Service Establishment	1 space per 450 square feet of gross floor area
5. Veterinary Hospital	1 space per 300 square feet of gross floor area
<b>E. Industrial, Storage and Related Uses</b>	
1. Contractor's Establishment	1 space per employee of the largest shift plus 1 space for each 500 square feet of any retail or showroom space
2. Manufacturing, Compounding, or Processing	1 space per employee of largest shift plus 1 space per 2,000 square feet of gross floor area
3. Municipal Uses - Utilities	Applicant shall demonstrate parking demand
4. Power Generating Facility	1 space per employee of largest shift, plus 5 visitor spaces
5. Research and Development	1 space per employee of largest shift, plus 5 visitor spaces
6. Self-service Storage Facility	1.5 spaces per 100 storage units
7. Warehouse	5 spaces plus 1 per employee on the 2 largest shifts
8. Wholesale Facility	1 space per 350 square feet of sales space, plus 1 space per employee of largest shift

## **40-605 DIMENSIONAL REQUIREMENTS FOR PARKING**

### **40-605.01 IN GENERAL**

- A. All off street parking spaces shall be provided adequate access by means of maneuvering lanes; access directly onto a street or public right-of-way shall be prohibited.
- B. Maneuvering lanes for 90° parking patterns shall accommodate two-way traffic.
- C. Up to twenty (20) percent of required parking spaces may be provided as marked spaces dedicated to compact vehicles. Dimensions of such spaces shall be provided as indicated below.
- D. Parking spaces and maneuvering lanes shall be provided in accordance with the requirements below.

<b>Parking Pattern</b>	<b>Minimum Maneuvering Lane Width</b>	<b>Parking Space Width</b>	<b>Parking Space Length</b>	<b>Compact Vehicle Space Dimensions</b>
0° (parallel)	12 feet	8 feet	23 feet	7'x18'
30° to 53°	12 feet	9 feet	20 feet	same
54° to 74°	15 feet	9 feet	19 feet	same
75° to 90°	22 feet	9 feet	19 feet	8'x16'

### **40-605.02 PARKING DESIGN REQUIREMENTS**

- A. All off-street parking areas, maneuvering lanes, access drives, loading spaces, and private residential driveways, shall be bituminous, concrete or approved pavers. All such areas shall be paved within eight (8) months from the date a permit is issued to install the parking area. The Planning Commission may waive this requirement if it finds that porous pavement would significantly reduce stormwater runoff and blowing dust would be prevented.
- B. New access points to off-street parking lots shall be located a minimum of twenty-four (24) feet from a street intersection and if not located on a property line as a shared driveway, shall be located a minimum of five (5) feet from a property line. The area between the driveway and the property line shall be landscaped to provide a buffer between motor vehicles and the adjacent property, in accordance with **Section 40-803.02 Required Parking Area Screening**.
- C. If provided, parking area lighting shall comply with **Section 40-317 Lighting**.
- D. Parking areas shall have barriers such as concrete bumpers or curbs to prevent vehicles from extending over or into any public sidewalk, walkway, right-of-way or adjacent property. Parking areas shall include striping delineating each individual parking space.
- E. Shared access drives between separate parking areas shall be provided where appropriate and reasonable, as determined by the Planning Commission.

### **40-605.03 SHARED PARKING REQUIREMENTS FOR NONRESIDENTIAL USES**

- A. Two (2) or more buildings or uses may collectively provide the combined and required off-street parking in which case the required number of parking spaces shall not be less than the

sum of the requirements for the several individual uses computed separately. In the instance of such dual use of off-street parking spaces where operating hours of buildings do not conflict or overlap, the Planning Commission may grant an exception to the preceding standard and permit a consolidation of the combined sum of required parking.

- B. Shared parking areas may be located on a different lot than the subject building or use that it serves, where the following conditions are met:
1. The parking area is located no more than three hundred (300) feet from the main entrance of the subject building or use it serves.
  2. The sharing of parking shall be guaranteed via a legally binding and recorded agreement between the owner of the parking area and the owner of the building or use which is located on a different lot served by the parking area. Such agreement shall be submitted to the City for review and approval and address the issue of how parking will be shared and be adequate if the parties modify operating hours or other factors. The Planning Commission may waive the requirement for a recorded agreement where it finds sufficient alternative documentation of an assured long-term shared parking arrangement.

#### **40-605.04 SHARED PARKING REQUIREMENTS FOR SHORT TERM RENTALS**

- A. Each short term rental shall have independent access to the adjacent roadway which shall not include shared-driveway access. The requirements of this subsection may be waived upon written consent of all property owners utilizing a shared-driveway. Such written consent shall be in the form of a shared parking agreement signed by all applicable property owners acknowledging permission for transient use of the shared-driveway. The agreement shall contain a statement recognizing that the waiver of the requirements of this subsection is contingent upon continued cooperative use of the shared-driveway and that the waiver may be revoked by the Zoning Administrator for repeated complaints of shared-driveway blockage and/or other abuses. The agreement shall be submitted to the City for review to ensure its compliance with this subsection. Additionally, the Planning Commission may waive the requirement for an agreement where it finds sufficient alternative documentation of an assured long-term shared parking arrangement.

#### **40-605.05 LOADING SPACES**

- A. Loading spaces shall be provided on the same property as any nonresidential use involving the receipt or distribution of materials or merchandise.
- B. Loading spaces shall be provided adequate access by means of maneuvering lanes; access directly onto a street or public right-of-way shall be prohibited.
- C. Loading spaces shall be located within the rear yard or side yard in any Zoning District other than the CB or B Districts. Landscaping and buffering, in addition to that required by **Section 40-803.02 Required Parking Area Screening**, shall be provided to fully screen loading spaces from public view when located in an interior side yard, unless the Planning Commission determines such screening is not needed based on existing land uses, site features or topography.

- D. Loading spaces shall be at least ten (10) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height.
- E. Loading spaces shall be provided in accordance with the requirements below. The Planning Commission may approve modification of the requirements, if it finds that adequate loading and unloading space will be provided.

<u>Square feet of Principal Permitted Building on a Property</u>	<u>Minimum Number of Loading Spaces Required</u>
Up to 5,000	0
5,001 to 20,000	1
20,001 to 100,000	2

1 additional space is required per additional 50,000 square feet

- F. Loading spaces shall be located so loading and unloading activities do not interfere with pedestrian or private motor vehicle movement.

#### **40-606 DRIVEWAYS AND CURB CUTS**

- A. Driveways serving a one-family dwelling or a two-unit dwelling shall conform to the following:
1. Driveways for all one-family and two-family dwellings shall be no wider at the right-of-way line than the width of the garage or eighteen (18) feet, whichever is the lesser.
  2. A one-family dwelling or a two-unit dwelling may have two (2) curb cuts, except in the case of a one-family dwelling, the driveway shall be a continuous driveway, extending uninterrupted from curb cut to curb cut.
- B. In the SFR, MDR, MFR, NS, OS, CB, B, WF, WF-2, CC, and PD districts, driveway curb cuts shall be placed at least thirty (30) feet from an intersection measured from the edge of pavement.
- C. In the C, TI, and I districts, driveway entrances and exits to a property shall comply with the following standards unless superseded by State or Federal statute or rule.
1. The location of a driveway curb cut to any street shall be a minimum of twenty-four (24) feet from an intersection of any two streets, measured from the edge of the respective rights-of-way. Provided that, parcels greater than one hundred (100) feet in width, shall have driveways curb cuts at least sixty (60) feet from an intersection measured at the edge of the public right-of-way.
  2. Driveway curb cuts shall be aligned with driveways on the opposite side of the street or offset a minimum distance of thirty (30) feet, measured from centerline to centerline.
  3. Driveways on the same side of a local street shall be separated by at least thirty (30) feet, measured from the edge of pavement. Provided, that common or shared drives shall have zero distance between them but shall comply with required distances from intersections and other driveways as set forth in this section.

4. Exit-only or entrance-only driveways shall be a minimum of ten (10) feet wide, and no more than eighteen (18) feet in width. All other driveways shall be a minimum of eighteen (18) feet but no more than thirty-five (35) feet in width.
- D. For any site plan addressing a property located in an area without curbs and gutters or defined existing driveways, the Planning Commission shall establish appropriate driveway widths and alignment and may require on-site features such as lane striping or curbing to define driveway location and turning movements.
- E. All driveways shall be paved with asphalt, concrete, pavers or other materials acceptable to the Planning Commission and connect to a private road, private road easement, or public right-of-way.
- F. Commercial Driveway Spacing.
1. Subject to **Section 40-606, G**, the minimum spacing between two commercial driveways shall be determined based upon the posted speed limits along the parcel frontage. The minimum spacing shall be guided by **Table 40-606** below, measured from centerline to centerline:

Posted Speed Limit	Minimum Separation (feet)
25	105
30	125
35	150
40	185

2. To reduce left-turn conflict new commercial driveways shall be aligned with those across the roadway where possible. If alignment is not possible, driveways shall be offset the distance indicated in **Table 40-606**.
  3. For sites with insufficient street frontage to meet the above separation standards, the Planning Commission may require a driveway along a side street or a shared driveway or other approach to achieve appropriate and safe site access.
  4. In the case of expansion, alteration or redesign of an existing development where preexisting conditions prohibit strict compliance with driveway spacing requirements, the Planning Commission may modify the requirements.
- G. Upon the recommendation of the Zoning Administrator, the Planning Commission may approve a site plan that does not comply the requirements of this section where local conditions make full compliance impossible, providing the distances between the new driveway from street intersections and other driveways is the greatest possible.
- H. Access drives may be placed in the required front or side yards so as to provide access to rear yards and/or accessory or attached structures. These drives shall not be considered as structural violations in front and side yards. Further, any walk, terrace, or other pavement serving a like function, and not in excess of seven (7) inches above the grade upon which it is placed, shall

for the purposes of this Chapter, not be considered to be a structure, and shall be permitted in any required yard.

- I. An existing non-conforming driveway may be repaired and replaced in its current location and form, provided that the degree of non-conformity is not increased.