

§ 156.166 PARKING REQUIREMENTS.

(A) Requirements in general. The following table illustrates the minimum number of parking spaces required for various uses permitted in the city. The city may modify minimum parking requirements in the M-1 District, as part of the planned unit development approval process, if it is determined that the use is consistent with the purpose of the district and that parking is determined by the City to be sufficient to accommodate the use.

<u>Uses</u>	<u>Minimum Parking Required</u>
Residential	2/dwelling unit
Churches	1/3 seats in largest assembly room
Schools	1/classroom plus 1/3 seats in largest assembly
Theaters	1/3 seats
Restaurants	1/3 seats
Offices	5/1,000 sq. ft. gross floor space
Retail	6/1,000 sq. ft. gross floor area
Convenience stores	7/1,000 sq. ft. gross floor area
General services	4/1,000 sq. ft. gross floor area
Trade businesses	3/1,000 sq. ft. gross floor area
Manufacturing	3/1,000 sq. ft. gross floor area
Other industrial or warehousing	2/1,000 sq. ft. gross floor area
Car washes	5/stacking per bay
Drive-up restaurants	5 stacking plus 1/3 seats

(B) Off-street parking. When a building or structure is enlarged, additional off-street parking shall be required only with respect to the additional usable floor area.

(C) Change in the Use of a Building or Structure. An off-street parking area shall not be changed to any other use until equal off-street parking is provided elsewhere. No parking area used or designated in connection with a building or structure in existence on the effective date of this chapter shall be reduced to provide fewer than the minimum number of parking spaces required under this chapter.

(D) Off-street parking and loading zones. No building or structure shall be hereafter erected, substantially altered or its use changed unless off-street parking and loading spaces have been provided in accordance with the provisions of this chapter. The number of off-street parking spaces provided shall be at least the minimum number provided in the schedule contained in this section.

(E) Notwithstanding the minimum number of parking spaces as defined by this section, a conditional use permit may be granted to provide fewer parking spaces when it is clearly demonstrated by the applicant that the use will not require the number of spaces indicated. In the event a conditional use permit is granted, a condition may be imposed to require that the land normally dedicated to parking shall be held in a landscaped reserve

that can be used for parking in the event the use or parking needs should change. A landscape reserve should equal the amount of land necessary to support the number of parking spaces required to serve any more restrictive parking use of the building or structure permitted by the applicable zoning district and building codes.

(F) Parking spaces may be located on a lot other than that containing the principal use, subject to issuance of a conditional use permit.

(G) Off-street loading. A loading space shall have minimum dimensions of not less than 12 feet in width, 50 feet in length, exclusive of driveways, aisles and other circulation areas. One off-street loading space shall be provided and maintained on the same lot for each commercial and industrial use requiring regular delivery of goods and having a modified gross floor area of more than 10,000 square feet. One loading space shall be provided for each additional 25,000 square feet or fraction thereof. No off-street loading space shall be located in any required yard adjoining any residential use. Required off-street loading space shall not be included as off-street parking space in computing required off-street parking space. Vehicles utilizing this loading space shall not project into the public right-of-way.

(H) Fractional space. When an application of the standards of this chapter with respect to number of off-street parking spaces results in the need to provide a fraction of one space, any fraction of one-half or less shall be disregarded and any other fraction shall be construed as one.

(I) Uses not mentioned. For any use not specifically mentioned in the schedule of off-street parking and loading requirements, the number of spaces required should be that required for that use named in the schedule which is determined by the Planning and Zoning Commission to be most similar.

(J) Spaces for five or more automobiles. Parking areas consisting of five or more off-street parking spaces shall have individual spaces so marked by pavement striping, the perimeter of lot shall be surrounded by curbing, and shall be so designed, maintained and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk or alley and so that any vehicle may be parked and unparked without moving another vehicle.

(K) Improvement and maintenance. Required parking and loading spaces, together with driveways, aisles and other circulation areas, shall be improved in a way as to provide a durable and dust-free surface asphalt, concrete, pavers, cobblestone or similar material according to minimum city specifications, excluding R-1 Districts. All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of the water onto adjacent properties or walkways. 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. Parking and access drives shall be located a minimum of five feet from any property line. Parking spaces shall be a minimum of nine feet wide and 18 feet deep.

(L) Access. All off-street parking areas shall have access from driveways rather than from public streets, and except by conditional use permit, the driveway access shall be limited to 24 feet in width at the curb line.

(M) Requirements For Mixed-Uses. If a building or structure contains a mixture of uses as defined by paragraphs (A) and (I), the minimum number of parking spaces required for the entire building or structure shall be calculated for the most restrictive parking use as permitted by the applicable zoning district and building codes.

(Ord. 2d #19, amended 6-27-2007)