

ARTICLE 33

OFF-STREET PARKING

SECTION 3301 OFF-STREET PARKING REQUIRED

structure
In connection with every use, there shall be provided, at the time any building or structure is erected, or at the time any use of land is extended, off-street parking as provided in Section 3302 of this Article, except that no off-street parking space shall be required for uses in existence as of the effective date of this Zoning Resolution.

SECTION 3302 OFF-STREET PARKING REQUIREMENTS

Off-street parking requirements shall be as follows:

USE	NUMBER OF SPACES REQUIRED
Group No. 1 Dwelling and Lodging Uses:	
One and Two Family Dwellings.	One space for each dwelling unit.
Three Family Dwellings and Mobile Home Parks.	One and one-half spaces for each dwelling unit.
Four or more dwellings units.	Two spaces for each dwelling unit.
University owned or leased housing, fraternities and sororities.	One space for each three occupants calculated on the designed capacity of the building.
Hotels and Motels.	One space for each rental unit plus one space for each employee on the maximum work shift plus such spaces as required by this Resolution for restaurants, assembly rooms and affiliated facilities.
Housing for the Elderly.	One space for each two dwelling units.

Rooming Houses. One space for each two roomers or boarders based on the designed capacity of the building plus two spaces for a resident owner or resident manager.

Group No. 2 Business and Commercial:

All business and commercial establishments, except those specified hereafter. One space for each 300 sq. ft. of floor area.

Retail Stores. One space for each 250 sq. ft. of floor area.

Barber shops, beauty parlors, or similar personal service. Four spaces per chair.

Eating Places. One space for each 100 sq. ft. of floor area with a minimum of fifteen spaces for Eating Places-Drive-In and ten spaces for Eating Places – Carry-Out.

Automobile service stations. Six spaces, plus one for each employee on the largest shift, except that stations which primarily dispense only petroleum products and have no under-roof facilities for the repair and servicing of motor vehicles will require only two spaces, plus one for each employee on the largest shift.

Furniture stores, appliance stores, automobile sales rooms and new and used car lots. One space for each 1,000 sq. ft. of enclosed floor area and one space for each 3,000 sq. ft. of open lot area devoted to the sale and display of motor vehicles.

Laundromats. One space for each two washing or cleaning machines.

Private clubs and lodges. One space for each member of the staff, plus one space for each three club members, plus one space for each room which can be used to provide lodging accommodations for members or their guests.

Group No. 3 Office:

Administrative or business office. One space for each 300 sq. ft. of floor area.

Group No. 4 Medical and Health:

Dental clinics and offices. Two spaces for each examination or treatment room, plus one space for each dentist and other employees.

Medical clinics and offices. Three spaces for each examination or treatment room, plus one space for each doctor and other employees.

Hospital or similar medical facility. One space for each hospital bed, plus one space for each two employees and staff on the combined major work shifts.

Nursing home, rest home and convalescent homes. One space for each two beds.

Funeral Homes. One space for each 50 sq. ft. of floor area in public rooms, plus one space for each vehicle maintained on the premises, plus one space for each employee.

Life Care Retirement Center. One space for each two beds plus one space for each two individual dwelling units.

Group No. 5 Education:

Elementary Schools, Junior High Schools public or private. One space for every 30 classroom seats, plus one for each teacher or other employee.

High Schools, public or private. One space for each 6 students based

	on the design capacity of the building, plus one space for each teacher or other employee.
Nursery or child care centers.	Two spaces, plus one space for each staff member.
Colleges and Universities.	One space for each 5 classroom seats plus one space for each 3 seats in an auditorium.
Trade of commercials.	One space for each student, based on the design capacity of the building, plus one space for each teacher or other employee.
Libraries, museums, art galleries, and other buildings.	One space for each 300 sq. ft. of floor area.
Group No. 6 Recreation and Religion:	
Churches, chapels, temples, synagogues, auditoriums, gymnasiums, stadiums, and other places of public assembly.	One space for each three seats or bench seating spaces.
Theaters.	One space for each two seats.
Assembly halls, dance halls, exhibition halls, or rooms without seats.	One space for each 50 sq. ft. of floor area.
Golf courses, swimming pools or similar places.	One space for each three patrons the establishment is designed to service.
Enclosed place of amusement or recreation or similar place of assembly.	One space for each 100 sq. ft. of floor area devoted to assembly.
Bowling establishments.	Five spaces for each bowling lane, plus such additional space as may be required for affiliated uses.
Health Spa.	One space for each 50 sq. ft. of floor area.

	Manufacturing, warehousing, wholesaling or similar establishments.	One space for each two employee on the combined work shift, plus one space for each 10,000 sq. ft. of floor area, plus one space for each vehicle maintained on the premises.
employees on	Cartage, express, parcel delivery, and freight terminals.	One space for each 2 the combined work shifts plus one space for each motor vehicle maintained on the premises.

SECTION 3303 OFF-STREET PARKING STANDARDS.

3303.01 GENERAL

A. Utilization

Required off-street parking facilities as listed in Section 3302 shall be solely for the parking of motor vehicles in operating condition, of patrons, occupants or employees of such uses.

B. Size

A required off-street parking space shall be at least ten (10) feet in width and at least twenty (20) feet in length exclusive of access drives or aisles, ramps, columns, office or work areas.

C. Access

Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space, and which except for single and two family residences, does not require a vehicle to back into a public street or highway. Such aisle or driveway shall not be used for the parking of other vehicles, except that the driveway of single family residence may be counted as one parking space.

D. Required Yards

Structures and buildings containing off-street parking shall be subject to the yard requirements applicable in the district in which located. Off-street parking areas open to the sky may be located on any yard, except that:

1. In any "A," "R," or "OR-1," District, off-street parking shall not be located in any required front yard except that hard surfaced driveways in

the “A” and “R-1” Districts may be used for off-street parking of passenger cars only.

2. In any “A,” “R,” “OR-1” or “B-1” District on a corner lot devoted to a residential use, the off-street parking shall not be located closer to the side lot line bounding a street than the minimum side yard width prescribed by the development standards for the district.
3. If a lot is devoted to a nonresidential use and if its front lot line, side lot line or rear lot line separates the lot from a lot in a Residential District, the off-street parking facilities located thereon shall not be closer to such lot line than the minimum front yard depth, side yard width, or rear yard prescribed by the development standard for the district.

depth

E. Location

All required parking spaces shall be located as follows:

1. In any “A,” “R,” or “OR-1” or “B-1” District on the same lot as the building or use served.
2. Noncontiguous parking lots shall not be separated from the building or use by a major street unless a signalized crosswalk is available within one hundred (100) feet.
3. In any Industrial District on the same lot as the building or use served, or a contiguous parcel or within one thousand (1,000) feet of the nearest point of the principal structures; provided, however, that no off-street parking facilities for a business or industrial use shall be located in a Residential District.

F. Restricted Parking Lots - Conditional Use

Notwithstanding the provisions of Subsection 3303.01 E, the Board of Zoning Appeals may permit the use of land lying in a zoning district in which parking

lots

otherwise are not a permissible use as restricted parking lots.

1. The Board’s approval of a restricted parking lot must be based on a that:
 - a. The parcel to be used is located not more than fifty (50) feet from the parcel on which is located the land use requiring such parking facilities.

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- b. The parking lot or parking lots shall be fore use in connection with a permissible use in an adjacent zoning district (whether such adjacent district is within the territory subject to this Resolution or is within a territory subject to the zoning restrictions of another zoning authority). Such parking lot shall be used solely for the parking of private passenger vehicles.
 - c. The parking lot shall not be used for repair work or vehicle servicing or loading of any kind, and no advertising signs of any kind shall be erected on the lot.
 - d. The parking lot shall be closed between 11 P.M. and 7 A.M.; except as may be otherwise permitted by the Board of Zoning Appeals.
- 2. Application for a conditional use certificate shall be treated, processed, noticed and heard in the manner prescribed for in Section 406 hereof.
 - 3. The Board shall impose further conditions, such as screening and landscaping, as may be necessary and appropriate, in order to reduce the adverse effect of a parking lot upon the preservation of the residential character and development of the Residential District in which the parking lot is proposed to be located.

3303.02 MAINTENANCE

A. Surfacing

All open off-street parking area (except a required parking space accessory to a single family dwelling on a lot exceeding 40,000 sq. ft. in land area) shall be graded and provided with a hard surface of bituminous or portland cement concrete.

B. Separation

All open off-street parking areas shall be separated from public sidewalks and/or the street right-of-way as shown on the Official Thoroughfare Plan or the existing right-of-way, whichever is greater, by a space at least four (4) feet in width, and a six (6) inch high barrier (curb) shall be provided on the parking lot side of the

four

(4) foot width.

C. Screening

When any open off-street parking area containing more than five (5) parking spaces is adjacent to the Residential District, an effective buffer or screen, consisting of a solid wall, fence, or dense living hedge, shall be provided at the lot line to protect the privacy of the adjoining residential uses. such wall, fence, or hedge shall be not less than six (6) feet in height.

D. Lighting

Any lighting used to illuminate off-street parking areas shall be equipped with suitable shielding or be so designed as to prevent a glare at eye level on surrounding public or private property.

E. Repair and Service

No motor vehicle repair work or service of any kind, except that emergency repairs shall be permitted in or in association with any off-street parking area.

F. Drainage

All open off-street parking areas shall be provided with adequate drainage facilities as approved by the County Engineer. Said approval will not be required for off-street parking in district "A" and "R-1."

G. Interior Design

All parts of open off-street parking areas which are unusable, either for parking or for traffic, shall be paved or landscaped with plantings of grass, flowers, shrubs and/or trees, which shall be continuously maintained.

H. Marking

Designated parking spaces shall be marked on the surface of the parking area with paint or permanent marking materials and maintained in clearly visible condition.

3303.03 UNITS OF MEASUREMENT

For the purpose of determining off-street parking requirements, the following units of measurements shall apply:

A. Floor Area

Floor area for nonresidential purposes shall be the sum of the gross horizontal area of all the floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings.

B. Hospital Bassinets

In hospitals, bassinets shall not be counted as beds.

C. Places of Public Assembly

In stadiums, sports arenas, churches and other places of assembly in which those in attendance occupy benches, pews or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one seat for the purpose of determining the off-street parking requirements of this Zoning Resolution.

2. Fixed Seats and Assembly Area

In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.

D. Fractions

When units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction up to one-half (1/2) shall be disregarded and fractions of over and including one-half (1/2) shall require one parking space.

3303.04 ADDITIONS AND EXTENSIONS

Whenever any addition to a building or extension of land use results in an increase in the number of units used to measure required off-street parking spaces, and such addition or extension creates a need for an increase of more than ten (10) percent in the number of required off-street parking spaces additional off-street parking shall be provided on the basis of the increase in the number of such units of measurement.

A. Exception

In the case of additional dwelling units created by conversion of an existing dwelling, one off-street parking space shall be required for each additional dwelling unit so created.

3303.05 MIXED OCCUPANCIES AND USES NOT SPECIFIED

In the case of mixed uses, the total requirements of for off-street parking facilities shall

be

the sum of the requirements for the various uses computed separately. Where a use is not specifically mentioned in Section 3302, the requirements for a use which is so mentioned and to which said use is similar shall apply. Off-street parking facilities for one use shall not be considered as providing requirements for any other use, except as specified for joint use.

3303.06 COLLECTIVE PROVISION

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Nothing in this Article shall be construed to prevent collective provision of off-street parking facilities for two (2) or more buildings or uses, provided that the total of such

parking

street parking spaces supplied collectively shall be not less than the sum of the requirements for the various uses computed separately; provided, however, that the requirements set forth in Subsection 3303.01 E as to maximum distances between

areas and establishments served shall apply to each establishment participating in the collective provisions of parking.