

ARTICLE 23

PARKING AND LOADING REQUIREMENTS

2301 GENERAL PARKING REQUIREMENTS AND APPLICATION OF REGULATIONS

A. 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 hereinafter be reduced 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.

B. Plans and specifications showing required off-street parking spaces, including the means of access and interior circulation, shall be submitted to the Planning Commission for review at the time of application for a Special Use Permit or site plan review where applicable, or to the building inspector in instances where site plan review or a Special Use Permit is not required at the time of the application for building permit.

2302 OFF-STREET PARKING REQUIREMENTS IN ALL EXCEPT LIMITED INDUSTRIAL AND BUSINESS ZONES

In these zones the use or occupancy of structures or land is prohibited unless the following requirements are met and maintained:

A. Parking of motor vehicles shall be limited to passenger vehicles, two (2) recreational vehicles per dwelling unit, and not more than one (1) commercial vehicle of the light delivery type, not to exceed one (1) ton capacity shall be permitted per dwelling unit. The parking of any other type of commercial vehicle or bus, except those parked on school or church property, is prohibited.

B. Off-street parking spaces shall not be closer than five (5) feet to any property line, except where a wall, fence or compact planting strip exists as a parking barrier along the property line.

C. Off-street parking area 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.

2303 OFF-STREET PARKING REQUIREMENTS IN BUSINESS AND LIMITED INDUSTRIAL ZONES

In all business and limited industrial zones the use and occupancy of structures and land is prohibited unless the following requirements are met and maintained:

A. Each off-street parking space for automobiles shall not be less than two hundred (200) square feet in area, 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 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 ten (10) feet in width.

B. Off-street parking facilities required for churches maybe reduced by fifty percent (50%) where churches are located in nonresidential zones and within three hundred (300) feet of usable public or private off-street parking areas. Off-street parking facilities for trucks at restaurants, services stations and other similar and related uses shall be of 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.

C. 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 five (5) feet to any property line except where a wall, fence, or compact parking strip exists as a parking barrier along the property line.

2. Off-street parking areas shall be paved and drained so as to prevent drainage onto abutting properties.
3. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged to reflect the light away from any adjoining premises and streets.
4. All off-street parking areas that make it necessary for vehicles to back out directly into a street are prohibited, provided that this prohibition shall not apply to off-street parking areas of one (1) or two (2) family dwellings.
5. Combined parking facilities are allowed where two (2) or more uses occur on one (1) property, or when a structure(s) on one (1) property contains two (2) or more uses provided that the permanent allocation of the required number of parking spaces shall be the sum of the requirements for the various uses and computed in accordance with the Ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except churches.
6. Parking spaces may not face street or other traffic flow unless an obstruction, such as a wall or landscaping, will effectively block headlights from passing vehicular traffic.

D. Any area designated in a site plan for parking or loading, shall not thereafter be infringed upon by display of vehicles, the servicing of vehicles, or other uses which lessen or interfere with the parking or loading use area.

2304 OFF-STREET PARKING SPACE REQUIREMENTS

Each site plan application shall demonstrate that off-street parking will exist, which will be sufficient to encompass the contemplated need for off-street parking.

2305 OFF-STREET LOADING AND UNLOADING REQUIREMENTS

In all cases in which site plan review or a Special Use Permit is required, plans and specifications shall provide for loading and unloading spaces, including the means of ingress and egress and interior circulation, which are appropriate for the intended use. The plan shall not make it necessary for any vehicle to back onto a street.