

20.24.000 PARKING & LOADING REQUIREMENTS

20.24.010 Definitions

1. **Approved** – A structure, use, material or location that is part of this code or if stated, is to be reviewed, evaluated and approved by the Plan Commission.
2. **Carport** – Any parking or storage space having a roof but not completely enclosed by walls. A carport must be attached to a primary or accessory structure and its covered area is to be calculated for any building or zoning code requirements.
3. **Commercial Truck** – A vehicle with painted or attached information such as company name, logo, telephone number, symbols or text that identifies a business or service.
4. **Garage** – A structure either attached or detached, or part there of, of which the primary use is the parking or storage of vehicles.
5. **Driveway** – A private roadway providing access for vehicles to a parking structure or space.
6. **Loading Space** – An off-street space for the temporary parking of vehicles while loading or unloading materials or merchandise.
7. **Motor truck** - Every motor vehicle designed, used or maintained primarily for the transportation of property.
8. **Parking (Parked)** – The temporary storage of a vehicle on an approved area.
9. **Parking Space (Area)** – An area, not within a structure, where a vehicle is parked.
10. **Paved (Paving)** – The act or result of applying cement concrete, an asphalt mixture, cobblestones, precast concrete paver units, clay fired bricks, or other hard approved driveway product, to any ground surface in such a manner as to create a uniform, dust free, hard surface over a large area.
11. **Reconstructed** – Shall refer to the removal and replacement of a paved surface or material.
12. **Setback Area** - The shortest required horizontal distance between any structure and the base setback line (Street lot line, street right away line).
13. **Storage** – As it applies to any vehicle or recreational vehicle, is any period of time greater than temporary storage.
14. **Temporary Storage** – As it applies to any vehicle or recreational vehicle, is a period of time not to exceed 30 days with the removal of the vehicle for at least

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10 days before a reoccurrence of the temporary storage.

15. Truck – See motor truck.
16. Vehicle – Every device in, upon, or by which any person is or may be transported upon a street, road or highway. Vehicles include but are not limited to automobiles, trucks, vans, SUV's, pick-up trucks or motorcycles which are or can be licensed for use on a public street, road or highway.
17. Vehicle, Recreational – Any device or vehicle used for living, sleeping, recreational or the transportation of any person or property on land, water or in the air. Recreational vehicles include but are not limited to: motor homes, camping trailers, campers, boats, off-road motorcycles, snowmobiles or any trailer used to carry recreational vehicles or household property and/or materials of any kind. A recreational vehicle does not include any device or vehicle which was intended by its inherent design to be used for commercial purposes such as a truck, buss, tow truck, etc., or any mobile home, as defined in Section 20.02.000
18. Vehicle Parking Space – An approved area where vehicles can be parked.
19. Vehicle Storage Space – An approved area where vehicles can be stored.

20.24.020 Commercial, Institutional, Industrial and Multifamily.

1. Flexibility in Application: The City recognizes that unique site or design conditions and the strict application of the parking standards may impede the maximum use of the proposed development. In this event the Plan Commission may consider tradeoffs within these standards to facilitate the benefits to the city.
2. Required: In all districts and in connection with every use, there shall be provided at the time any use or building is erected, changed, enlarged, extended or increased, off-street vehicle parking space in accordance with the following, except:
 - A. In the B-4 Central Business District, commercial or business uses are exempt from the number of spaces required and Section 20.24.020.5 General Requirements items C, D, and E.
3. Approval: All parking areas which are constructed, reconstructed, expanded or extended subsequent to the adoption of this ordinance shall obtain approval of the proposed parking site plan by the City Plan Commission.
4. Determination of Need: The number of parking spaces required shall be based upon the anticipated parking demand of individual uses and shall be as indicated in the following table or as may be designated hereinafter for specific uses or situations not listed.

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Use	Parking Requirements
Multi-Family Residential Dwelling Units **	1.75 spaces per dwelling unit with a minimum of 60% of the required spaces to be enclosed and 10% or a minimum of 3 spaces shall be accessible to visitors.
Elderly (55 years and older) Multi-Family Dwelling Units**	1 space per dwelling unit of which 75% shall be enclosed and 10% (a minimum of 3 spaces) shall be at grade and accessible to visitors. Except in the B-4 Central Business District where .5 spaces shall be required.
Public Assembly Facilities providing for seated audiences (churches, theatres, auditoriums, etc.,)	1 space for every 5 seats based on the maximum capacity of the facility.
Commercial Lodging (hotels, motels, tourist homes, etc.) **	One space for each room
Hospitals	1 space for every 3 beds plus 1 space for each medical staff member plus 1 space for every 3 employees for the work shift with the highest number of employees.
Nursing Homes, Convalescent Homes, Community Based Residential Facilities (CBRF) and Elderly Assisted Living Facilities.	1 space for every 3 beds plus 1 space for each staff member employee for the work shift with the highest number of employees.
Clinics	5 spaces for every practitioner on the staff and one (1) space for each employee for the work shift with the highest number of employees.
Industrial Uses ** A. Manufacturing, Processing, Fabrication and Storage Operations B. Wholesale Business C. Warehouse	One (1) space per 2,500 sq. ft. of gross floor area One (1) space per 2,500 sq. ft. of gross floor area One (1) parking space per 5,000 sq. ft. of gross floor area.
Commercial Office Buildings**	Three (3) spaces per 1,000 sq. ft. of gross floor area
Retail Stores **	Three (3) spaces per 1,000 sq. ft. of gross floor area
Customer Service Establishments **	Three (3) spaces per 1,000 sq. ft. of gross floor area Three (3) spaces per 1,000 sq. ft. per of gross floor area
Restaurants, Taverns, Clubs, etc. **	1 space for every 100-sq. ft. of GLA* Three (3) spaces per 1,000 sq. ft. per of gross floor area
Planned Shopping Centers **	1 space for every 200-sq. ft. of GLA* Three (3) spaces per 1,000 sq. ft. per of gross floor area
Commercial Recreation: Indoor (other than theaters)**	1 space for every 200-sq. ft. of GLA* Three (3) spaces per 1,000 sq. ft. per of gross floor area
Outdoor Recreational Facilities**	As required by Sec. 20.25.020 “C”

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*** Gross Leaseable Floor Area (GLA): The total floor area for which the tenant pays rent and that is designed for the tenant's occupancy and exclusive use. GLA does not include public or common areas, such as utility rooms, stairwells, hallways or other accessory space, which does not generate parking demand.**

**** Handicap spaces required to comply with ADA and DCOMM 69 shall not be counted to meet the requirements for these uses.**

5. General Requirements

- A. No truck, recreational vehicle, mobile home, or other vehicle, equipment or materials parked or stored on any lot in any district unless accessory to or part of the approved use of that development.
- B. Surface requirements: All off-street parking areas and driveways shall be paved and new developments must be paved prior to the issuance of the occupancy certificate.
- C. All paved surfaces must be maintained free of upheavals, settlement, holes or loose material.
- D. Landscaping, see the landscaping requirements for parking lot street yards and paved areas in Section 20.31.050.
- E. In any off-street parking area, all parking spaces must be at least 20 feet from an abutting residential lot line unless district requirements are more restrictive.
- F. Setback: In any off-street parking area, no vehicle shall be parked closer than 20 feet to the existing street right away line. A permanent barrier is required on the interior side of parking lots to prevent cars from driving on the planted areas. A continuous 6" vertical curb is required on the entire length of a parking lot that abuts a public or private roadway.
 - 1. Lighting: Lights provided in any parking area shall be shielded or directed so as to confine the area of light dispersion to the parking area. Maximum illumination and fixture height shall be evaluated as part of the site review process. An engineering drawing illustrating lighting types and levels for the development and adjoining properties shall be included with the site plan.
- G. Off-Street Loading and Unloading
 - 1. Required: In any commercial or industrial district off-street loading space shall be provided in addition to the required off-street parking area for every building, used for commercial or industrial purposes, which is in excess of 3,000 square feet in area exclusive of storage areas.

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2. Standard Dimension: An individual loading space shall be at least 12 feet wide by 54 feet long and have a minimum height clearance of 14 feet.
3. Street Servicing Prohibited: No loading space of an industrial or commercial building shall be located in a manner requiring servicing directly from the abutting public street.

20.24.030 1 & 2 Family Residential Parking Requirements:

1. General Requirements

A. Driveways:

1. All driveways must be paved.
2. Driveways must traverse the setback from the street to the garage in the shortest path.
3. Driveways must be at least three feet from neighboring lot line.
4. Driveways leading to an attached garage or carport facing the street shall be no more than 2 feet wider, on each side, than the vehicle garage doors being served.
5. Driveways that do not conform to the general requirements may be replaced if using the same footprint or less. Any expansion of the footprint or changes in the location of the driveway will require conformance of the requirements.

B. Parking spaces:

1. All parking spaces must be paved.
2. Parking spaces must be at least three feet from neighboring lot line.
3. Parking spaces that do not conform to the general requirements may be replaced if using the same footprint or less. Any expansion of the footprint or changes in the location of the parking will require conformance of the requirements.
4. Parking spaces are not permitted in the setback area unless there is no garage or carport on the premise.

C. Non-Recreational Vehicle Parking or Storage:

1. Temporary guests traveling in a recreational vehicle, camping trailer or travel trailer may park such vehicle or trailer in the driveway of an owner or a permanent resident of premises located in a single or two-family residential zoning district for a period not exceeding 7 consecutive days. Such guests shall be allowed to connect to electrical and water services and to inhabit the vehicle or trailer during such period, provided that any water used by the guests shall be contained within such vehicle or trailer. All electrical connections, equipment and facilities shall comply with applicable local and state laws.
2. Not more than one recreational vehicle, camping trailer or travel trailer shall be parked or stored at the same time in the street yard of any lot in a single or two-family residential zoning district. Such vehicle or trailer shall be parked or stored either in the driveway or in a paved off-street parking or storage space on the lot. Such vehicle or trailer shall also be parked so that it does not extend over any portion of the sidewalk or street right-of-way line.
3. Multiple recreational vehicles (e.g., snowmobiles) may be stored on a lot in a single or two-family residential zoning district if such vehicles are kept on a trailer designed or used for carrying such vehicles and for being drawn by a motor vehicle. For purposes of this section, multiple recreational vehicles so stored shall count as one vehicle.
4. Not more than three recreational vehicles or trailers shall be parked at the same time on any lot in a single or two-family residential zoning district, excluding recreational vehicles or trailers properly stored and screened from public view in an enclosed garage.

D. Special Exceptions: The Plan Commission may grant a special exception to the general requirements for a new or reconstructed driveway or parking space if the Commission determines that granting such special exception would not have a substantial adverse affect on surrounding properties by reason of noise, dust, odor, appearance or other objectionable factors, nor create a nuisance or substantial adverse affect on the property value or interfere with the reasonable enjoyment of the surrounding properties.