

ARTICLE IV

SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS

SECTION

- 4.010 Off-street parking requirements
- 4.020 Off-street loading and unloading requirements
- 4.030 Temporary use regulations
- 4.040 Customary incidental home occupations
- 4.050 Fall-out shelter restrictions
- 4.060 Gasoline station and convenience market-food service facility restrictions
- 4.070 Special provisions for party walls
- 4.080 Development standards for mobile home parks
- 4.090 Development standards for automobile wrecking, junk and salvage yards
- 4.100 Yard requirements on corner lots in residential districts
- 4.110 Minimum residential front yard requirements on turn-arounds of cul-de-sac streets
- 4.120 Special provisions for residential occupancy in connection with
mini-warehouse facilities (self-service storage facilities)
- 4.130 Cluster residential development standards (single-family subdivided dwellings)
- 4.140 Development standards applying to duplex residential dwellings, as well as
zero-lot line two-family dwellings
- 4.150 Development standards as apply to multi-family dwellings
- 4.160 Height requirement as applies to fences
- 4.170 Antennas and satellite (T.V.) dishes
- 4.180 Minimum design standards for transmission and communication towers and stations
- 4.190 Standards as apply to adult-oriented business establishments
- 4.200 Standards as apply to fire department connections in buildings with sprinkler systems
- 4.210 Standards as apply to motor home (travel trailer) parks
- 4.220 Standards applying to cemeteries
- 4.230 Standards applying to swimming pools
- 4.240 Screening of propane tanks and dumpsters
- 4.250 Standards applying to bed and breakfast home residences

4.010. Off-street parking requirements. In all districts, accessory off-street parking shall be provided in conformity with the requirements set forth in this section for all uses permitted by right or as a conditional use (special exception).

For an enlargement or modification resulting in a net increase in the floor area or other applicable unit of measure specified herein, the same requirements shall apply to such net increase in the floor area or other specified unit of measurement as are required for floor area attributable to the initial establishment of any type of land use.

In the case of uses where the Board of Zoning Appeals or the planning commission may be required to prescribe the number of parking spaces, it shall base its determination on such factors as the traffic generation of the facilities, the time of operation of such facilities, their location, and other such factors as affect the need for off-street parking as required under the conditional use provisions of this ordinance.

Off-street automobile storage or standing space shall be provided on each lot upon which any of the following uses are hereafter established. One (1) vehicle space shall be one hundred-sixty-two (162) square feet in size (9 feet x 18 feet). All parking spaces shall be provided with vehicular access to a public street or alley. The required number of parking spaces shall be provided on property owned by the relevant property owner. Such spaces shall be located where they are within easy walking distance and easily accessible to the land use(s) they service. This shall generally mean that each parking space serving a particular dwelling unit shall be no more than sixty (60) feet away from the front door of said dwelling unit. Street or highway right-of-way shall not be utilized to meet the minimum number of required parking spaces. Unless authorized elsewhere in this ordinance, parking requirements satisfying any particular land use shall not be used to satisfy the parking requirements of any other land use. The number of parking spaces provided shall meet the minimum requirements for the specific uses as set forth below:

(Amended by Ordinance #290, September 14, 2004)

4.010.1 Number of Parking Spaces Required

The number of off-street parking spaces shall be provided for the specified unit of measure (or fraction on one-half (1/2) or more thereof) for the following specified uses within the activity types indicated.

4.010.1.A. Residential Activities

(1) Permanent

(a) Single-Family Dwelling and Two-Family Dwelling:

Two (2) spaces per dwelling unit.

(b) Triplex, Quadruplex and Multi-Family Dwelling (Three (3) or more):

Two (2) spaces per dwelling unit.

(c) Mobile Homes:

Two (2) spaces per mobile home.

(d) Where Occupancy in Multi-Family Units or Assisted Living Centers is to be Primarily Elderly Persons over the age of Sixty (60):

The number of spaces may be reduced to one and one half (1 1/2) space per unit. Also, there must be room on the lot to provide one (1) additional space per dwelling unit within the complex in the future. All such spaces must be shown on required site plans.

(e) Upper Story Residential Dwelling in C-1 District Area:

Not less than one and one-half (1 1/2) spaces per dwelling unit.

***See Illustration in Appendix for Typical Parking Lot Design configurations.**

(2) Semi-Permanent

(a) Boarding or Rooming House:

One and one half (1 1/2) spaces per dwelling unit.

4.010.1.B. Community Facilities Activities

| <u>Activity Type</u> | <u>Unit of Measurement</u> |
|---|--|
| Administrative and Government | One (1) space for each three hundred (300) square feet of gross floor area, plus one (1) for each three (3) employees. |
| Community Assembly | One (1) space for each two (2) seats or one-half (1/2) of capacity in persons whichever is greater. |
| Educational Facilities | <u>Kindergarten and Nursery:</u> One (1) space for each employee plus one (1) space for each four (4) students. <u>Elementary and Middle Schools, Grades 1-7:</u> One (1) space per teacher and per staff member, plus one (1) space per two (2) classrooms. <u>High School, Grades 8-12:</u> One (1) space per teacher and per staff member on largest work shift, plus one (1) space per three (3) students. <u>Vocational or Trade Schools:</u> One (1) space for each one thousand (1,000) square feet of gross floor area, plus one (1) space for each four and one-half (4 1/2) seats in any associated auditorium. |
| Cultural and Recreation Services and Facilities | <u>Art Galleries, Libraries, Museums, Zoological and Botanical Gardens, Planetariums and Aquariums:</u> One (1) space for each eight hundred (800) square feet of gross floor area. <u>Swimming Pools:</u> Thirty (30) percent of capacity. <u>Parks, Playgrounds and Playfields:</u> Ten (10) spaces for each acre of land devoted to recreation, plus one (1) space for each four (4) spectator seats. |

Special Institutional Care

Recreation Centers and Gymnasiums:
Fifty (50) percent of the capacity, plus one (1) space for each two (2) employees.

Correctional or Detention Institutions:
One (1) Facilities space per each employee, plus one (1) space for each patrol car, plus one (1) space per each five (5) persons incarcerated.

Drug and Alcohol Rehabilitation Center:
One (1) space per two (2) beds and one (1) space per staff member.

Asylum or Sanitarium: One (1) space per each three (3) beds and one (1) space per staff member.

Halfway House: Two and a quarter (2.25) spaces per patient or inmate.

Extensive Impact Type
Facilities and Land Uses

Airports, Air Cargo Terminals, Heliports or Aeronautical Devices: One (1) space for each employee, plus one (1) space for every one hundred (100) square feet of gross floor area.

Railroad, Bus, and Transit Terminals:
One (1) space for each one hundred (100) square feet of waiting room.

Railroad Yards and Other Transportation Equipment Marshaling and Storage Yards:
One (1) space for each employee.

Stadiums, Sports Arenas, Auditoriums, and Bandstands: One (1) space for each four (4) seats.

Water and Sewage Treatment Plants:
One (1) space for each employee.

Health Care Facilities

Centers for Observation or Rehabilitation, Convalescent Homes: One (1) space for each four (4) beds, plus one (1) space for each one thousand (1,000) square feet of gross floor area.

Hospitals: One and one-half (1 1/2) spaces for each bed.

Intermediate Impact Type
Facilities and Land Uses

Medical or Dental Clinics: Five (5) spaces for each staff member or doctor or dentist, or two (2) spaces for each treatment or examination room, whichever is greater.

Colleges, Junior Colleges and Universities: One (1) space for each one thousand (1,000) square feet of gross floor area utilized for academic purposes, plus one (1) space for each six (6) seats in an auditorium, arena, or stadium on the same lot.

Communications and Utility Services: Two (2) spaces per facility unless more spaces are required by the planning commission.

Special Personal and Group
Care Type Facilities
Land Uses

Associations for Physically or Mentally Handicapped: One (1) space for each and employee.

Family Day Care Homes: One (1) space per each four (4) pupils, plus one (1) space per each employee not living within the home.

Day Care Centers: One (1) space for each employee plus one (1) space for each five (5) children.

Nursing Homes: One (1) space for each employee, plus one (1) space for each two (2) patients.

Religious Facilities

All Activity Types: One (1) space for each three (3) seats in the assembly area or sanctuary.

Assisted Living Centers: See Section 4.010.1A, (1), (d), herein for parking requirements.

4.010.1.C. Commercial Activities

4.010.1.C.(1) Uses Located on Freestanding Sites

The provisions of this subsection shall apply to uses which are located on individual lots of record where no parking is shared with any other use or activity.

| <u>ACTIVITY TYPE</u> | <u>GROSS FLOOR AREA (Square Feet) PER PARKING SPACE</u> |
|--|---|
| (a) Animal Care & Veterinarian Services | 300 |
| (b) Retail Trade - Apparel and Accessories | 250 |
| (c) Retail Trade - Automotive, Marine Craft and Aircraft Sales, Rental, and Delivery | 25% of the gross lot area shall be allocated to parking. |
| (d) Automotive Service and Repair | 300 |
| (e) Building Materials & Farm Equipment Sales | 1,000 |
| (f) Contract Construction Sales | 500 |
| (g) Contract Construction Services | 300 |
| (h) Convenience Retail Sales and Services | 150 |
| (i) Equipment Repair Services | 500 |
| (j) Entertainment and Amusement Services: | |
| Art Galleries (Commercial) | 400 |
| Motion Picture Theaters | One (1) space per four (4) seats. |
| Theaters (Legitimate) | One (1) space per each four (4) permanent seats plus one (1) for every twenty-five (25) square feet of area where temporary seats are used. |
| Bowling Alleys and Billiard Parlors | Five (5) spaces per each alley, or every two (2) tables whichever is applicable. |

pool

| | | |
|-----|---|--|
| | Coin Operated Amusement or Arcade | One (1) space per 250 |
| | Commercial Sporting Facilities | One (1) space per employee plus other spaces as determined by the planning commission. |
| | Dance Halls, Studios and Schools, and Skating Rinks | 100 |
| | Exhibition Halls and Commercial Auditoriums | 40% of maximum capacity in persons. |
| | Gardens (Botanical and Zoological) | One (1) space per employee plus other spaces as determined by the planning commission. |
| | Marinas, Boat Docks and Boat Rental | One (1) space per employee plus other spaces as determined by the planning commission. |
| | Recording and Motion Picture Productions Studios | One (1) space per each three (3) seats. |
| | Theatrical Producers, Band, Orchestras and Entertainers | One (1) space per each three (3) seats. |
| | Riding Stables | Minimum of five (5) spaces plus one (1) per each employee. |
| | Resorts and Group Camps | One (1) space per each employee at peak season plus other spaces as required by the planning commission. |
| (k) | Financial and Real Estates Services | 200 plus one (1) space per every employee. |
| (l) | Consulting and Administrative Services | 400 |
| (m) | Food and Beverage Service - General (Inside Service Only) | 150 |

| | | |
|-----|---|---|
| (n) | Food and Beverage Service General (Containing Drive- Through Facilities) | 100 |
| (o) | Food and Alcoholic Beverage Services | 100 |
| (p) | General Business Communications Services | 400 plus one (1) per each employee. |
| (q) | Communications Services | 300 |
| (r) | General Personal Services Funeral and Crematory Services | One (1) space per (100) square feet of gross floor area or where a chapel is provided, one (1) space each four (4) seats, plus one (1) space for every twenty-five (25) square feet of floor area where temporary seats are used which ever require the greater number of spaces. |
| | All Others Personal Services | 300 |
| (s) | General Retail Trade Department Store Variety Store Miscellaneous General Merchandise Store | 250 |
| (t) | Group Assembly | One (1) space per four (4) permanent seats plus one (1) spaces for every twenty-five square feet of area where temporary are used. |
| (u) | Professional Services - Medical | 300 |
| (v) | Professional Services - Non-Medical | 400 |
| (w) | Transient Habitation (Motels and Hotels) | One (1) space per lodging unit in each building serving transient guests. |

for

seats

4.010.1.C.(2) Uses Located Within Commercial Complexes

Where two (2) or more commercial activities are grouped together on a single site or in any other configuration which involves the use of shared or common parking facilities, the parking requirements for such uses shall be calculated as provided below.

SHOPPING CENTERS

| <u>Size of Complex</u> <u>(gross square footage)</u> | <u>Number of Spaces Required</u> |
|---|---|
| 0-400,000 Square Feet spaces per | Four and one-half (4 1/2) one thousand (1,000) square feet, gross leasable area. |
| 400,000 - 600,000 Square Feet area. | Five (5) spaces per one thousand (1,000) square feet, gross leasable |
| 600,000 - 1,000,000 Square Feet and above | Five and one-half (5 1/2) spaces per one thousand (1,000) square feet, gross leasable area. |

ALL OFFICE COMPLEXES

Four and one-half (4 1/2) spaces per one thousand (1,000) square feet of gross leasable area.

4.010.1.D. Manufacturing and Industrial Activities

One (1) space for each one thousand (1,000) square feet of gross floor area or one (1) space for each employee during the largest shift, whichever is greater.

4.010.1.D.(1) Warehousing, Foods or Freight Transport, and Storage

One (1) space for each three thousand (3,000) square feet of gross floor area plus one(1) space for each 7,000 square feet of open storage. A minimum of five (5) spaces shall be provided by any establishment.

4.010.1.D.(2) Manufacturing: Automobile Wrecking Yards, Scrap Metal Processing, Junk Yards

One (1) space per each one thousand (1,000) square feet of gross floor area or one (1) space for each eight thousand (8,000) square feet of gross lot area, whichever is greater.

4.010.1.E. Agricultural, Resource Production, or Extractive Activities

| | |
|-------------------------------------|---|
| Agricultural Services | One (1) space for each employee, and for veterinary services, one (1) space for each three hundred (300) square feet of gross floor area. |
| Commercial Feed Lots and Stockyards | As determined by the planning commission. |
| Mining, Drilling, and Quarrying | One and one-half (1 1/2) spaces for each employee. |
| Plant and Forest Nurseries | Five (5) spaces, plus one (1) space for each employee and one (1) space for each five (5) acres. |

4.010.1.F. Other land uses

For buildings and land uses not referred to in the pre-cited activity classifications nor specifically listed in the corresponding use classification listings cited within Section 2.030, the off-street parking requirements shall be determined by the Board of Zoning Appeals.

4.010.1.G. Extension of parking area into a residential district

Required parking space may be extended one hundred (100) feet into a residential district, provided that:

- A. The parking area adjoins a commercial or industrial district.
- B. The parking spaces have their only access, or front upon the same street as the property in the commercial or industrial district(s) for which it provides the required parking.
- C. The parking space(s) is separated from abutting properties in the residential districts by a buffer strip.

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4.010.1.H. Requirement for design of parking lots.

- A. Except for parcels of land devoted to one- and two-family residential uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back onto a public street to obtain egress.
- B. Each parking space shall be no less than one hundred-sixty-two (162) square feet in area. All parking and loading spaces must be clearly marked.
(Amended by Ordinance #290, September 14, 2004)

*See Illustration in Appendix for Typical Parking Lot Design configurations.

- C. Entrances and exits for all off-street parking lots shall comply with the requirements of Section 3.090, of this ordinance.
- D. The parking lot shall be designed in such a manner as to provide adequate drainage and to eliminate the possibility of stagnant pools of water on and off the site, as well as to prevent the release of siltation off the site.
- E. There shall be a parking aisle at least twenty-four (24) feet wide serving all ninety (90) degree and sixty (60) degree angled parking spaces. For all thirty (30) and forty-five (45) degree angled parking spaces, there shall be a minimum parking aisle of eighteen (18) feet in width. For parallel parking spaces, there shall be a minimum parking aisle of twelve (12) feet.
- F. All off-street parking areas (parking spaces, ingress-egress areas, parking aisles, etc.) shall be surfaced with asphalt, concrete, or other type of impervious surface capable of withholding the traffic load as deemed acceptable by the planning commission. (See definition of dust free surface).
- G. No parking space(s) serving any residential development shall be located further than sixty (60) feet from the respective dwelling unit such space(s) serve.
- H. Handicapped parking spaces must be made conveniently available according to accepted standards (ADA requirements).

4.020. Off-street loading and unloading requirements. Every building or structure hereafter constructed and used for business or trade involving the receiving or distribution of vehicles, materials, or merchandise shall provide space for the loading and unloading of vehicles off the street or public alley (see definition of loading space in ARTICLE II). Such space shall have access to a public or private alley, or if there is no alley to a public street. The minimum required spaces for this provision shall be based on the total usable floor area of each principal building according to the following table:

| <u>Total Usable Floor Area for Principal Building</u> | <u>Spaces Required (See ARTICLE II, for Definition)</u> |
|---|---|
| 0 to 9,999 sq. ft. | One (1) space |
| 10,000 to 14,999 sq. ft. | Two (2) spaces |
| 15,000 to 19,999 sq. ft. | Three (3) spaces |
| Over 20,000 sq. ft. | Four (4) spaces, plus one (1) space for each additional 20,000 sq. ft. |

Off-Street Loading and Unloading Requirements for Industrial Uses:

| | |
|---|--------------------------|
| 5,000 to 40,000 sq. ft. | One (1) space |
| Over 40,000 sq. ft. to 100,000 sq. ft. | Two (2) spaces |
| Each additional 100,000 sq. ft. or major fraction, thereof | One (1) additional space |