

7.6 Off Street Parking Areas

a. General Provisions:

1. Existing off-street parking spaces and loading spaces upon the effective date of this Ordinance shall not be reduced in number unless said number exceeds the requirements set forth herein for a similar new use.
2. Should a building, structure or use in existence upon the effective date of this Ordinance be damaged or destroyed by fire or other cause, it may be re-established according to Section 4.3e but in so doing the number of off-street parking or loading spaces which existed must be retained and should plans be proposed for enlarging the floor area, seating capacity or other facilities which would affect the parking or loading requirements. the parking or loading spaces shall be enlarged accordingly.
3. The owner or occupants of all land parcels and premises in the City shall provide such off-street parking areas as are set forth in this Ordinance under appropriate respected Zoning Districts.
4. Yards--Parking areas shall be subject to front yard setback requirements in accordance with the District in which such parking areas are located.
5. Floor area--The term "floor area" for the purpose of calculating the number of off-street parking spaces required shall be all of the floor area of the various floors of a structure measured to the centers of all partitions, except those areas used for dead storage, building maintenance, office of building management, toilets or rest rooms, window show cases, dressing rooms, employees' cafe, conference rooms, or for building utilities.
6. Benches in Places of Public Assembly--In stadiums, sports arena, churches, and other places of assembly in which patrons or spectators occupy benches, pew or other similar seating facilities, each twenty-two (22) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities under this Ordinance.
7. Parking Spaces--Each parking space shall be unobstructed and not less than ten (10) feet wide and twenty (20) feet in length per car and have an adequate system of access.

8. Use of Residential Parking Facilities--Off-street residential parking facilities may be utilized for the parking of passenger automobiles and trucks not to exceed a gross weight of 6 tons.
 9. Joint Parking Facilities--In all Business and Industrial Districts required off-street parking facilities may be combined and provided in one area provided that such facilities shall not thereby be diminished.
 10. Buildings or structures for which a zoning permit has been issued prior to the effective date of this Ordinance but for which work has not been completed shall be exempt from the hereinafter stated parking requirements if the structure or building is completed within six (6) months after the effective date of this Ordinance.
 11. Handicapped parking must meet state regulations.
- b. Design and Maintenance of Off-Street Parking Areas
1. Drainage--Driveways shall not exceed a grade of 4% and all parking lots except those for less than four (4) vehicles shall be graded according to a drainage plan which has been approved by the City Engineer. Catch basins, sumps, and under-ground storm sewers may be required and all such lots and driveways shall be surfaced with a material to control dust and drainage.
 2. Lighting--Any lighting used to illuminate an off-street parking area shall be shaded or diffused so as to reflect the light away from the adjoining property and away from abutting traffic.
 3. All off-street parking areas shall be so designed and constructed that no part of any vehicle ever parked therein shall be nearer than one (1) foot from the parking area property line.
 4. Fences in Certain Parking Areas--When a required off-street parking area for six (6) cars or more is located adjacent to any "R" District, there shall be constructed and maintained a wall of suitable material of not less than three and one-half (3 1/2) feet nor more than six (6) feet in height along the lot line to capture the vehicle light beams and muffle the vehicle noise.
- c. Required Off-Street Parking: The following minimum areas shall be provided and maintained by ownership, easement, or lease, for and during the life of the respective uses hereinafter set forth.

1. Single Family Dwellings. At least two (2) parking spaces for each dwelling unit. A garage may fulfill this requirement. However, a zoning permit shall not be granted to convert a garage to living space unless other acceptable provisions are made to provide the required parking space.
2. Two Family Dwelling. At least two (2) parking spaces per dwelling unit, but not more than one two (2) car garage per dwelling unit.
3. Boarding and Rooming Houses. At least two (2) parking spaces for each three (3) persons for which accommodations are provided for sleeping.
4. Multiple Dwelling. At least two and one-half (2 1/2) parking spaces per dwelling unit in the "R-3" Districts.
5. Motel, Tourist Home, Motor Hotel, Bed & Breakfast. At least one (1) parking space for each dwelling unit or lodging room. Plus one (1) additional space for each eight units.
6. School, Elementary and Junior High. At least one (1) parking space for each classroom plus one (1) additional space for each one hundred (100) student capacity.
7. School, High School through College. At least one (1) parking space for each ten (10) students based on design capacity, plus one (1) additional space for each two (2) classrooms.
8. Church, Clubs. At least one (1) parking space for each three and one half seats based on the design capacity of the main assembly hall.
9. Theater, Ballfield, Stadium. At least one (1) parking space for each eight (8) seats of design capacity.
10. Hospital. At least one and one-half parking spaces for each patient bed.
11. Sanitarium, Convalescent Home, Rest Home, Nursing Home or Institution. At least one (1) parking space for each six (6) beds for which accommodations are offered, plus one (1) additional parking space for each fifteen (15) beds.
12. Medical or Dental Clinic. At least three (3) parking spaces for each staff doctor or dentist or one (1) space for each one hundred and fifty (150) square feet of gross floor area, whichever is greater.

13. Restaurants (Class 2). At least one (1) parking space for each thirty (30) square feet of gross floor area in building allocated to drive-in operation.
14. Bowling Alley. At least five (5) parking spaces for each alley, plus additional spaces as may be required herein for related uses such as a restaurant.
15. Motor Fuel Station. At least four (4) off-street parking spaces plus two (2) off-street parking spaces for each service stall.
16. Restaurants (Class 1). At least one (1) space for each three (3) seats based on capacity design or where there is no design layout, one (1) space for each thirty-five (35) square feet of gross floor area.
17. Banks, Offices, Municipal Building and/or Public Office Buildings. At least one (1) parking space for each two hundred and fifty (250) square feet of gross floor area.
18. Undertaking Establishments. One (1) parking space for each five (5) seats or thirty-five (35) square feet of seating area where there are no fixed seats, plus one (1) parking space for each 250 square feet of floor area not used for seating.
19. Furniture Store, Appliance Store, Wholesale and Warehouse. At least one (1) parking space for each four hundred (400) square feet of gross floor area.
20. Open Sales Lots, Lumber Yards, Auto Sales. One (1) parking space for each two thousand (2,000) square feet of land up to the first eight thousand (8,000) square feet plus one (1) parking space for each four thousand (4,000) square feet of land up to a parcel of 24,000 square feet, plus one (1) parking space for each six thousand (6,000) square feet thereafter.
21. Auto Repair, Boat and Marine Sales, Garden Store, Carpenter Shop. Four (4) parking spaces plus one (1) for each five hundred (500) square feet of floor area over the first 1,000 square feet.
22. Skating, Dance Hall, Private Clubs, Ice Arena. Ten (10) parking spaces plus one (1) for each two hundred (200) square feet of floor area devoted to the principal use.
23. Other Retail Commercial Uses. One (1) parking space for each two hundred (200) square feet of gross floor area.

24. Manufacturing, Fabricating or Processing of a Product or Material. Four (4) off-street parking spaces plus one (1) for each four hundred (400) square feet of floor area.

d. Off-street Loading and Unloading Areas.

1. Location. All loading berths shall be off-street and shall be located on the same lot as the building or use to be served. A loading berth shall not be located less than 25 feet from the intersection of two street right-of-ways, nor less than 50 feet from a residential district unless within a building. Loading berths shall not occupy the required front yard setback space.
2. Size. Unless otherwise specified in this Ordinance, a required loading berth shall not be less than ten (10) feet in width, twenty-five (25) feet in length and fourteen (14) feet in height, exclusive of aisle and maneuvering space.
3. Access. Each required loading berth shall be located with appropriate means of vehicular access to a street or public alley in a manner which will least interfere with traffic.
4. Surfacing. All loading berths and accessways shall be improved with a durable material to control the dust and drainage according to a plan approved by the City Engineer.
5. Accessory Use. Any space allocated as a loading berth or access drive so as to comply with the terms of this Ordinance shall not be used for the storage of goods, inoperable vehicles or be included as a part of the space requirements necessary to meet the off-street parking area.