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# **OFF-STREET PARKING AND LOADING REGULATIONS**

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## **18.0 OFF-STREET PARKING**

Surfaces off-street automobile parking shall be provided on any lot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to a street or alley. For purposes of computing gross off-street parking area required, the ratio of two hundred fifty (250) square feet per parking space shall be used.

## **18.1 DEVELOPMENT AND MAINTENANCE OF PARKING AREAS**

Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile or trailer sales lot, shall be developed and maintained in accordance with the following requirements:

1. Screening and Landscaping: Off-street parking areas for more than five (5) vehicles shall be effectively screened on each side which adjoins premises situated in any R - District or residence(s) by a masonry wall or solid fence. Such wall or fence shall be between four (4) and six (6) feet in height and shall be maintained in good condition. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than fifteen (15) feet in width planted with an evergreen hedge, or dense planting of evergreen shrubs not less than six(6) feet in height, properly maintained and living at all times. If one dies, it should be replaced with one of like size.
2. Surfacing: Any off-street parking area for more than five (5) vehicles shall be graded for proper drainage and surfaced with asphalt or concrete.
3. Lighting: Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any R District or residence(s). See Article 14.
4. Joint Use of Parking Area: Two (2) or more non residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided that a written agreement, approved by the Zoning Inspector, shall be filled with the application for a zoning permit.

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## **18.2 LOADING SPACE REQUIREMENTS AND DIMENSIONS**

A loading space shall have minimum dimensions of not less than twelve (12) feet in width, sixty five (65) feet in length, exclusive of driveways, aisles, and other circulation areas, and an overhead clearance of not less than fifteen (15) feet. One (1) off-street loading space shall be provided and maintained on the same lot for every separate occupancy requiring delivery of goods and having a modified gross floor area of up to five thousand (5000) square feet. One (1) loading space shall be provided for each additional ten thousand (10,000) square feet or fraction thereof.

## **18.3 LOADING SPACE - OCCUPY YARD**

Subject to the limitations in Article 16.5, such may occupy all or any part of any required yard.

## **18.4 LOADING SPACE - DISTANCE FROM R-DISTRICT**

No loading space shall be closer than fifty (50) feet to any other lot located in any R-District, unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or uniformly painted solid fence not less than six (6) feet in height. Landscaping provided in lieu of such wall or fence shall consist of a strip of land not less than fifteen (15) feet in width planted with an evergreen hedge, or dense planting of evergreen shrubs not less than four (4) feet in height and properly maintained at all times.

## **18.5 MINIMUM DISTANCE AND SETBACK**

No part of any parking area for more than ten (10) vehicles shall be closer than twenty (20) feet to any dwelling unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by a screen as required by Article 18.1, paragraph 1. If on the same lot with a one (1) family residence, the parking area shall not be located within the front yard required for such building. In no case shall any part of a parking area be closer than fifteen (15) feet to any established street or alley right-of-way.

## **18.6 NUMBER OF PARKING SPACES REQUIRED**

The minimum number of off-street parking spaces required are set forth in the following table:

<b>Type of Use</b>	<b>Minimum number of Parking Spaces Required</b>
<b>Residential</b>	
1. Dwellings	2 per dwelling unit
2. Institutional housing, boarding houses, rooming houses, dormitories and fraternity houses which have sleeping rooms	1 per 3 occupants plus 1 for each employee during main work shift

Type of Use	Minimum number of Parking Spaces Required
<b>Recreation or Entertainment</b>	
1. Dance floors, arcades, and miniature golf	1 for each 100 square feet of area used for the activity
2. Softball, basketball, baseball, football, soccer, skating rink or similar organized indoor or outdoor sport play field	50 for each play field, plus 1 for each 5 seats in stands
3. Tennis, handball, racquetball or squash courts	3 for each court
4. Bowling alleys	5 per lane plus necessary spaces as required for affiliated uses, such as restaurants
5. Swimming facility (excluding private residential)	1 per 50 square feet of total water surface
6. Theaters, stadium or sports arenas, auditorium or other assembly halls other than schools	1 for each 4 seats
7. Golf driving range	1 space per tee or driving bay
8. Golf course	5 spaces per hole
9. Campgrounds	1 space for each camp site
<b>Institutional</b>	
1. Churches and other places of religious assembly	1 for each 5 seats
2. Hospitals, nursing facilities, homes for aged, asylums, and similar uses.	1 for each 4 beds plus 1 per employee on the main shift or 1 per 500 square feet of floor area- whichever is most restrictive
3. Public, private, or parochial school	
a. Kindergarten, Elementary, and Junior High School	2 for each classroom plus 1 for every 8 seats in auditorium or assembly halls
b. High Schools	1 for every 10 students plus 1 for each teacher and employee
c. Business, technical, and trade schools	1 for each 2 students
d. College and Universities	1 for each 4 students
4. Nursery School/Day Care	1 for each 15 students of proposed capacity

5. Libraries, museums, community centers, and art galleries	1 for each 400 square feet of gross floor area
6. Civic, social, fraternal organizations	1 for each 3 persons allowed under maximum occupancy of main meeting room
<b>Commercial</b>	
1. Food, departmental or general merchandise, hardware, drugs, and similar retail sales	1 for each 200 square feet of gross floor area
2. Home furnishings, appliances, apparel, and similar retail sales	1 for each 300 square feet of gross floor area
3. Eating and drinking establishments without drive through facilities	1 for each 100 square feet of gross floor area
4. Restaurants with drive through facilities	1 for each 85 square feet of gross floor area, plus additional 4 stacking spaces in each drive-through lane.
5. Personal services, including banks, savings and loans, repair services without drive-through facilities	1 for each 200 square feet of gross floor area
6. Banks, savings and loans and similar uses with drive-through facilities	1 for each 200 square feet of gross floor area plus additional 4 stacking spaces in each drive-through lane
7 Barber and beauty shops	3 for each operating station
8. Fuel services stations	2 for each service bay plus 1 for each 2 fuel dispensing units, plus 1 for each employee during main shift
9. Self-service laundries	1 for each 3 washers
10. Vehicle sales and service, garden centers, and lumber yards	1 for each 300 square feet of indoor gross floor area, plus 1 space per 1000 square feet of outdoor display area
11. Temporary outdoor sales	1 for each 200 square feet of area devoted to display and sales of goods
12. Hotel, motels, lodging houses	2 for each sleeping room or suite, plus 1 space for each employee during main shift, plus 1 space per five sleeping rooms
13. Medical or dental offices	5 for each doctor or dentist, plus 1 for each other employee during main work shift; or for every 200 square feet of examination, treating room, office and waiting room

14. Animal hospitals/clinics, veterinarian office	5 for each veterinarian, plus 1 for each other employee during main work shift; or 1 for every 200 square feet of examination, treating room, office and waiting room
15. General, professional, or administrative business office	1 space per each 400 square feet of gross floor area
16. Commercial and business support services	1 space per each 400 square feet of gross floor area
17. Neighborhood convenience store	1 space per 200 square feet
18. Kennel	1 space per 500 square feet
19. Funeral Homes, Mortuaries	15 spaces per maximum number of parlors available
<b>Industrial and Manufacturing</b>	
1. Manufacturing, compounding, processing, assembling, packaging or treatment of goods; warehousing, distribution and service industries	1 for each 3 employees during the main working shift or 1 per 750 square feet gross floor area for the first 3,000 square feet of gross floor area, plus 1 per 2,000 square feet of gross floor area thereafter, whichever is greater
2. Administrative offices	1 for each 400 square feet of gross floor area

NOTE: The Zoning Inspector shall reserve the right to determine if an unlisted use is similar to one listed or determine the number of parking spaces required for any use not mentioned in this table.