

## ARTICLE V. OFF-STREET PARKING AND LOADING REQUIREMENTS.

Section 50.00 OFF-STREET PARKING REQUIREMENTS. Off-street parking standards shall be in accordance with the following requirements:

Section 50.01 GENERALLY. No off-street parking required for a building or structure shall be occupied by or counted as off-street parking for another building or structure except as provided for "Shared Parking" below. Whenever a structure or use may qualify under two or more classifications, the one with the larger requirement shall govern. No off-street parking areas shall be located between the front of the building and the right-of-way line of the street on which the property fronts, except with the prior written approval of the Planning Commission.

Section 50.02. SHARED PARKING. The intent of these provisions is to encourage the unified development of access and parking for commercial, industrial, and mixed use areas and to reduce the overall requirement for parking spaces for individual uses where multiple, contiguous uses will share a common, accessible parking area and in which there is determined to be sufficient evidence that a reduction in required spaces shall not cause undue congestion in adjacent areas. The total reduction in parking spaces per use for shared parking areas shall be determined by the Planning Commission only upon a Site Plan review for a proposed development and such reductions shall be contingent on the following:

- 50.02.01. Applicability. Shared parking shall be permitted in the TC, NC, HC, EC-O, and EC-I Districts only.
- 50.02.02. Where the request for shared parking reductions involves a lot(s) to be developed and abutting, previously-developed lots with existing parking, a written agreement shall be provided to the Planning Commission in which consent of the owner(s) of the previously-developed lot(s) is offered to provide permanent access between those existing parking areas and the parking area to be built as required for the new development.
- 50.02.03. Where the request for shared parking reductions involves a lot(s) to be developed on a block that is otherwise undeveloped, a written agreement shall be provided to the Planning Commission in which consent of the owner(s) of such abutting lot(s) is offered to provide permanent access between the proposed parking area on the lot in question and any future parking areas to be developed as required by the future development of the abutting lots. The Planning Commission may require that adequate land be reserved on the developing lot for the total number of spaces normally required for the use in the event that abutting lots do not develop in a timely manner. The developer shall be required to surface and finish only those parking spaces as required by the Planning Commission, with reductions permitted. Land held in reserve to accommodate the normally required parking spaces for the use may be left in a natural, unimproved state or otherwise provided with an all-season ground cover.
- 50.02.04. For the development of lot(s) under common ownership or lots proposed for a PUD development, shared parking reductions shall be permitted by the Planning Commission upon review of Development Plans as otherwise required by this ordinance.
- 50.02.05. Access and Design. Shared parking areas shall provide permanent, convenient, and safe pedestrian and vehicular access between all abutting developments which hold such parking areas in common by written agreement. Where feasible, shared parking areas shall be designed as a unified parking lot and access shall be provided by an existing driveway or a service street provided at the mid-point(s) of the block where permitted or otherwise along the rear lot line where

appropriate. Where shared parking areas are designed as a unified lot, landscaping shall be required as such in accordance with the provisions of Section 52.03.

- 50.02.06. **Calculating Reductions.** The amount of possible parking space reductions shall be based on the average length of parking space usage for all land uses involved, the time frames of peak usage of parking, the mix of uses involved, the total number of on-street parking spaces adjacent to the lot or block under development, as applicable, and the minimum total number of employee spaces required for all uses involved. In the case of a lot being developed in an already developed block or a PUD development, a request for parking reductions based on the provision of shared parking areas, shall require a parking study as outlined by the Institute of Traffic Engineers and prepared and sealed by a professional engineer.
- 50.02.07. The total amount of on-street parking needed to accommodate any overflow parking shall not exceed the total number of on-street parking spaces abutting the lot or block under development or 10% of the unified parking lot's total spaces, whichever is greater.

**Section 50.03. SINGLE-FAMILY RESIDENTIAL AND DUPLEXES.** For new structures or converted structures which are increased in capacity, two off-street parking spaces for each dwelling unit shall be provided and maintained on the premises as follows:

- No garage shall be located closer to the street right-of-way line than the front building line. Garages for more than two cars shall not front on a public street.
- Detached carports shall be located behind the principal dwelling unit. Attached carports shall be designed as an integral element of the architectural design of the residence.

**Section 50.04. MULTI-FAMILY AND NON-RESIDENTIAL.** For new structures or converted structures which are increased in capacity, off-street parking requirements shall be as follows:

- a. **MULTIPLEXES, APARTMENT BUILDINGS, APARTMENT COMPLEXES, AND DWELLING UNITS WITHIN MIXED USE BUILDINGS:** Two spaces for each dwelling unit with three or more bedrooms, 1.5 spaces for each two-bedroom dwelling unit, and one space for each dwelling unit with less than two bedrooms.
- b. **SCHOOL:** One parking space for each eight seats in the main assembly room or three spaces for each classroom, whichever is greater.
- c. **CHURCH, SYNAGOGUES, STADIUM, MEMBERSHIP CLUB, FUNERAL HOME, THEATER, AUDITORIUM, AND SIMILAR PLACE OF PUBLIC ASSEMBLY:** One parking space for each four seats in the main assembly area.
- d. **HOTEL, MOTEL, BOARDING HOUSE, BED AND BREAKFAST ESTABLISHMENT:** One parking space for each guest room plus one space for each employee per shift.
- e. **MEDICAL OR DENTAL CLINIC -** Four (4) spaces for each practitioner engaged in practice at the clinic plus one (1) space for each employee on duty at any one time.
- f. **RESTAURANT OR OTHER EATING PLACE:** One (1) space for each four (4) seats of planned capacity, plus one (1) space for each two (2) employees on duty.
- g. **PROFESSIONAL AND MEDICAL OFFICE AND BUILDING:** One (1) space for each

three hundred (300) square feet of floor area.

- h. INDUSTRIAL USE, AND WHOLESALE USE, STORAGE BUILDING, WAREHOUSE, LUMBER OR FUELS BUSINESS, TRUCK TERMINAL, AND SIMILAR USES: One parking space for each employee, plus two parking spaces.
- i. MANUFACTURED HOME PARK: Two parking spaces for each manufactured home.
- j. SHOPPING CENTER: One parking space for each 200 square feet of gross leaseable floor area.
- k. NURSING HOME or REHABILITATION FACILITY: One parking space for each six beds, plus one (1) space for each two (2) employees; where individual dwelling units are provided in the form of multi-family or other type of unit, 1.5 spaces for each unit is required.
- l. ASSISTED LIVING FACILITY: Three spaces for every five residential units.
- m. PRIVATE CLUB OR LODGE: One parking space for each two members.
- n. FOOD STORE AND MARKET: One parking space for each 200 square feet of gross floor area.
- o. ANY USE NOT OTHERWISE SPECIFIED: One parking space for each 200 square feet of gross floor area.

Section 50.05. EXISTING PARKING. Any use, which does not meet the parking requirements of this ordinance or of an amendment thereto, shall be deemed a nonconforming use.

Section 50.06. ACCESSIBLE DESIGN. No parking space shall be so located or designed as to require the vehicle parked therein to back directly onto a public street, with the exception of those at single-family dwellings and duplexes. All required parking areas in the TC, HC, NC, EC-I, and EC-O Districts shall be surfaced with a suitable, hard surface permanent type of pavement.

Section 51.00. OFF-STREET LOADING AND UNLOADING. In each district, excepting the RR and RN Residential Districts, adequate off-street loading and unloading space shall be provided on the same premises with every building or part thereof hereafter erected or occupied for any use which involves the receipt or distribution of materials or merchandise by motor vehicle. This space shall be so placed and arranged as not to interfere with the free movement of vehicles and pedestrians over a public road. The Board of Zoning Adjustments may grant a special exception where hardship would result when an existing use is expanded and the off-street loading and unloading requirements of this Ordinance would otherwise have to be met.

#### Section 52.00. LANDSCAPING REQUIREMENTS.

Section 52.01. SCREENING ALONG STREET RIGHT-OF-WAY. All parking lots with more than ten (10) spaces shall be screened from any street right-of-way by a wall or fence as required within the applicable district or by a landscape screen to be installed within a ten (10) feet wide planting strip measured from the front sidewalk.

- A. The landscape screen shall be composed of a combination of shrubs, deciduous trees and earthen berms.
  - 1. Shrubs shall have a minimum height of two (2) feet measured from ground level at the time of planting.

2. Deciduous trees shall have a minimum height of ten (10) feet above finished ground level and a trunk caliper of at least one and one-half (1-1/2) inches taken six (6) inches above finished ground level.
  3. Earthen berms shall have a minimum height of one (1) foot.
- B. The plants selected for use in the landscape screen shall be suited for such plantings and be arranged in such manner as to provide an effective visual barrier within two (2) years of planting.
  - C. The landscape screen shall be broken only at points of vehicular or pedestrian access.
  - D. In order for the Zoning Officer to determine compliance with the requirements of this Section, a plan shall be submitted showing the proposed design of the landscape screen. Said plan shall include a plant schedule and sufficient information as required for the installation of the screen. The plan shall be sealed by a landscape architect.

Section 52.02. SCREENING OF PARKING LOTS FROM ADJOINING RESIDENTIAL USES. All parking lots with more than four (4) spaces shall be screened from single-family and duplex uses on adjoining lots by a wall or fence as required within the applicable district or by a landscape screen as described following:

- A. The landscape screen shall be composed of shrubs that have a minimum height of at least four (4) feet, measured from ground level at the time of planting. The plants shall be arranged in such manner as to provide an effective visual barrier.
- B. The Zoning Officer may require the submittal of such information necessary to determine compliance with the requirements of this Section.

Section 52.03. PARKING LOT INTERIOR LANDSCAPING. All parking lots with twenty (20) or more spaces shall be provided with interior landscaped areas equal to ten (10) square feet for each parking space, excluding those spaces located directly along the lot perimeter for which landscape screens have been provided. The intent of this Section is to require landscaping within parking lots; therefore, landscaping screens, planting strips and landscaping surrounding buildings shall not be considered as interior landscaping.

- A. The interior landscaping shall be provided within curbed island planters having a minimum area of fifty (50) square feet. The interior parking lot landscaping shall be placed so as to delineate driving lanes, define rows of parking and generally to mitigate the visual impact of parking lots.
- B. The interior parking lot landscaping shall be composed of a combination of shrubs and trees. At least one shade or ornamental tree shall be required for each twenty (20) parking spaces.
- C. For the Zoning Officer to determine compliance with the requirements of this Section, a plan shall be submitted showing the proposed design of the interior landscaping. Said plan shall include a plant schedule and sufficient information as required for the installation of the landscaping. The plan shall be sealed by a landscape architect.

#### Section 53.00. VEHICLE STORAGE.

Section 53.01. Automotive vehicles and trailers of any kind or type without required, current license plates or required, current inspection stickers shall not be parked or stored on any AP, RR, RN, or TS property, other than in enclosed accessory buildings.

Section 53.02. All automotive vehicles, excluding motorcycles, cars and light trucks, and including but not limited to campers, boats, trailers, travel trailers, motor homes and other types of recreational vehicles are permitted on the property provided they are parked or stored in

accordance with one or more of the following criteria:

- A. In a part of the principal building;
- B. In an accessory building;
- C. If stored outside on the property;
  - 1. They are not permitted in the minimum required front yards,
  - 2. They are not permitted in the minimum required side yards for principal buildings in the area from the front to the rear of the principal building, and
  - 3. Their placement shall be subject to the minimum yard requirements that are applicable to the placement of accessory buildings; and
- D. Provided, however, that they are permitted on any part of the property for a period of time which does not exceed ninety-six (96) hours in any one thirty (30) day period.

**Section 54.00. MINIMUM SETBACK REQUIREMENTS.**

Section 54.01. In the TC, NC, HC, and TS districts, a parking lot containing more than four (4) spaces shall not be permitted closer than ten (10) feet to any property line of a single-family or duplex dwelling.

Section 54.02. In the EC-O and EC-I districts, no parking lot shall be permitted closer than twenty (20) feet to any property line of a single-family or duplex dwelling.

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