CHAPTER XIV. PARKING REGULATIONS

ARTICLE 1. General Provisions

ARTICLE 1. GENERAL PROVISIONS

14-101. PARKING REQUIREMENTS. When any building or structure is hereafter erected or structurally altered to the extent of increasing the floor area by 50 percent or more or a building, or use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise, to create a need for an increase of 10 percent or more in the number of existing parking spaces, or any building or structure hereafter erected is converted for the uses listed in Column 1 of the chart below in any zoning district, accessory off-street parking spaces shall be provided as required in Column 2 or Column 3 or as required in subsequent sections of this Article or in these regulations.

Column 1	Column 2	Column 3
USE OR USE CATEGORY	SPACES REQUIRED PER BASIC MEASURING UNIT	ADDITIONAL REQUIREMENTS
One-Family and two-family dwellings	2 per dwelling unit	
Apartments	2 per dwelling unit or 1.5 per efficiency unit	
Church, temple or similar place of assembly	1 per 5 seats or bench seat spaces (Seats in main auditorium only)	
College or high school	1 per 5 seats in main auditorium or 8 per classroom whichever is greater	
Elementary or nursery school	1 per 10 sheets in main assembly room or 1 per classroom whichever is greater	
Country Club or golf club	To be determined by the Planning Commission and Governing Body	
Column 1	Column 2	Column 3
USE OR USE CATEGORY	SPACES REQUIRED PER BASIC MEASURING UNIT	ADDITIONAL REQUIREMENTS
Public library, museum, art	5 per building	Plus 1 additional for each 300

gallery, or community center		sq. ft. of floor area in excess of 1,000 sq. feet
Private clubs, fraternities, sororities	2 per 3 beds or 1 per active member, whichever is greater	
Sanitarium- nursing or convalescent home – home for the aged or similar institution	1 per 5 patient beds	
Hotel	1 per guest room or suite	1 per 2 employees or staff members per shift
Tourist court – motel – motor hotel or motor lodge	1 per sleeping room or suite	1 per 2 employees of staff members per shift
Rooming, boarding, lodging house or group home	2 per 3 beds	
Hospital	1 per 3 patient beds	1 per 3 employees of staff members per shift
Office or office building, studio or clinic	1 per 300 square feet of floor area	3 spaces minimum
Funeral home	1 per 5 seats in auditorium or chapel	
Restaurant, tavern, drinking establishment, or other establishment for consumption of food or beverage on the premises	1 per 3 seats or seating capacity	
Retail store or personal service establishment and banks	1 per 200 square feet of floor area	Retail food stores over 4,000 sq. ft., 1 per 150 sq. ft. of floor area
Column 1	Column 2	Column 3
USE OR USE CATEGORY	SPACES REQUIRED PER BASIC MEASURING UNIT	ADDITIONAL REQUIREMENTS
Furniture or appliance store, machinery, equipment, and auto and boat sales and service	1 per 300 square feet of floor area	2 spaces minimum Auto sales & service – 10 min.
Auditorium – theatre – gymnasium – stadium – area	1 per 4 seats or seating spaces	

or conventional hall		
Bowling Alley	5 per 1,000 square feet. of gross floor area	
Food storage locker	1 per 200 square feet of customer service area	
Amusement place – dance hall – skating rink – swimming pool – auditorium – or exhibition hall without fixed seats	1 per 100 square feet of floor area	Does not apply to accessory uses
General service or repair establishment – printing – publishing – plumbing, heating	1 per 300 square feet of floor area	
Manufacturing or industrial establishment, research or testing lab, wholesale warehouse or similar establishment	2 per 1,000 square feet of floor area	

14-102 INTERPRETATION OF THE CHART.

1. The use regulations for each District are not affected by arrangement of uses in the chart.

2. The parking requirements in this Article do not limit other requirements for parking contained in these Regulations.

3. The parking requirements in this Article do not limit special requirements that may be imposed in connection with Conditional Uses, Chapter 19.

4. Floor area, as used in the chart, shall be as defined in Chapter 1, Definitions.

5. Where fractional spaced result, the parking spaces required shall be construed to the next highest whole number.

6. The parking spaces required for a use not specifically listed in the chart shall be the same as for a listed used of similar characteristics with similar demands for parking as determined by the Zoning Administrator.

7. In the case of mixed uses (uses with different parking requirements occupying the same building or premises) or in the case of joint use of a building or in the case of joint use of a building or premises by more than one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

14-103. JOINT USE AND OFF-SITE FACILITIES. All parking spaces required herein shall be located on the same lot with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two or more buildings or establishment, the required spaces may be located and maintained not to exceed 300 feet from the building served.

1. Up to 50 percent of the parking spaces required for (a) theatres, night clubs or cafes, and up to 100 percent of the parking spaces required for a church auditorium may be provided and used jointly by (b) banks, offices, retail stores, repair shops, service establishments, and similar uses not normally open, used, or operated during the same hours as those listed in (a), provided, however, that a written agreement is properly executed and filed as specified below.

2. In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the concerned parties, approved as to form by the City Attorney and shall be filed with the Zoning Administrator.

14-104. DESIGN STANDARDS.

1. An off-street parking space is an all-weather area not in a street or alley, being a minimum of 9 feet by 19 feet, exclusive of driveways or access drives, permanently reserved for the temporary storage of one motor vehicle and connected with a street or alley by an all-weather driveway which affords satisfactory ingress and egress for motor vehicles.

2. Entrance or exits for all parking facilities shall comply with the requirements of the City Engineer or the City Utilities Superintendent.

3. Screening shall be erected along any property line adjacent to or adjoining any single-family residence, two-family residence or multifamily residence to eliminate the passage of light from vehicles. Screening along side-yards shall not extend nearer to the street than the front yard setback line. The installation and maintenance of the required screening shall be the responsibility of the landowner whose land use necessitates the screening.

14-105. PERFORMANCE STANDARDS.

1. All off-street parking spaces and their access drives required for all commercial and industrial uses shall be paved with an asphalt or concrete surface if the adjoining road is also paved with asphalt or concrete. All required off-street parking spaces and their access dries shall be maintained in good condition and free of all weeds, dust, trash, and other debris. Said paving shall be completed before the activity or use can commence.

   The Planning Commission may waive this requirement at the applicant's request, provided that the applicant can provide sufficient reasons and can show that such action would be in the community's best interest and would be keeping with the spirit and intent of these Regulations.

2. All off-street parking spaces and their access drives shall be planned and engineered to assure proper drainage of surface water. If a storm sewer is not available, positive drainage shall be provided on such lot or parcel and discharge of the same shall be through defined drainage courses. No drainage shall be directed over adjoining lands unless approved by the City Engineer.

3. The Planning Commission or the Governing Body may require plans to be prepared and presented to assure proper design and construction of any off-street parking spaces and their access drives, if conditions of the site are such that compliance with these requirements may be difficult or may pose a potential problem with adjacent properties or if the proposed use will include parking needs for buses, tractor-trailer semis, or other such large vehicles. Additional spaces may be required or reserved to accommodate such vehicles and the planning Commission or Government Body may require that the site plan show the location of such spaces.

4. When located in a residential district, parking shall not be permitted within a front yard setback except in permitted driveways.

5. If lighting facilities are provided, they shall be so arranged as to deflect or direct light away from any adjacent single-family residence, two-family residence, or multi-family residence.

6. Paving parking areas shall be adequately marked with at least two (2) inch wide stripes of traffic paint for channelization and movement of vehicles.

7. No business shall be conducted on any parking lot except when conducted in compliance with these Regulations.