

Article: 51.0 OFF STREET PARKING AND LOADING-UNLOADING REQUIREMENTS**ARTICLE 51.0
OFF STREET PARKING AND LOADING-UNLOADING REQUIREMENTS****SECTION 51.01-OFF STREET PARKING**

Off-street parking spaces for automobiles with the requirements herein specified shall be provided in all districts in connection with industrial, business, institutional, agricultural, recreational, residential or other use at the time any building or structure is erected, or uses established, enlarged or increased in capacity.

- A. Plans and specifications showing required off-street parking spaces, including the means of access and interior circulation for the above uses, shall be submitted to the Zoning Inspector for review at the time of application for a building permit for the erection or enlargement of a building. Required off-street parking facilities shall be located on the same lot as the principal building or on a lot within three hundred (300) feet thereof except that this distance shall not exceed one hundred fifty (150) feet for single-family or two-family dwellings. This distance specified shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve.
- B. No parking area or parking space which exists at the time this Ordinance becomes effective or which subsequent thereto is provided for the purpose of complying with the provisions of this Ordinance shall thereafter be relinquished or reduced in any manner below the requirements established by this Ordinance, unless additional parking area or space is provided sufficient for the purpose of complying with the provisions of this Ordinance within three hundred (300) feet of the proposed or existing uses for which such parking will be available.
- C. Parking of motor vehicles in residential zones shall be limited to passenger vehicles, and not more than one commercial vehicle. Parking spaces for all types of uses may be provided either in garages or parking areas conforming with the provisions of this ordinance.

No major recreational equipment shall be parked or stored in the front yard of any lot in a residential district, provided, however, that such equipment may be parked anywhere on residential premises for a period not to exceed seventy-two (72) hours during loading or unloading. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

- D. Each off-street parking space for an automobile shall not be less than two hundred (200) square feet in area, with a minimum width of ten (10) feet exclusive of access drives or aisles, and shall be of usable shape and condition. There shall be provided a minimum access drive of ten (10) feet in width and, where a turning, radius is necessary, it will be of such an arc as to reasonably allow an unobstructed flow of vehicles. Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of a parking space. The minimum width of such aisle shall be:
 - 1. For ninety (90) degree or perpendicular parking the aisle shall not be less than twenty-two (22) feet in width.
 - 2. For sixty (60) degree parking the aisle shall not be less than eighteen (18) feet in width.
 - 3. For forty-five (45) degree parking the aisle shall not be less than thirteen (13) feet in width.
 - 4. For parallel parking the aisle shall not be less than eleven (11) feet in width.
- E. Off street parking facilities required for churches may be reduced by fifty (50) percent where churches are located in non-residential districts and within three hundred (300) feet of usable public or private off-street parking areas. Off-street parking facilities for trucks at restaurants, service stations, and other similar and related uses shall be of

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sufficient size to adequately serve trucks and not interfere with other vehicles that use the same facilities. Such truck spaces shall not be less than ten (10) feet in width and fifty-five (55) feet in length.

F. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following requirements:

1. All off-street parking spaces shall not be closer than ten (10) feet to any property line, except where a wall, fence or compact planting strip exists as a parking barrier along the property line.
2. No off-street parking space shall be located in the front yard set-back of any property except when adequate buffering is created as described in ARTICLE 55.0, SECTION 55.09 and in that case such parking shall be placed no closer to the street right-of-way line than one-half the minimum authorized front yard length.
3. All off-street parking areas shall be drained so as to prevent drainage to abutting properties and shall be constructed of materials which will have a dust-free surface resistant to erosion.
4. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining residential lot or institutional premises.
5. Any off-street parking area providing space for five (5) or more vehicles shall be effectively screened on any side which adjoins or faces property adjoining a residential lot or institution by a wall, fence or compact plantings not less than four (4) feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property.
6. All off street parking areas that make it necessary for vehicles to back out directly into a public road are prohibited, provided that this prohibition shall not apply to off-street parking areas of one- and two-family dwellings.
7. Requirements for the provision of parking facilities with respect to two or more property uses of the same or different types may be satisfied if the permanent allocation of the requisite number of spaces designated is not less than the sum of individual requirements.
8. The number of parking spaces required for land or buildings used for two or more purposes shall be the sum of the requirements for the various uses, computed in accordance with this Ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except churches.

G. For the purposes of determining off-street parking requirements the following units of measurement shall apply:

1. **FLOOR AREA**-In the case of uses where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that such floor area need not include any area used for parking within the principal building and need not include any area used for incidental service storage, installations of mechanical equipment, penthouses, housing ventilators and heating systems, and similar uses.
2. **PLACES OF ASSEMBLY**-In stadiums, sport arenas, churches, and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, each eighteen (18) inches of such seating facilities shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.
3. **FRACTIONS**-When units of measurement determining the number of required parking spaces result in a fraction space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.
4. The minimum required off-street parking spaces shall be set forth as follows:

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USE

PARKING SPACE REQUIREMENTS

Automobile or Machinery Sales and Service Garages -----	One (1) space for each two hundred (200) square feet of showroom floor area plus two (2) spaces for each service bay plus one (1) space for each two (2) employees.
Banks, Business and Professional Offices -----	One (1) space for each two hundred (200) square feet of gross floor area.
Barber Shops and Beauty Parlors -----	One (1) space for each chair plus one (1) space for each employee.
Bowling Alleys -----	Five (5) spaces for each alley.
Churches, Auditoriums, Stadiums, Sport Arenas, Theaters, Dance Halls, Assembly Halls other than Schools ---	One (1) space for each four (4) seats.
Dwellings (Single-Family) -----	Three (3) spaces for each family or dwelling unit.
Dwellings (Two-family and Multiple-family) -----	Three (3) spaces for each family or dwelling unit.
Funeral Homes and Mortuaries -----	Four (4) Spaces for each parlor or one (1) space for each fifty (50) square feet of floor area, plus one (1) space for each fleet vehicle, whichever is greater.
Furniture, Appliance Stores, Household Equipment and Furniture Repair Shops -----	One (1) space for each four hundred (400) square feet of floor area.
Hospitals -----	One (1) space for each bed excluding bassinets plus one (1) space for each two (2) employees.
Hotels, Motels, Lodging Houses, Tourist and Boarding Homes -----	One (1) space for each living unit plus one (1) space for each two (2) employees.
Gasoline Service Stations -----	One (1) space for each eight hundred (800) square feet of floor area plus one (1) space for each four (4) employees.
Manufacturing, Fabricating, Processing and Bottling Plants, Research and Testing Laboratories -----	One (1) space for each two (2) employees on maximum shift.
Medical and Dental Clinics -----	One (1) space for each one hundred (100) square feet of floor area plus one (1) space for each employee.
Restaurants, Beer Parlors, Taverns and Night Clubs -----	One (1) space for each two (2) patrons of maximum seating capacity plus one (1) space for each two (2) employees.
Roadside Stands -----	Five (5) spaces for each attendant.
Self Service Laundry or Dry Cleaning Stores -----	One (1) space for each two (2) washing and/or dry cleaning machines.
Schools, Private or Public Elementary and Junior High Schools -----	One (1) space for each employee normally engaged in or about the building or grounds plus one (1) space for each thirty (30) students enrolled.

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Senior High School and Institution of Higher Learning,

Private or Public----- One (1) space for each employee in or about the building or grounds plus one (1) space for each four (4) students.

Super Market, Self-service Food and Discount Stores -----One (1) space for each two hundred (200) square feet of floor area plus one (1) space for each two (2) employees.

Wholesale Establishments and Warehouses ----- One (1) space for each four hundred (400) square feet of floor area plus one (1) space for each two (2) employees.

5. Where a use is not specifically mentioned the parking requirements of a similar or related use shall apply.

SECTION 51.02-LOADING-UNLOADING REQUIREMENTS

In connection with every building or part thereof hereafter erected, except single- and two-family dwelling unit structures, there shall be provided on the same lot with such buildings, off-street loading and unloading spaces for uses which customarily receive or distribute material or merchandise by vehicle.

A. Plans and specifications showing required loading and unloading spaces including the means of ingress and egress and interior circulation shall be submitted to the Zoning Inspector for review at the time of application for a building permit for the erection or enlargement of a use or a building or structure.

B. Each off-street loading-unloading space shall not be less than the following:

1. In any Residential District a loading-unloading space shall not be less than ten (10) feet in width and twenty-five (25) feet in length and, if a roofed space, not less than fourteen (14) feet in height.

2. In any Commercial or Industrial District a loading-unloading space shall not be less than ten (10) feet in width and fifty-five (55) feet in length, and if a roofed space, not less than fifteen (15) feet in height.

C. Subject to the limitations of the next paragraph, a loading-unloading space may occupy all or any part of any required side or rear yard; except the side yard along a side street in the case of corner lot. In no event shall any part of a required front yard be occupied by such loading space.

D. Any loading-unloading spaces shall not be closer than fifty (50) feet to any other lot located in any residential district unless wholly within a completely enclosed building or unless enclosed on all sides by a wall, fence or compact planting not less than six (6) feet in height.

E. In the case of mixed uses on one lot or parcel, the total requirements for off-street loading-unloading facilities shall be the sum of the various uses computed separately.

F. All off-street loading-unloading facilities that make it necessary to back out directly into a public road shall be prohibited.

G. Off-street loading-unloading requirements for residential (excluding single-family dwellings), hotels, hospitals, mortuaries, public assembly, offices, retail, wholesale, industrial or other uses similarly involving the receipt or distribution by vehicles, the uses having over five thousand (5,000) square feet of gross floor area shall be provided with at least one (1) off-street loading-unloading space, and for every additional twenty thousand (20,000) square feet of gross floor space, or fraction thereof, and one (1) additional loading-unloading space the size of such loading-unloading space subject to the provisions of this Ordinance.

H. Where a use is not specifically mentioned, the requirements of similar or related use shall apply.