

ARTICLE 9

PARKING AND LOADING REQUIREMENTS

SECTION 9.01. GENERAL OFF-STREET PARKING REQUIREMENTS.

- A. In all districts, except agricultural, there shall be provided at the time any building is erected, or uses established, enlarged, or increased in capacity, off street parking spaces for automobiles.
- B. No parking area or parking space which exists at the time this Ordinance becomes effective or which subsequent thereto is provided for purpose of complying with the provisions of this Ordinance shall be relinquished or reduced in any manner below the requirements established by this Ordinance, unless additional parking area or space is provided sufficient for the purpose of complying with the provisions of this Ordinance and the distance requirements as specified in Section 9.01(D).
- C. Plans and specifications showing required off-street parking spaces including the means of access and interior circulation shall be submitted to the zoning administrator for review at the time of application for a building permit.
- D. Required off-street parking facilities shall be located on the same lot as the principal building or on a lot within three hundred (300) feet thereof except that this distance shall not exceed one hundred fifty (150) feet for single family and two family dwellings. This distance specified shall be measured from the nearest point of the lot occupied by the building or use that such facility is required to serve.

SECTION 9.02. DESIGN REQUIREMENTS OF OFF-STREET PARKING AREAS IN COMMERCIAL AND INDUSTRIAL DISTRICTS.

- A. Each off-street parking space for automobiles shall not be less than two hundred (200) square feet in area, exclusive of access drives and shall be of usable shape and condition. There shall be provided a minimum access drive of ten (10) feet in width, and where a turning radius is necessary, it will be of such arc as to reasonably allow an unobstructed flow of vehicles. Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of a parking space.
- B. Off-street parking facilities for trucks at restaurants, service stations and other similar and related uses shall be of sufficient size to adequately serve trucks and not interfere with other vehicles that use the same facilities. Such truck spaces shall not be less than ten (10) feet in width and sixty-five (65) feet in length.

- C. Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following requirements:
1. All off-street parking spaces shall not be closer than five (5) feet to any property line, except where a wall, fence, or compact parking strip exists as a parking barrier along the property line.
 2. Off-street parking areas shall be paved or blacktopped and drained so as to prevent drainage onto abutting properties.
 3. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining premises and streets.
 4. Any off-street parking area providing spaces for five (5) or more vehicles shall be effectively lighted and screened on any side which adjoins or faces property adjoining a residential lot or institution by a wall, fence, or compact planting not less than four (4) feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property.
 5. All off-street parking areas that make it necessary for vehicles to back out directly into a public road are prohibited, provided that this prohibition shall apply to off-street parking areas of one or two family dwellings.
 6. Combined parking facilities are allowed where two or more uses occur on one property or when a building(s) on one property contain two or more uses provided that the permanent allocation of the required number of parking spaces shall be the sum of the requirements for the various uses and computed in accordance with this Ordinance. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use, except churches.
- D. Business involving the repair, service, sale, or display of vehicles is prohibited in areas used for parking or loading.
- E. Off-street loading/unloading requirements for commercial and industrial districts involving the receipt or distribution by vehicle, the uses having over five thousand (5,000) square feet of gross floor area shall be provided with at least one (1) off-street loading/unloading space, and for every additional twenty thousand (20,000) square feet of gross floor space, or fraction thereof, one (1) additional wading or unloading space, the size of such loading or unloading space subject to the provisions of this Ordinance.