

CHAPTER XVI

PARKING AND LOADING SPACES

SECTION 16.01 GENERAL. In all Zoning Districts, there shall be provided, before any BUILDING or STRUCTURE is occupied or is enlarged or increased in capacity, off-street PARKING spaces for motor vehicles as follows:

Use Required	Minimum PARKING Spaces
(a) DWELLINGS	Two (2) for each DWELLING unit
(b) lodging, rooming and boarding houses	Two (2) for each three (3) guests rooms or six (6) beds whichever amount is greater
(c) Private clubs and lodges	One (1) for each five (5) active members and one for each employee with a minimum of one (1) for each one hundred (100) square feet of floor area
(d) Hospitals institutions, and clinics	Two (2) for each patient bed
(e) Sanitariums convalescent or nursing homes	One (1) for each two (2) beds
(f) Homes for senior beds citizens	One (1) for each three (3)
(g) Hotels guest rooms	One (1) for each two (2)
(h) Motels and tourist homes	One (1) for each sleeping room
(i) Theaters, auditoriums, stadiums	One (1) for each four (4) seats

- (j) Bowling alleys Eight (8) for each alley
- (k) Private, elementary and junior high schools Two (2) for each three (3) employees normally engaged in or about the BUILDINGS and grounds plus one (1) for each eight (8) auditorium seats
- (l) Senior high schools and institutions of higher learning Two (2) for each three (3) employees normally engaged in or about the BUILDINGS and grounds, and (1) additional for each four (4) students enrolled in the institution
- (m) Churches One (1) for each four (4) seats in the worship unit
- (n) Community center One (1) for each one hundred (100) feet of assembly floor area
- (o) Libraries, museums, and Post Offices One (1) for each one hundred (100) square feet of floor area
- (p) Professional offices and BUILDINGS One (1) for each two hundred (200) square feet of floor area
- (q) Restaurants, grills, dining rooms, dairy bar, soda fountain One (1) for each two seats
- (r) Medical doctors office or dental clinic Eight (8) for each doctor plus one (1) for each employee
- (s) Banks, business offices and public BUILDINGS specifically mentioned elsewhere One (1) for each one hundred fifty (150) square feet of floor area
- (t) Mortuaries or funeral homes One (1) for each fifty (50) square feet of floor area used for services
- (u) Marinas Two (2) for each slip or mooring

- (v) "Drive-in" establishments Eight (8) for each one hundred twenty-five (125) square feet of ground floor area
- (w) Use groupings
- (1) Retail stores, supermarkets, department stores, personal service shops One (1) for each one hundred (100) square feet of floor area in the basement and on the first floor used for retail sales and one (1) for each four hundred business (400) square feet of floor area on the second floor used for retail sales and one (1) for each six hundred (600) square feet of floor area on the third floor used for retail sales, and one (1) for each eight hundred (800) square feet of floor area on any additional floors used for retail sales
- (2) Business offices and/or research laboratories One (1) for each employee on the maximum shift or peak employment period
- (3) Manufacturing, processing, and/or fabricating, manufacturing BUILDING and/or business offices and/or research laboratories and/or other facilities related, but not necessarily connected to a manufacturing or industrial BUILDING. One (1) for each three (3) employees on the maximum shift or peak employment period
- (4) Other uses not specifically mentioned In the case of BUILDINGS which are used for uses not specifically mentioned, those provisions for off-street parking facilities for use which is so mentioned and to

which said use is similar in terms of parking demand shall apply

- (5) Mixed uses in the same BUILDING

In the case of mixed uses in the same BUILDING, the amount of parking space for each use specified shall be provided and the space for one (1) use shall not be considered as providing required spaces for any other use except as to churches and auditoriums incidental to public and parochial schools permitted herein

SECTION 16.02 JOINT USE OF FACILITIES. Provision of common parking facilities for several uses in the same vicinity is encouraged. In such cases, the total space requirement is the sum of the maximum individual requirements.

SECTION 16.03 LOCATION OF FACILITIES. Off-street PARKING facilities shall be located as hereafter specified; when a distance is specified, it shall be the walking distance measured from the nearest point of the parking facility to nearest normal entrance to the BUILDING or use that such facility is required to serve.

- (a) For all residential BUILDINGS and for all nonresidential BUILDINGS and uses in residential Zoning Districts, required parking shall be provided on the lot with the BUILDING or use it is required to serve.
- (b) For commercial and all nonresidential BUILDINGS and uses in Commercial and Industrial Zoning Districts, required parking shall be provided within three hundred (300) feet.

SECTION 16.04 SIZE OF PARKING SPACE. Each off-street PARKING space shall have an area of not less than two hundred (200) square feet (exclusive of access drives or aisles) and shall be a minimum often (10) feet in width.

SECTION 16.05 REQUIREMENTS FOR PARKING AREAS. Every parcel of land hereafter established as an off-street public or private PARKING area for more than five (5) vehicles,

including a municipal PARKING lot, commercial PARKING lot, automotive sales and/or service lot, and accessory PARKING areas for multiple DWELLINGS, businesses, public assembly, and institutions, shall be developed and maintained in accordance with the following requirements:

- (a) The PARKING lot and its driveways shall be effectively screened on each side which adjoins or faces premises situated in any R or AG Zoning District, a greenbelt ten (10) feet in width landscaped with lawn and low shrubbery clumps backed up by a solid planting of evergreen trees at least five (5) feet in height and five (5) feet wide after one (1) growing season or other suitable screening device.
- (b) The PARKING lot and its driveway shall be: (1) designed to provide adequate drainage; (2) surfaced with concrete or asphalt pavement, or other suitable material; and (3) maintained in good condition, free of dust, trash, and debris.
- (c) The PARKING lot and its driveways shall not be used for repair, dismantling, or servicing of any vehicles.
- (d) The PARKING lot shall be provided with entrances and exits so located as to minimize traffic congestions.
- (e) Lighting facilities shall be so arranged as to reflect the light away from adjoining properties.
- (f) No part of any public or private PARKING area regardless of the number of spaces provided shall be closer than ten (10) feet to the street right-of-way.

SECTION 16.06 OFF-STREET LOADING SPACES. For every BUILDING or addition to an existing BUILDING hereafter erected to be occupied by storage, display of goods, retail store or block of stores, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other similar uses requiring the receipt or distribution in vehicles of materials or merchandise, there shall be provided and maintained on the same lot with such BUILDING or addition (1) an area or means adequate for maneuvering and ingress and egress for delivery vehicles; and (2) off street loading spaces in relation to floor areas as follows:

- (a) Up to twenty thousand (20,000) square feet - one (1) space;
- (b) Twenty thousand (20,000) or more but less than fifty thousand (50,000) square feet - two (2) spaces; and
- (c) One (1) additional space for each additional fifty thousand (50,000) square feet or fraction thereof.

Each such loading space shall be at least ten (10) feet in width, thirty-five (35) feet in length and fourteen (14) feet in height. No such space shall be located closer than fifty (50) feet to any lot in any R Zoning District.