

CHAPTER 1169
Off-Street Parking and Loading Regulations

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1169.01 INTENT.

Off-street parking and loading requirements and regulations are established in order to achieve, among other things, the following purposes:

- (a) To relieve congestion on streets so they can be utilized more fully for movement of vehicular traffic;
 - (b) To lessen vehicular movement in the vicinity of intensive pedestrian traffic to promote safety and convenience;
 - (c) To protect adjoining residential neighborhoods from excessive non-residential on- street parking;
 - (d) To promote general convenience, welfare and prosperity of developments which depend upon off-street parking facilities; and
 - (e) To provide regulations and standards for the development of accessory off-street parking and loading facilities in accordance with objectives of the Comprehensive Plan and codes of the City.
- (Ord. 2006-49. Passed 5-21-07.)

1169.02 PARKING FACILITIES REQUIRED.

Accessory off-street parking facilities, including access driveways, shall be provided prior to the occupancy of a building or use. Facilities shall be provided for the entire building or use in accordance with the regulations contained in this Chapter whenever:

- (a) Whenever a building is constructed or a new use is established;

- (b) Whenever an existing building is altered and there is an increase in the number of dwelling units, seating capacity, the floor area of a building; or
- (c) Whenever the use of an existing building is changed to a more intensive use that requires more off-street parking facilities.
(Ord. 2006-49. Passed 5-21-07.)

1169.03 UNITS OF MEASURE.

In computing the number of parking spaces required by this Code, the following rules shall apply:

- (a) Floor Area. Where floor area is designated as the standard for determining parking space requirements, gross floor area shall be used for all land uses, unless specifically noted otherwise.
- (b) Seats. Where seating capacity is the standard for determining parking spaces, the capacity shall mean the number of seating units installed or indicated, or one seat for each 24 lineal inches of benches or pews, or when fixed seats are not indicated, the capacity shall be determined as being one seat for each 20 square feet of floor area of the assembly room.
- (c) Employees. Where employees are the standard for determining parking space requirements, employees shall mean the maximum number of employees on any two successive shifts.
- (d) Fractional Numbers. Where the computation results in a fractional unit, one additional off-street parking space shall be provided.
- (e) Parking for Mixed Uses. Where a building or group of buildings contains two (2) or more uses, operating normally during the same hours, the number of parking spaces for each use shall be computed separately and the total spaces provided shall not be less than the sum of the spaces required for each use, except as otherwise provided for in this Chapter.
- (f) Parking Requirements for Uses Not Specified.
 - (1) When the off-street parking requirements for a use are not specifically defined herein, the parking facilities for such use shall be determined by the Zoning Administrator based on the standard for the use determined to be most similar to the proposed use.
 - (2) Appeal of a requirement established by the Zoning Administrator according to this Section and deemed to be too restrictive by the applicant shall be reviewed by the Planning Commission at a regular meeting.
(Ord. 2006-49. Passed 5-21-07.)

1169.04 OFF-STREET PARKING STANDARDS.

The number of off-street parking spaces for each facility or use shall be determined by application of the standards set forth in Table 1169.04. A minimum of five (5) spaces is required for each facility other than a single-family detached, single-family attached or two-family dwelling.

**Table 1169.04
Required Off-Street Parking Spaces**

<u>Principal Building or Use</u>	<u>Minimum Parking Requirement</u> ^(a)
(a) Residential Uses:	
(1) Single-family detached dwelling	2 spaces per dwelling unit
(2) Two-family dwelling	2 spaces per dwelling unit
(3) Single-family attached dwelling, Multi-family dwelling, Cluster Residential Development	2 spaces per dwelling unit, plus guest parking at the rate of 1 space for every 4 dwelling units
(4) Bed and Breakfast	1 space per guest room; plus 2 spaces for owner's unit
(5) Boarding house	1 space per each sleeping room
(6) Independent dwelling units in an Age Restricted Residential Development	2 spaces per unit
(7) Congregate care facility/ Nursing home	1 space per 2 beds
(8) Factory built housing	2 spaces per dwelling unit
(9) Adult care facility and residential facility	1 space per 2 beds
(10) Dormitory	1 space per sleeping room, plus 1 space per 300 square feet of common room floor area
(b) Community / Educational Facilities	
(1) Auditorium, assembly hall, membership club, conference center	1 space for every 4 seats
(2) Church or other place of worship	1 space for every 4 seats in the portion of the building to be used for assembly plus spaces for any residential use, plus 1 parking space for every 200 square feet of floor area designed to be used neither for assembly nor residential purposes
(3) College, universities	See Section 1169.06
(4) Library, cultural institution or similar use	1 space per 300 square feet of floor area
(5) Kindergarten, nursery school, child or adult day care center	2 spaces per classroom but not less than 6 spaces for the building
(6) Elementary and junior high schools	2 spaces per classroom plus 1 space for every 4 seats in the largest auditorium or assembly room
(7) High School	1 space for every teacher, employee and administrator, plus 1 space per 7 students, plus 1 space for every 4 seats in the largest auditorium or sports arena
(8) School, commercial, business, or trade school	1 space for every instructor, employee and administrator, plus 1 space for every 2 students
(9) Public safety facility	1 space per 200 square feet of floor area

<u>Principal Building or Use</u>	<u>Minimum Parking Requirement</u> ^(a)
(c) <u>Office, Professional Services</u>	
(1) Business, professional and administrative office (excluding medical and dental)	1 space per 250 square feet of floor area
(2) Banks, financial institutions	1 space per 250 square feet of floor area
(3) Medical, dental office and/or clinic, including urgent care clinic	1 space per 200 square feet of floor area
(4) Hospital	1 space for every 2 beds, plus 1 space for every 3 employees
(5) Scientific research, development, training and testing laboratory	1 space per 400 square feet of floor area
(d) <u>Retail/ Personal Services</u>	
(1) Retail establishment, business or personal service establishment (except as otherwise specified below)	1 space per 200 square feet of floor area
(2) Beauty salons and barber shops	2 spaces per beauty or barber chair
(3) Funeral home	1 space per 50 square feet of floor area of sitting or service rooms, plus one space for each vehicle maintained on the premises
(4) Hotel, motel	1 space per guest room or unit, plus 1 space for every 2 employees
(5) Kennel	1 space per 200 square feet
(6) Restaurant ^(a)	
- Restaurant, table service (including bars/taverns)	1 space per 100 square feet of floor area, or 1 space for every 2 seats, whichever is greater, plus 1 space for each delivery vehicle
- Restaurant, counter service	1 space per 100 square feet of floor area, plus 1 space for each delivery vehicle
- Restaurant, carry out	1 space per 150 square feet of floor area, plus 1 space for each delivery vehicle
(7) Veterinary office and animal hospital	1 space per 400 square feet of floor area, plus 1 space for every 2 employees
(8) Custom Print Shop	1 space per employee, plus 1 space per 400 square feet of floor area utilized for customer service activities
(9) Microbrewery, Microdistillery or Microwinery	1 space per 100 square feet of restaurant floor area, plus 1 space per employee, plus 1 space for each delivery vehicle
(e) <u>Entertainment - Recreation</u>	
(1) Private clubs, lodges	1 space for every 4 seats

<u>Principal Building or Use</u>	<u>Minimum Parking Requirement</u> ^(a)
(2) Theater, sports arena	1 space for every 4 seats
(3) Bowling alley	4 spaces per bowling lane, plus 1 space per 100 square feet of floor area used for a restaurant or lounge
(4) Commercial recreation, indoor	5 spaces per 1,000 square feet of floor area
(5) Commercial recreation, outdoor	1 spaces per 250 square feet of recreation area
(6) Dance hall, skating rink	1 space per 100 square feet of floor area (including lounging and spectator area)
(7) Health club	1 space per 200 square feet of exercise area, including locker and equipment rooms
(8) Golf course (9 holes or more)	8 spaces per green
(9) Miniature golf	2 spaces per hole
(10) Swimming pools, public or private (not associated with residences)	1 space for every 5 persons, based on pool capacity
(11) School, specialty/personal instruction	2 spaces per classroom, plus 1 space for every 2 students at design capacity
(12) Tennis Courts	4 spaces per court
(f) <u>Automotive Uses</u>	
(1) Gasoline station/pumps	1 space for every employee
(2) Automotive service station, vehicle repair garage	2 spaces per service bay, plus 1 space for every employee, but never less than 5 spaces
(3) Automobile sales and rental	1 space per 400 square feet of floor area of sales room, plus 1 space for each auto service stall in the service room and 1 space per employee
(4) Car wash	1 space for every employee
(5) Farm supplies and services	1 space per 400 square feet of floor area of sales room, plus 1 space for each service stall in the service room and 1 space per employee
(g) <u>General Commercial and Industrial Uses</u>	
(1) Transport and truck terminals	1 space for every 2 employees
(2) Distribution, warehouse facility, wholesale	2 spaces for each employee on the largest working shift
(3) Self-storage facility, indoor	1 space per 500 square feet of floor area
(4) All other general commercial uses	1 space per 250 square feet of floor area
(5) Public Transportation Terminal	1 space per employee, plus 1 space per public transportation vehicle, plus 1 space for each 300 square feet of passenger waiting area

<u>Principal Building or Use</u>	<u>Minimum Parking Requirement</u> ^(a)
(6) All other industrial uses	1 space for every 1.5 employees on the largest working shift, plus 1 space for every company-owned car, truck, or other vehicle.
<p>Notes to Table 1169.04</p> <p>(a) For the purposes of Section 1169.04(f)(6), Restaurants, restrooms and dead storage areas shall not be included in a floor area calculation and outdoor dining areas shall be calculated at fifty (50) percent of the applicable requirement.</p>	

(Ord. 2013-17(b). Passed 6-3-13.)

1169.05 REDUCED STANDARDS FOR C-4 CENTRAL BUSINESS DISTRICT.

Off-street parking is not required in the C-4 District, however, provision of some spaces is encouraged or in certain cases may be required. The area zoned C-4 east of Bever Street or west of Grant Street shall be excluded from this parking requirement exemption. All new uses in the C-4 District east of Bever, west of Grant Street, or south of Henry shall be required to provide adequate off-street parking according to Section 1169.04. Any new occupant in the C-4 District east of Bever Street, west of Grant Street, or south of Henry that requires the same or less parking than the previous occupant is only responsible for providing the same amount of parking as the previous occupant provided. See Section 1169.13 for loading requirements.

(Ord. 2006-49. Passed 5-21-07.)

1169.06 SPECIFIC STANDARDS FOR COLLEGE/UNIVERSITY USES.

All proposed college/university uses shall comply with the minimum parking requirements set forth for various uses and activities separately listed in Section 1169.04. However, the Planning Commission may approve a development plan with fewer parking spaces according to the findings of a parking assessment when submitted according to the regulations of this Section.

- (a) A parking assessment shall be submitted with the development plan for all proposed uses, either on- or off-campus, according to the development review procedures set forth in Chapter 1107, whenever the college or university is proposing a fewer number of parking spaces than is required in Section 1169.04. If the applicant is providing the minimum number of spaces required, no parking assessment is required.
- (b) The goal of this parking assessment is to document the applicant's request to provide fewer parking spaces than required in Section 1169.04. In reviewing the parking assessment, the Planning Commission may approve a fewer number of parking spaces, provided the parking that is proposed shall satisfy the parking demands of the use without placing excess burden on other available campus parking or in surrounding areas of the City.
- (c) The parking assessment shall include a description of the use and its anticipated relationship to, and impact on, the campus and surrounding community. At a minimum, the assessment shall include the following:

- (1) The nature of the proposed uses, activities and events that will be accommodated.
- (2) The maximum design capacity of the facility.
- (3) The anticipated pattern of use, including peak hours.
- (4) The estimated traffic generation and parking demand, including the estimated number of parking spaces required at peak capacity.
- (5) The number of parking spaces required according to Table 1169.04 compared to the number of spaces proposed.
- (6) The current supply and utilization of parking spaces in the immediate area as well as total number of parking spaces available for all college/university facilities.
- (7) How the available spaces meet the needs of the proposed use.
- (8) Suggested parking management solutions to address any anticipated discrepancy between the number of parking spaces available and anticipated parking demand.
(Ord. 2006-49. Passed 5-21-07.)

1169.07 ALLOWANCE FOR SHARED PARKING.

Two or more uses may share parking facilities without providing the minimum number of on-site required spaces for each use, when parking spaces are provided in compliance with all the requirements of this Section.

- (a) The minimum required number of parking spaces for the combined uses may be reduced by twenty (20) percent for shared parking when hours of operation overlap. Residential uses shall not be allowed to share parking facilities.
- (b) When the hours of operation DO NOT overlap, the parking facility to be shared shall contain at least the minimum required spaces of the largest individual use sharing the lot. (Ord. 2006-49. Passed 5-21-07.)
- (c) The parking spaces shall be shared through a lease, written agreement, contract, a permanent easement by the owner of the uses being served. Such lease, written agreement, contract, or easement shall be approved by the Zoning Administrator and the Law Director. If the term of the use is limited by a conditional use permit, then the term of the lease, written agreement, or contract may be limited accordingly. At the expiration of the term of the lease, written agreement, or contract, the owner of the use being served shall either renew the lease, written agreement, contract (which shall be approved by the Zoning Administrator and Law Director), replace the shared parking or end the use that required the shared parking. (Ord. 2013-17(b). Passed 6-3-13.)
- (d) No changes shall be made to the shared parking facility that would reduce the parking provided for the uses, unless the owner of one of the uses makes other arrangements to provide parking. No such changes shall be made without Zoning Administrator approval prior to any changes taking place.
- (e) Parking spaces to be shared shall not be reserved for a specific person, individual, or use on a twenty-four-hour basis.

- (f) Handicap parking spaces shall not be shared, unless the uses that are to share the spaces are adjacent to the handicap spaces and no inconvenience to the users of such spaces would be created.
- (g) Loading spaces shall not be shared.
- (h) Any proposed change in the use of a structure that shares a parking facility will require proof to the Zoning Administrator that adequate parking is available.
- (i) Parking facilities to be shared shall be located on the same lot as the use for which the parking space is intended, except when the parking facility complies with all the requirements of Section 1169.08. (Ord. 2006-49. Passed 5-21-07.)

1169.08 ALLOWANCE FOR OFF-SITE PARKING.

All off-street parking spaces shall be located on the same lot as the structure or use, except when parking spaces are provided in compliance with all the requirements of this Section.

- (a) The use shall supply at least fifty percent (50%) of its required spaces on-site. The Planning Commission may grant an exception to this requirement under the following criteria:
 - (1) Proximity of the proposed parking area to the use served;
 - (2) Ease and safety of access between the proposed parking area and the use served;
 - (3) The use to be served by the off-site parking; and,
 - (4) The hours of operation of the use to be served by the off-site parking.
- (b) Off-site spaces shall be within 800 feet walking distance, measured along the route of public access to the property, of a building entrance or use. If the pedestrian access is to cross an arterial street, appropriate safety measures shall be present to help the pedestrian cross the street. In any event, safe and convenient pedestrian access, such as a sidewalk or path, shall exist or be provided from the structure or use to the parking lot.
- (c) Contiguous lots providing off-street parking for more than one use shall provide sufficient spaces to comply with the combined total parking requirements for all uses except when the allowance for shared parking is granted in compliance with Section 1169.07. (Ord. 2006-49. Passed 5-21-07.)
- (d) The off-site parking lot may be located in a different zoning district than the structure or use it serves if that parking facility is a permitted or conditional use in the different zoning district. However, nonresidential off-site parking in residential zoning districts shall not be permitted. (Ord. 2012-24. Passed 8-20-12.)
- (e) The lot used for an off-site parking facility shall be owned, leased, under contract or written agreement, or used through a permanent easement by the owner of the use being served. The Zoning Administrator and the Law Director shall approve such lease, written agreement, contract, or easement. If the term of the use is limited by a conditional use permit, then

the term of the lease, written agreement, or contract may be limited accordingly. At the expiration of the term of a-the lease, written agreement, or contract, the owner shall replace the off-site parking or end the use that required the parking. (Ord. 2013-17(b). Passed 6-3-13.)

- (f) No changes shall be made to the off-site parking lot that would reduce the parking provided for the use, unless other arrangements to provide parking are made by the owner of the use. Those arrangements shall be approved by the Zoning Administrator prior to any changes taking place.
- (g) All required handicapped parking spaces for a use shall be located on-site.
- (h) All required loading spaces shall be located on-site.
- (i) An existing non-conforming parking lot to be used under this Section as off-site parking shall be landscaped, paved and striped according to the standards of this Chapter and the Zoning Code.
(Ord. 2006-49. Passed 5-21-07.)

1169.09 PARKING SPACES FOR PERSONS WITH DISABILITIES.

In accordance with the Americans with Disabilities Act (ADA) of 1990, all new construction and alterations to places of public accommodation and commercial facilities shall provide parking spaces that are designed and constructed to be readily accessible to persons with disabilities. (Ord. 2006-49. Passed 5-21-07.)

1169.10 LOCATION OF REQUIRED PARKING SPACES.

In addition to specific requirements contained in each district regulation, the location of off-street parking facilities shall further be regulated according to the following provisions:

- (a) Off-street parking spaces required for dwelling units shall be located on the same lot as the dwelling unit served.
- (b) Required guest parking in a multi-family development shall be equally distributed throughout the development.
- (c) Off-street parking spaces for non-residential uses shall be located on the same lot as the structure or use unless off-site parking is provided pursuant to Section 1169.08.
- (d) All required off-street parking spaces shall have direct access to an aisle or driveway without the need to move any other vehicle, except as otherwise specifically permitted in this Chapter.
- (e) Parking Lots Adjacent to Buildings. Off-street parking spaces for other than single or two-family dwellings shall be located at least ten (10) feet from any wall of a building if such wall contains ground floor openings other than a garage door providing access, light or ventilation to the building.
- (f) Parking in Designated Areas Only. Any vehicle customarily or seasonally parked on any lot shall be so parked only in parking areas specifically constructed for such purposes, and shall not be parked on tree lawns, sidewalks, lawns or other areas required by this Code to be landscaped.
- (g) Areas Computed as Parking Spaces. Areas that may be computed as open or enclosed off-street parking spaces include any private garage, carport or

other area available for parking, other than a street or driveway, except as specifically permitted below:

- (1) For a single family detached or two-family dwelling a driveway in the front or side yard shall be permitted to compute as eligible parking space(s) up to a maximum of two parking spaces per dwelling unit.
- (2) In a multi-family development any dwelling unit that has its own separate and individual private driveway shall be permitted to compute as eligible those parking spaces located in the private driveway, up to a maximum of two parking spaces per dwelling unit. (Ord. 2006-49. Passed 5-21-07.)

1169.11 OFF-STREET WAITING SPACES FOR DRIVE-THRU FACILITIES.

Drive-thru establishments and other establishments which, by their nature, create lines of customers waiting to be served within automobiles shall provide off-street waiting areas, on the same lot as the use, in addition to the required number of parking spaces specified in Table 1169.04, in accordance with the following:

(a) <u>Minimum Number of Waiting Spaces:</u>	
(1) Establishments serving and/or selling food and/or drinks:	Six 6 waiting spaces per drive-thru window as measured from the order board or station
(2) Automatic car wash facilities where a chain conveyor or other similar method is used to move the vehicle through the structure:	Five 5 waiting spaces
(3) Facilities with service windows or service entrances such as banks, ticket booths, drive-up ATM machines and other similar facilities:	Four waiting spaces for the first drive-thru window or stall and two (2) waiting spaces for each additional window or stall
(4) Self-serve car wash facilities:	2 waiting spaces per stall
(5) Gasoline stations:	2 waiting spaces per accessible side of a gasoline pump island
(6) All other uses:	Three (3) waiting spaces for each window or stall

- (b) Vehicles Prohibited within the Public Right-of-Way. In any case, vehicles shall not be permitted to wait within the public right-of-way for service at such drive-in or drive-thru facilities.
- (c) Waiting Space Dimensions. Each off-street waiting space shall have an area not less than 144 square feet (measuring 8 feet by 18 feet) exclusive of access drives and parking aisles and shall not interfere with parking or circulation.
- (d) Reduction in Required Waiting Spaces. The Planning Commission may reduce the number of required waiting spaces when the applicant provides credible documentation, such as studies from similar sites, that fewer than

the required number of waiting spaces does not impede vehicular traffic flow on the site and ingress/egress to the site.
(Ord. 2006-49. Passed 5-21-07.)

1169.12 PARKING DESIGN STANDARDS.

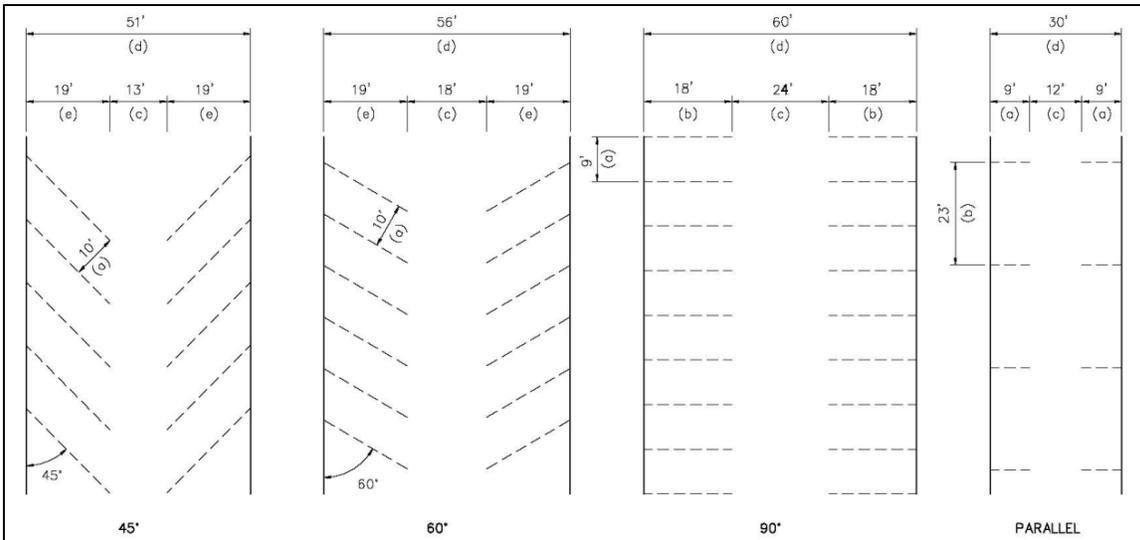
Off-street parking areas shall be designed and constructed in accordance with the following minimum dimensions set forth in Table 1169.12, based on the angle of the spaces. Figure 1169.12a illustrates the requirements for each angle scenario.

**Table 1169.12
Parking and Design Standards**

	45°	60°	90°	PARALLEL
(a) Width of Parking Space	13 ft	10 ft	9 ft	9 ft
(b) Length of Parking Space	--	--	18 ft	23 ft
(c) Width of Circulation Aisle ⁽¹⁾	13 ft	18 ft	24 ft	12 ft
(d) Width of Double-Loaded Parking Module when Spaces Interlock	51 ft	56 ft	62 ft	30 ft
(e) Length of Aisle to Curb	19 ft	19 ft	--	--

Notes to Table 1169.12:
(1) Circulation aisles having a width less than 22 feet shall be one-way aisles.

**Figure 1169.12a
Illustration of Parking Design Standards**



Notes to Figure 1169.12a:

- (a) Width of parking space.
- (b) Length of parking space.
- (c) Width of circulation aisle.
- (d) Double-loaded parking module.
- (e) Length of aisle to curb.

1169.13 OFF-STREET LOADING REQUIREMENTS.

Loading and unloading facilities shall be provided prior to occupancy of every nonresidential building hereafter erected, altered, or to be occupied by a new user, and shall be maintained as long as such building is occupied or unless equivalent facilities are provided in conformance with the regulations of this chapter.

- (a) Authority of the Zoning Administrator. The Zoning Administrator may waive loading/unloading requirements based on the character of the proposed use or the impracticality of adding loading/unloading docks to existing buildings.
- (b) Location. All loading spaces shall be located on the same lot as the use served, in a manner that enables the orderly and safe movement of trucks and no part of any required yard, off-street parking area, nor access drive thereto, shall be used for loading or unloading purposes, except that the Zoning Administrator may allow two or more uses to cooperatively provide off-street loading/unloading spaces, subject to the assurance of permanent availability.
- (c) Off-street loading spaces shall not be used for repair or servicing of motor vehicles.
- (d) Access Driveways. Each required off-street loading/unloading space shall be designed for direct vehicular access by means of a driveway, or driveways, to a public street, provided, however, that loading/unloading shall not be from the public right of way except in situations of existing commercial facilities in the Central Business District (C-4) where no other opportunity for loading/unloading exists.
- (e) Multiple Uses. When a building includes a combination of uses as set forth in this section, the required number of loading spaces will be the sum of the required loading spaces for each use. In no case shall the development be required to provide in excess of 5 loading spaces.
- (f) Classification of Loading Spaces. A loading space shall consist of a rectangular area of one or more of the following classes:
 - (1) Class A. An area at least fourteen feet by fifty-five feet having a vertical clearance of fifteen feet or more, plus adequate area for ingress and egress.
 - (2) Class B. An area at least twelve feet by thirty feet having a vertical clearance of fifteen feet or more, plus adequate area for ingress and egress.
- (g) Minimum Loading Spaces Required. Every non-residential building shall provide a loading space pursuant to the provisions in Table 1169.13, except as provided for in sub-section 1169.13 (c).

**Table 1169.13
Minimum Loading Spaces Required**

Activity or Use		Number of Spaces by Class	
(1)	<u>Industrial, manufacturing and warehousing:</u> <ul style="list-style-type: none"> ▪ 15,000 square feet or less ▪ Greater than 15,000 square feet 	1 2	Class B space Class A spaces
(2)	<u>Office uses:</u> <ul style="list-style-type: none"> ▪ Less than 4,000 square feet ▪ Greater than 4,000 square feet 	None 1	Class B space
(3)	<u>Retail uses:</u> <ul style="list-style-type: none"> ▪ Less than 2,000 square feet ▪ 2,000 square feet to 10,000 square feet ▪ 10,001 square feet to 40,000 square feet ▪ 40,001 square feet or more 	None 1 1 2	Class B space Class A space Class A spaces
(4)	<u>All other nonresidential uses:</u> <ul style="list-style-type: none"> ▪ Less than 2,000 square feet ▪ 2,000 square feet or more 	None 1	Class B space

(Ord. 2006-49. Passed 5-21-07.)

1169.14 REGULATIONS FOR ACCESS DRIVES AND TRAFFIC FLOW.

The location, width, and number of entrance and exit access drives to accessory parking paces shall be in accordance with the Section 1181.07, Access Management, for those sites located on an arterial or collector road. For all other sites, the following, as well as sub-section 1181.07 (b), Other Access Management Standards, shall apply:

- (a) Ingress and Egress. Entrances to parking spaces shall be only from an adjoining public street or alley or from a permanent private, access easement. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for vehicles. Ingress and egress for a parking lot lying in an area zoned for other than residential use shall not be across land in a residential district.
- (b) Location. The location and width of entrance and exit access drives to parking facilities shall be planned to interfere as little as possible with the use of nearby property and with pedestrian and vehicular traffic on the nearest streets. Access drives shall be located at least 50 feet from the right-of-way line of the nearest intersecting street.
- (c) Number of Drives.
 - (1) Each parcel shall have not more than two access drives from each abutting street unless otherwise permitted below.
 - (2) One additional access drive may be permitted for lots that have 200 or more feet of frontage on one street.
 - (3) The Planning Commission may permit an additional access drive for lots that have more than 500 feet of frontage when the Commission determines it is in the interest of good traffic operation.

- (4) Insofar as practical, the use of common drives by two (2) or more uses shall be encouraged to reduce the number of such highway access points. (Ord. 2006-49. Passed 5-21-07.)

1169.15 USE, IMPROVEMENT AND MAINTENANCE STANDARDS.

All driveways, parking areas, waiting areas, and loading/unloading areas shall be constructed in accordance with standards established by the City Engineer and the following:

- (a) The minimum amount of off-street parking spaces, waiting spaces and loading/unloading spaces required for the various kinds of activities set forth in this chapter shall be maintained at all times and no part of such required facilities shall be used for any other purpose, unless specifically permitted otherwise.
 - (1) It shall be unlawful for any person to use any off-street parking space, waiting space or loading/unloading space for storage of wrecked, junked and/or inoperable vehicles.
 - (2) No repair or service to vehicles shall be carried on in any off-street parking space, waiting space or loading/unloading space.
- (b) Paving. All parking and loading areas and access drives shall have a bituminous, concrete or similar surface approved by the City Engineer. Such paving material, and base materials related thereto, shall be capable of supporting all anticipated loads without damage. The owner shall, at his/her own expense, maintain the surface in a smooth and dust-free condition and repair any disintegration of the surface by patching or sealing when such disintegration takes place.
- (c) Drainage. Parking areas shall be graded, drained and provided with adequate drainage facilities so that adjacent properties and rights-of-way, including public sidewalks, shall not be subject to flooding by run-off water from the proposed parking area.
- (d) Illumination in Open Areas. Parking areas shall be illuminated whenever necessary to protect the public safety. All lighting shall comply with the regulations in Chapter 1167.
- (e) Curbs and Wheel Blocks/Bumper Guards. Appropriate bumper guards or barrier curbs shall be provided in order to contain the cars on sloping surfaces, and to prevent bumper over-hang or other encroachment into required yards, walkways, sidewalks, aisles, parking spaces, landscaping or adjacent property. Curbs and wheel block/bumper guards shall be a material and constructed as required by the City Engineer.
- (f) Marking. Any off-street parking area for 5 or more parking spaces and all waiting spaces shall indicate the location of each parking or waiting space, the location of spaces for persons with disabilities, and the location and direction or movement along the aisles and access drives providing access thereto by painting upon the surface, by raised directional signs, or by markers or other similar measures placed in the surface.
- (g) Signs. Signs shall be provided in accordance with Chapter 1171.

- (h) Maintenance. All parking areas, waiting spaces and loading spaces shall be maintained in a manner to keep it as free as practicable from rubbish, paper and other loose particles, and snow and ice shall be promptly removed by the operator. All adjacent sidewalks shall be kept free from dirt, ice, sleet and snow and in a safe condition for use by pedestrians. All signs, markers or any other methods used to indicate direction of traffic movement and location of parking and/or loading spaces shall be maintained in a neat and legible condition. Any walls, trees and shrubbery, as well as surfacing of the parking lot, shall be maintained in good condition throughout its use for parking purposes.
(Ord. 2006-49. Passed 5-21-07.)

1169.16 PARKING LOT LANDSCAPING AND SCREENING.

Parking areas shall be landscaped, screened and buffered in conformance with the regulations set forth in Chapter 1165. (Ord. 2006-49. Passed 5-21-07.)

1169.17 ZONING CERTIFICATE AND DEVELOPMENT PLAN REQUIRED.

All facilities governed by the regulations in this Chapter, as set forth in Section 1169.02, shall comply with the zoning approval process.

- (a) Facilities provided for single-family detached and two-family dwellings shall obtain a zoning certificate in compliance with Chapter 1107.
- (b) Detailed drawings showing the features of off-street parking facilities, waiting spaces and loading/unloading areas shall be submitted to the Zoning Administrator for development plan review as required by Chapter 1107, Procedures for Zoning Certificates, Development Review and Conditional Use Approval.
- (c) All requirements of Chapter 1165, Landscaping and Land Use Buffers, shall be applicable. The Zoning Administrator may require structural or landscape features such as bumper guards, curbs, walls, fences, shrubs, ground cover or hedges to further carry out the objectives of this Code before a zoning certificate is approved.
- (d) All requirements of Chapter 907, Erosion and Storm Water Runoff Control, of the Codified Ordinances shall be applicable. The City Engineer shall approve plans before construction may begin.
- (e) City Engineer. The City Engineer shall review and approve all requests for access to public rights-of-way prior to construction. All improvements, curb cuts, and approaches in the public right-of-way shall be constructed pursuant to The Engineering Construction Standards, current edition.
(Ord. 2006-49. Passed 5-21-07.)

1169.18 DEFERRED CONSTRUCTION OF REQUIRED SPACES.

If the number of parking spaces required in Table 1169.04 is substantially larger than the number anticipated by the applicant and the applicant provides sufficient evidence that supports the reduced parking needs, a development plan may be approved

with an allowance for the construction of a lesser number of parking spaces provided that:

- (a) The total number of spaces initially constructed shall not be less than 70 percent of the spaces required by Table 1169.04.
 - (b) Suitable area(s) are reserved for the construction of the balance of the total number of spaces otherwise required by Table 1169.04. Such suitable areas shall be illustrated on the development plan in locations and with landscaping in full compliance with this Zoning Code.
 - (c) The Planning Commission, upon reevaluation of the project's parking needs, may at any time direct that some or all of the parking spaces identified in sub-section (b) be constructed.
 - (d) When additional parking is determined necessary, it shall be provided according to the approved development plan.
- (Ord. 2006-49. Passed 5-21-07.)