

## **SECTION 500. PARKING, LOADING AND STORAGE REGULATIONS**

### **501. Off-Street Parking Requirements**

Intent. The intent of this section is to provide for off-street parking adequate to each type of development in terms of both amount and location in order to reduce the need for parking on the streets and highways and the traffic congestion and hazards caused thereby. *(Ord No 12-10-2015-2)*

#### **.01 Minimum Number of Off-Street Parking Spaces Required:**

- (1) None required in the C-1 District where a parking system plan has been adopted
- (2) One and two family dwellings including modular homes: two per dwelling unit, one of which must be a garage *(Ord No 12-10-2015-2)*
- (3) Multiple family dwellings: one per bedroom *(Ord No 12-10-2015-2)*
- (4) Churches, auditoriums, mortuaries, and other similar places of assembly: one per every four seats plus one space for each funeral vehicle maintained on the premises *(Ord No 12-10-2015-2)*
- (5) Manufactured/Mobile Homes: two per dwelling unit *(Ord No 12-10-2015-2)*
- (6) Sanitariums, convalescent homes, rest homes, nursing homes: one per every six beds *(Ord No 12-10-2015-2)*
- (7) Residential Dwelling: Senior Cooperative Living: One space per unit;  
Independent Living: One space per unit plus two spaces for staff;  
Assisted Living (facility with on-site nursing support): one per three units plus two spaces for staff; Memory and Special Care (facility with on-site nursing support): one per three units plus two spaces for staff; *(Ord No 12-10-2015-2)*
- (8) Bed and Breakfasts: One per guest room and one per staff *(Ord No 12-10-2015-2)*
- (9) Commercial retail trade other than in the C-1 District:
  - (9.1) Restaurants – one per every three seats
  - (9.2) Other retail – one per every 200 square feet or fraction thereof of retail floor
  - (9.3) Convenience store/Motor fuel or repair garages: four spaces (not counting spaces at fuel islands), plus two spaces for each service stall *(Ord No 12-10-2015-2)*
- (10) Commercial retail service other than in the C-1 District:
  - (10.1) Motels/Hotels – one per unit plus one space per employee on the largest working shift *(Ord No 12-10-2015-2)*
  - (10.2) Personal and professional offices – one per every 200 square feet of gross floor area *(Ord No 12-10-2015-2)*
  - (10.3) Other service commercial – one per every 200 square feet of gross floor area
- (11) Hospital: One-half (1/2) space for each bed, plus one space for each employee on the largest working shift *(Ord No 12-10-2015-2)*

- (12) Industrial including wholesale: Minimum of one space per employee on the largest work shift plus one space per company vehicle regularly stored on premises, plus additional spaces that may be required depending upon the specific use (*Ord No 12-10-2015-2*)
- (13) Public buildings:
  - (13.1) Government offices – one per every 200 square feet of gross floor area
  - (13.2) Library, museums, community centers – one per every 100 square feet of gross floor area
  - (13.3) Fire and ambulance station, public safety offices – one per shift employee or .5 per volunteer
  - (13.4) Parks and recreation – number to be determined by peak activity needs of facilities to be provided
  - (13.5) Elementary and Middle/Junior High Schools – one space for each classroom and office, plus one space for each 50 students of designed student enrollment capacity (*Ord No 12-10-2015-2*)
  - (13.6) High School – one space for each classroom and office, plus one space for each three students of designed student enrollment (*Ord No 12-10-2015-2*)
- (14) Other uses. For any use or building not provided for above, the most similar use or uses above shall be used by the Zoning Officer to determine the off-street parking requirements (*Ord No 12-10-2015-2*)
- .02 Minimum Size of Parking Space  
Two hundred fifty (250) square feet of standing and maneuvering space. Fractional spaces over one-half count as one space.
  - (1) An off-street parking space shall be at least nine feet in width and at least 20' in length, exclusive of access drive and ramp which shall be at least 24' wide to accommodate two-lane traffic (*Ord No 12-10-2015-2*)
- .03 Location of Parking Spaces
  - (1) Spaces for dwellings: on the same lot as the dwelling unit
  - (2) Spaces for commercial uses not in the C-1 District or for public and semi-public buildings – within 300' of the main entrance of the building served
  - (3) Spaces for industrial uses within 800 feet of the main entrance of the building being served
  - (4) No off-street parking spaces to be located within five feet of any street right-of-way
- .04 Surfacing and Drainage
  - (1) Off-street parking areas and access ways for all residential and commercial districts shall be durably surfaced (concrete, asphalt or pavers). Durable surfacing shall be completed within one year of Certificate of Occupancy (*Ord No 12-10-2015-2*)

- .05 Screening
- (1) All new open off-street parking areas having more than six parking spaces shall be effectively screened by a landscaped element along all sides which adjoin or are directly across a street or alley from property in Residential Districts. *(Ord No 12-10-2015-2)*
- .06 Lighting *(Ord No 12-10-2015-2)*
- (1) Any lighting used to illuminate an off-street parking area shall be so arranged such that the source of illumination is shaded or diffused so as to reflect the light away from the adjoining property and away from abutting traffic flow.
- .07 Maintenance *(Ord No 12-10-2015-2)*
- (1) Parking or the storage of any vehicles shall not be allowed within any grassy or landscaped areas of the front yard in any zoning district
  - (2) The owner of any parking or loading area shall maintain the area in good condition without holes and free of all dust, trash and other debris and shall maintain in a neat and adequate manner the striping, landscaping and screening.
- .08 Proof of Parking *(Ord No 12-10-2015-2)*
- (1) The City may permit parking banking of up to 25% of the required parking spaces through the site plan review process
  - (2) Sufficient evidence shall be provided by the Applicant that supports the reduced parking needs and parameters which will require an increase in parking to what is required in this section
  - (3) The area proposed for banking of parking spaces shall be on the subject property and an area suitable for parking at a future time
  - (4) Landscaping of the banked area shall be in full compliance of the zoning regulations and at a minimum landscaped with grass. As a result of the site plan review process, the City may require additional landscaping of the land-banked area
  - (5) The parking banking area cannot be used for any other use without amendment of the site plan
  - (6) As part of the site plan review process, the Applicant shall show the area to be banked on the site plan and marked as “banked future parking”
  - (7) The City, on the basis of increased parking demand for the use, shall require the conversion of all or part of the banked area to off-street parking spaces.
- .09 Joint Parking Facilities. *(Ord No 12-10-2015-2)* Off-street parking facilities may be provided collectively in any District for more than one structure or use, if the following conditions are met.
- (1) The applicant can demonstrate to the Zoning Officer that because of the hours, size, and mode of operation of the respective uses, there will be an adequate amount of parking available to each use during its primary hours of operation to meet the needs of such use

- (2) The joint use of the parking facilities shall be protected by covenants that run with the lots housing all the joint users and the lot or lots on which the parking facility, which satisfies the parking requirement of this Section, is provided. Those covenants shall grant a perpetual easement for parking to the joint principal use lots. The form, manner of execution, and content of such covenants must be approved by the City Attorney and the document containing the covenants must be recorded with the County Recorder
- (3) Total required parking spaces for the joint use shall be based on the combined peak requirement and shall not be fewer than the minimum ordinance requirements for the use which requires the most parking.

**502. Off-Street Loading and Unloading Requirements**

- .01 Minimum number of off-street loading and unloading spaces shall be provided, as described below, (*Ord No 12-10-2015-2*) for all structures which require the receipt and distribution of materials or merchandise by trucks or similar vehicles so as to assure unrestricted movement of both pedestrians and motor vehicles throughout the active areas of the City. (*Ord No 12-10-2015-2*)
  - (1) In the C-2 District, one off-street loading and unloading space shall be provided for each store unit having a gross floor area of 10,000 square feet or less. One additional space shall be provided for each additional 15,000 square feet of floor space (*Ord No 12-10-2015-2*)
  - (2) In an Industrial District, the use of any building requiring loading or unloading of materials to or from trucks shall require two off-street loading spaces for the first 10,000 square feet of floor space and one space for each additional 15,000 square feet of floor space thereafter (*Ord No 12-10-2015-2*)
  - (3) No required off-street loading space shall be less than 100 feet from any Residential District boundary line (*Ord No 12-10-2015-2*)
- .02 Minimum Size of Off-street Loading Berths
  - a. Width 12 feet
  - b. Length 25 feet
  - c. Vertical Clearance 14 feet
- .03 Location of Off-street Loading Berths  
No closer than 25 feet from the intersection of two street rights-of-way
- .04 Surfacing and Drainage  
Off-street loading berths and access ways shall be durably surfaced to control dust and shall be graded to dispose of all surface water (*Ord No 12-10-2015-2*)

### 503. Vehicle and Exterior Storage Requirements

#### .01 Truck and Trailer Storage in Residential Districts

Except as provided below, it shall be illegal to park or store on residential property, a truck licensed for more than 10,000 pounds gross vehicle weight, a truck-tractor or a semi-trailer (*Ord No 12-10-2015-2*)

This section shall not apply to major recreational equipment or any motor vehicle which is being actively loaded or unloaded or which is being utilized to render a service.

(1) One truck licensed for more than 9,000 pounds gross vehicle weight and one truck-tractor per dwelling unit may be parked on residential property, provided that the vehicle is owned or operated by a resident of the property, any such vehicle is parked in the driveway or a private parking area on such residential property, and provided further, that the engine of any such vehicle shall not be allowed to idle for more than a total of one hour within any six hour period.

#### .02 Major Recreational Equipment Storage

(1) Major recreational equipment in Residential Districts shall conform to the following standards:

(1.1) No major recreational vehicle shall be used for living, sleeping, or housekeeping purposes on the premises, except that one major recreational vehicle shall be allowed for occasional living purposes to accommodate visitors. All major recreational vehicles shall be parked on durably surfaced materials (*Ord No 12-10-2015-2*)

(1.2) No major recreational equipment shall be stored on a public street right-of-way or overhang on a public street right-of-way or sidewalk (*Ord No 12-10-2015-2*)

(1.3) Major recreational equipment stored outside shall be in condition for the safe and effective performance of its intended function or it shall be repaired to put such equipment in such condition (*Ord No 12-10-2015-2*)

(1.4) There shall be no more than one major recreational vehicle per residential dwelling unit parked in the front yard; however, no more than a total of two per residential dwelling unit shall be allowed.

#### .03 Vehicle Repair and Vehicle Storage

(1) Standards in Residential Districts

(1.1) No commercial auto repairs shall be made in any Residential Districts and auto repair shall not be considered a home occupation.

(1.2) The parking, storage, repairing, dismantling, demolition, salvaging or abandonment of vehicles shall occur only within an enclosed building.

(2) Standards in non-residential districts

The parking, storage, repairing, dismantling, demolition, salvaging or abandonment of vehicles is allowed only if incidental to a permitted use and if the vehicles are being actively repaired or used. Such vehicles shall be stored within an enclosed building or be so screened that they are not visible from public streets or adjoining properties unless such vehicles are in the process of being loaded or unloaded.

.04 Repealed (*Ord No 12-10-2015-2*)