

ARTICLE 7

OFF-STREET PARKING AND LOADING

PART 1

OFF-STREET PARKING

7-101 **APPLICABILITY:** In any zoning districts, all structures built and all uses established hereafter shall provide accessory off-street parking in accordance with the following regulations. When an existing structure or use is expanded, accessory off-street parking shall be provided in accordance with the following regulations for the total area or capacity of such expansion.

7-102 **GENERAL PROVISIONS:**

- A. **UTILIZATION:** Required accessory off-street parking facilities provided for the uses hereafter listed shall be solely for the parking of motor vehicles, in operating condition of patrons, occupants or employees of such uses.
- B. **AREA:** A required off-street parking space shall be at least 9 feet in width and at least 20 feet in length, exclusive of access drives or aisles, ramps, columns, office or work areas.
- C. **ACCESS:** Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space.
- D. **OPEN AND ENCLOSED PARKING:** No off-street parking spaces open to the sky shall be located in any required front yard setback nor shall any motor vehicle be parked in any required front yard setback except upon a driveway. The area devoted to driveway purposes shall not be considered in determining whether off-street parking requirements have been met except in the instance of single-family and two-family dwellings. Enclosed buildings and carports containing off-street parking shall be subject to the yard requirements applicable in the district in which they are located.

7-102 E. DESIGN AND MAINTENANCE:

1. Design: Off-street parking spaces shall comply with such design standards relating to curb length, stall depth, driveway width, island width, barriers and ingress and egress as may be established from time to time by the City. Off-street parking spaces may be open to the sky or enclosed in a building.
2. Surfacing: Except as otherwise provided below, all open off-street parking areas shall be graded and paved with hot mix asphalt, concrete, brick, paving block or other hard surface approved by the Zoning Administrator. In all zoning districts driveways and accessways must also comply with this provision. Provided, in the I-1 and C-2 Districts, unpaved off-street parking areas or drives existing as of the effective date of this Ordinance which are located behind or beside the principal building and which are not used for customer parking or other parking open to the public may remain unpaved. No such area shall be expanded or enlarged. In the I-1 and C-2 Districts, unpaved off-street parking areas located between the front building line of any building and any adjacent street right-of-way, and any area used for customer or public parking shall be paved within five (5) years of the effective date of this Ordinance. (Ord. No. 1378, § 1, 5-22-00)
3. Screening: All open off-street parking areas containing more than six required parking spaces shall be effectively screened on each side that adjoins any property situated in a one or two family residential district by: a wall, fence or densely planted compact evergreen hedge not less than six (6) feet nor more than eight (8) feet in height. Parking areas shall be arranged and designed so as to prevent damage to, or intrusion into, such wall, fence or hedge.
4. Lighting: Any lighting used to illuminate off-street parking areas shall be directed away from residential properties. The light source shall be shielded so that a direct beam shall not be seen from the residential property.
5. Repair and Service: No motor vehicle repair work or service of any kind for financial gain shall be permitted in association with any off-street parking facilities.

6. Computation: When determination of the number of off-street parking spaces required by these Regulations results in a requirement of a fractional space, the fractional space of one-half or less may be disregarded and a fraction in excess of one-half shall be counted as one parking space.
 7. Collective Provisions: Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so furnished is not less than the sum of the separate requirements for each such use and provided that all regulations covering the location of accessory parking spaces in relation to the use served are adhered to.
 8. Location: All parking spaces required to serve buildings or uses shall be located on the same zoning lot or in the same zoning district.
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9. Employee Parking: Parking spaces required on the employee basis shall be based on the maximum number of employees on duty or residing, or both, on the premises at any one time, whether at the time the building permit is issued or at a later date.
 10. Determination of Required Spaces: When determining the required number of off-street parking spaces for apartment houses, lodging, boarding or rooming houses, fraternities, sororities, and dormitories, an occupant shall mean an individual separate and distinct from the immediate family of the owner, landlord or operator. In the case where one or more unmarried occupants may join together to abide in one apartment or dwelling unit, there shall be one off-street parking space provided for each occupant.
- F. The following provisions shall apply to driveways, driveway extensions and parking areas on property used for Single-Family Dwellings and Two-Family Dwellings.
1. One driveway forward of the front building line and not exceeding twenty four (24) feet in width is permitted. No driveway shall exceed twenty four (24) feet in width at the front lot line.
 2. In addition to a driveway forward of the front building line, one driveway extension not exceeding 12 feet in width, and not extending more than twenty (20) feet forward of the front building line is permitted. Such a driveway extension may be connected to the driveway by a triangular shaped paved area forming no greater than a 45 degree angle to the driveway and extending no further than thirty (30) feet forward of the front building line.

3. No driveway or parking area located between the front building line and the rear building line may exceed twelve (12) feet in width.
4. No driveway extension which is not parallel to the driveway may exceed twelve (12) feet in width nor exceed twenty (20) feet in length.
5. A circle drive or horseshoe drive not exceeding twelve (12) feet in width is permitted. No more than two (2) driveway entrances are permitted on a lot, and the total width of driveway entrances measured at the front lot line shall not exceed twenty four (24) feet.
6. No driveway or parking area shall be located, and no vehicle shall be parked, closer than three (3) feet from any side lot line nor closer than seven (7) feet from any rear lot line. No boat, recreation vehicle or trailer shall be parked except in conformance with Section 5-103 (7) of these Regulations.
7. The area devoted to driveway or parking area located behind the rear building line shall not exceed thirty five percent (35%) of the lot area located behind the rear building line.
8. All driveways and parking areas must be paved as required by Section 7-102 E (3) of these Regulations. No existing driveway or parking area which is not paved may be enlarged unless the existing driveway and parking area and the area in which it is being enlarged is paved as required by Section 7-102 E (3) of these Regulations.
(Ord. No. 1248; 9-25-95 § 1)

7-103 REQUIRED SPACES: Off-street parking spaces accessory to the uses hereafter designated shall be provided as follows:

A. Dwelling and Lodging Uses:

1. Hotels and Motels: At least one space per rental unit; plus such spaces as are required for restaurants, offices, assembly rooms, and affiliated facilities, and one space for each of the maximum number of employees on any one shift.
2. Single-family and two-family dwellings: At least two parking spaces for each dwelling unit, one of which shall be in an enclosed garage.
3. Three-family and Multiple-family dwellings: At least two spaces per unit.

4. Lodging Houses: One parking space for each two lodging rooms.
5. Dormitories, fraternities, sororities and other lodging facilities: One parking space for each occupant for the first 20 occupants and a total number of spaces equal to 75 percent of the total number of occupants or 20 spaces, whichever is greater.

7-103 B. COMMERCIAL AND INDUSTRIAL USES:

1. In addition to the parking space requirements set forth below there shall be at least one parking space for each full or part-time employee on the maximum employment shift.
2. All business and commercial establishments, except those specified hereafter: At least one parking space for each 300 square feet of floor area.
3. Retail stores: At least one parking space for each 250 square feet of floor area.
4. Automobile service stations: At least two parking spaces for each service bay but not less than five parking spaces.
5. Banks and financial institutions: At least one parking space for each 200 square feet of floor area.
6. Dental clinics and medical clinics: At least three parking spaces for each examination or treatment room, plus one for each doctor and employee of the building.
7. Office and professional and public administration or service building: A minimum of one parking space for each 300 square feet of floor area.
8. Cartage, express, parcel delivery and freight terminal establishments: One parking space for each vehicle maintained on the premises.
9. Establishments handling the sale and consumption on the premises of food, beverages and refreshments: At least one parking space for each three persons based upon the maximum number of persons that can be accommodated at the same time in accordance with the designed capacity provided that drive-in restaurants shall have a minimum of ten (10) parking spaces.

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10. Furniture stores, appliance stores, motor vehicle showrooms and used car lots: At least one parking space for each 400 square feet of enclosed floor area and at least one parking space for each 3,000 square feet of open lot area devoted to the storage, sale and display of motor vehicles.
- 7-103 11. Mobile home and trailer sales or rental lots: At least one parking space for each 3,000 square feet of open sales lot area devoted to the storage, sale, display and rental of mobile homes and trailers.
12. Manufacturing, production, processing, assembly, disassembly, cleaning, servicing, testing or repairing of goods, materials or products: One parking space for each vehicle maintained on the premises.
13. Automobile laundries: A minimum of four parking spaces for each stall in a self-service establishment and at least three parking spaces for each 20 linear feet in attendant operated establishments.
14. Bowling alleys: Five parking spaces for each alley, plus such additional space as may be required for affiliated uses such as restaurants and the like.
15. Theatres: At least one parking space for each three seats.
16. Undertaking establishments and funeral parlors: At least one parking space for each four seats, based upon the designed maximum capacity of the parlor, plus one space for each vehicle maintained on the premises.
17. Warehouse, moving and storage, and wholesale establishments: One parking space for each vehicle maintained on the premises.
- 7-103 C. OTHER USES:
 1. Secondary schools, public or private: At least one parking space for each faculty member and one parking space for each eight students, based upon the maximum number of students attending classes on the premises at any one time in any 24 hour period,
 2. Primary and intermediate schools, nursery schools and group day care homes, public and private: At least one parking space for each faculty member and other full-time or part-time employees.

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3. Trade and commercial schools: At least one parking space for each three students and one parking space for each faculty member or employee.
 4. Hospitals: At least one parking space for each two hospital beds, plus one parking space for each two employees on the day shift other than doctors, plus one parking space for each doctor assigned to the staff.
 5. Nursing and convalescent homes: One parking space for each 3 patients, based on the designed maximum capacity, plus one parking space for each employee or staff member on the day shift.
 6. Churches and temples: At least one parking space for each three seats.
 7. Private clubs and lodges: At least one parking space for each three persons, based on the maximum number of persons that can be accommodated at the same time in accordance with designed capacity.
 8. Private swimming pools and clubs: At least one parking space for each 38 square feet of water area.
 9. Auditoriums, gymnasiums and other places of assembly with or without fixed seats: At least one parking space for each three persons, based upon the designed maximum capacity.
 10. Parking spaces for other permitted or special uses not listed above shall be provided in accordance with the determination of the Zoning Administrator with consideration of the number of spaces that are required to serve employees and/or the visiting public at each such use.

PART 2

OFF-STREET LOADING

7-201 **APPLICABILITY:** In any zoning district, all structures built and all uses established hereafter shall provide accessory off-street loading spaces. When an existing structure is expanded, accessory off-street loading spaces shall be provided in accordance with the following regulations for the area of such expansion.

7-202 **GENERAL PROVISION:**

- A. Location: All required loading spaces or berths shall be located on the same lot as the use served. All motor vehicle loading berths which abut a residential district shall be completely screened therefrom by building walls or

a uniformly painted solid fence, wall, door or any combination thereof, not less than six (6) feet nor more than eight (8) feet in height. No permitted or required loading space or berth shall be located within 40 feet of the nearest point of intersection of any two streets or highways. No loading space or berth shall be located in a required front yard, and any loading space or berth located in a required rear yard shall be open to the sky.

- B. Area: Unless otherwise specified, a required off-street loading space or berth shall be 10 feet in width by at least 35 feet in length, exclusive of aisles, columns, ramps, work areas and maneuvering space and shall have a vertical clearance of at least 14 feet.
- C. Access: Each required off-street loading space or berth shall be designated with appropriate means of vehicular access to a street, highway or alley in a manner which will least interfere with traffic movement.
- D. Surfacing: All open off-street loading shall be surfaced with hot mix asphalt or concrete.
- E. Repair and service: No motor vehicle repair work or service of any kind shall be permitted in conjunction with any off-street loading facilities.
- F. Utilization: Space allocated for any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- G. Minimum facilities: Uses which require off-street loading facilities by this Article but which are located in buildings that have a floor area less than the minimum required off-street loading facilities shall be provided with adequate receiving facilities accessible by motor vehicle, from any adjacent alley, service drive or open space on the same lot.

7-203 OFF-STREET LOADING BERTH REQUIREMENTS:

- A. No off-street loading facilities are required in any residential district, except that elementary and intermediate schools shall provide at least one loading space for passenger automobiles for each 50 students based upon the designed maximum capacity of the school, plus school bus loading spaces.
- 7-203 B. On the same lot with every building or part thereof, erected hereafter in any commercial or industrial district, there shall be provided on the lot adequate space for motor vehicles to load and unload in order to avoid interference with the public streets or alleys. Such space shall include the following minimum off-street loading space.

1. For banks, medical and dental clinics, and business and professional offices: one loading berth shall be provided for each building that contains 1,000 to 100,000 square feet of gross floor area; for each additional 100,000 square feet of gross floor area up to 500,000 square feet, one additional loading berth shall be provided, plus one additional loading berth for each additional 500,000 square feet of gross floor area or any fraction thereof in excess of 500,000 square feet.
2. For amusement establishments, bowling alleys, pool halls, dance halls, gymnasiums, skating rinks and other similar amusement establishments: one loading berth for each building that contains 1,000 to 100,000 square feet of gross floor area; for each additional 100,000 square feet of gross floor area or any fraction thereof, one additional loading berth shall be provided.
3. For hotels and motels, meeting halls, service and fraternal clubs, lodges, funeral parlors and mortuaries: one loading berth for buildings containing 1,000 to 150,000 square feet of gross floor area, plus one additional loading berth for each additional 150,000 square feet of gross floor area, or fraction thereof. Each such loading berth for buildings in excess of 20,000 square feet of gross floor area shall not be less than 10 feet in width by 60 feet in length.

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4. For all other uses in the C-0 through C-3 districts, loading facilities shall be provided in accordance with the following table:

Gross Floor Area of Establishments (Thousands of Sq. Ft.)	Required Number and Size of Loading Berths
1-10	1-(10' x 35')
11-25	2-(10' x 35' each)
26-40	2-(10' x 70' each)
41-100	3-(10' x 70' each)

For each additional 200,000 square feet of gross floor area or any fraction thereof over 100,000 square feet of gross floor area, one additional loading berth shall be provided. Each such additional loading berth shall be at least 10 feet in width by 70 feet in length.

5. For all uses in the I-1 Industrial Districts, loading facilities shall be provided in accordance with the following table:

Gross Floor Area of Establishments	Required Number and
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<u>(Thousands of Sq. Ft.)</u>	<u>Size of Loading Berths</u>
1-10	1-(10' x 35')
11-40	2-(10' x 70' each)
41-100	2-(10' x 70' each)

For each additional 100,000 square feet of gross floor area or any fraction thereof over 100,000 square feet of gross floor area, one additional loading berth shall be provided. Each such additional loading berth shall be at least 10 feet in width by 60 feet in length.