

## Zoning Ordinance

### Section 1007.00 - Off-Street Parking & Loading

[Last amended 7/9/98, Ordinance 648]

---

#### 1007.01 Purpose and Scope

The off-street parking and loading requirements of this section shall apply to those uses specifically listed in this section. A dwelling which is not a duplex or multi-family dwelling shall not be subject to the requirements of this section; however, a minimum off-street parking area sufficient to accommodate two (2) cars shall be provided for each such dwelling. The requirements for any use not specifically listed in this Section but which may require off-street parking and loading facilities shall be determined by the Director based upon the requirements for comparable uses listed herein. At the time of construction of a new building or structure, or at the time of enlargement or change in use of an existing building or structure within any zoning district, off-street parking spaces shall be provided as specified herein, unless greater requirements are otherwise established. Where square feet are specified, the area measured shall be the gross floor area of the building or structure primary to the functioning of the particular use of the parcel, but shall exclude space devoted to off-street parking or loading.

#### 1007.02 Off-Street Parking and Loading Regulations.

A plan drawn to scale indicating how the following off-street parking general provisions and design requirements are to be fulfilled shall accompany an application for a building permit:

##### A. General Provisions

1. The provision and maintenance of off-street parking and loading space is a continuing obligation of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this ordinance. Should the owner or occupant of any parcel, building or structure change the use to which said parcel, building or structure is put, thereby increasing off-street parking and loading requirements, it shall be unlawful and in violation of this ordinance to begin or maintain such altered use until such time as the increased off-street parking and loading requirements are complied with.
2. In the event several uses occupy a single parcel, building or structure, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately.
3. Owners of two (2) or more uses, parcels, buildings or structures, may agree to utilize jointly the same parking and loading spaces when the

hours of operation do not overlap, provided that satisfactory legal evidence is presented to the Director in the form of deeds, leases, or contracts to establish joint use.

4. Off-street parking spaces for dwellings shall be located on the same parcel with the dwelling. All other required parking spaces shall be located not further than two hundred (200) feet from the use, parcel, building or structure they are required to serve, measured in a straight line from such use, parcel, building or structure.
5. Off-street parking spaces for dwellings shall not be located in a required front yard or in a required side yard on the street sides of a corner parcel.
6. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

B. Design requirements for parking lots and loading areas shall be as follows:

1. Areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces maintained adequately for all-weather use and drained as to avoid flow of water across sidewalks or onto adjacent private property;
2. Except for parking to serve residential uses, parking and loading areas adjacent to residential zoning districts or adjacent to residential uses shall be designed to minimize disturbance of residents;
3. Artificial lighting which may be provided shall be deflected so as not to shine or create glare in any residential zoning district or on any adjacent dwelling;
4. Access aisles shall be of sufficient width for all vehicular turning and maneuvering;
5. Groups of more than four (4) parking spaces shall be located and served by a driveway so that their use will require no backing movements or other maneuvering within a road right-of-way other than an alley;
6. Service drives to off-street parking areas shall be designated and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and the maximum safety of pedestrians and vehicular traffic on the parcel; and

7. Service drives shall have a minimum clear-vision area formed by the intersection of the driveway centerline, the road right-of-way line, and a straight line joining said lines through points twenty (20) feet from their intersection.

C. Off-street Parking Space Standards [Amended 7/9/98, Ord. 648]

<b>USE</b>	<b>STANDARD</b>
Duplex or multi-family dwelling	Two (2) spaces per dwelling unit
Residential home or facility	One (1) space per bedroom, plus one (1) space for each employee on maximum working shift
Retail commercial use	One (1) space per 300 square feet of floor area
Service commercial use	One (1) space per 400 square feet of floor area
Eating or drinking establishment, including wine tasting rooms	One (1) space per one-hundred (100) square feet of floor area, plus one (1) space for each employee on maximum working shift
Clinic	One (1) space per 200 square feet of floor area
Motels, resorts, bed and breakfast inns and similar rental uses	One (1) space per unit plus one (1) space for each employee on maximum working shift
Manufacturing or industrial use, including wineries	One (1) space for each employee on maximum working shift
Wholesale storage and related use	One (1) space per 2,000 square feet of floor or storage area
Churches and similar places of assembly	One (1) space per four (4) seats or eight (8) feet of bench length

---

[Return to the top of the document](#)

[Zoning Table of Contents](#)

[Main Planning Page](#)