

Article 10

Off-Street Parking Space Requirements

1000 General requirements

In all districts, in connection with every industrial, business, institutional, recreational, residential, or any other use, there shall be provided, at any time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces for automobiles in accordance with the following requirements:

- A. Each off-street parking space shall have an area of not less than one hundred sixty-two (162) square feet exclusive of access drives or aisles, and shall be of usable shape and condition. Except in the case of dwellings, no parking area provided hereunder shall be less than one thousand (1,000) square feet in area.
- B. There shall be adequate provision for ingress and egress to all parking spaces. Where a lot does not abut on a public or private alley or easement of access, there shall be provided an access drive not less than eight (8) feet in width.
- C. Permits are required for all parking spaces.

1010 Number of spaces to be provided

In all districts, there shall be provided at the time any building or structure is erected or structurally altered, off-street parking spaces in accordance with the following requirements:

Use	Minimum parking spaces
Dwellings, including one (1), two (2) and summer cottages.	Two (2) for each dwelling unit.
Dwelling, multiple.	Two (2) for each dwelling unit.
Rooming or boarding house.	One (1) for each sleeping room.
Private club or lodge.	One (1) for each five (5) members.
Church or temple.	One (1) for each three (3) seats in auditorium or main assembly room, whichever is greater.
School, college or high school.	One (1) for each eight (8) seats in main auditorium or three (3) for each classroom whichever is greater.
Country club or golf club.	One (1) for each three (3) members.
Community center, library, museum or art gallery.	Ten (10) plus one (1) additional for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet.

Hospital, sanitarium, convalescent home, home for the aged or similar institution.	Two (2) for each bed.
Hotel or motel.	One (1) for each sleeping room or suite plus one (1) for each two hundred (200) square feet of commercial floor area contained therein.
Tourist home or cabin.	One (1) for each sleeping room or suite.
Dance hall, assembly or exhibition hall without fixed seats.	One (1) for each one hundred (100) square feet of floor area used therefor.
Business or professional office, studio, bank, medical or dental clinic.	Three (3) plus one (1) additional for each four hundred (400) square feet of floor area over one thousand (1,000) square feet.
Bowling alley.	Five (5) for each alley.
Mortuary or funeral home.	One (1) for each fifty (50) square feet of floor space in parlors or individual funeral service room.
Restaurant, nightclub, café or similar recreation or amusement establishment.	One (1) for each one hundred (100) square feet of floor area.
Retail store or personal service establishment except as otherwise specified herein.	One (1) for each two hundred (200) square feet of gross floor area.
Furniture or appliance store, hardware store, wholesale establishments, machinery or equipment sales and service, clothing or shoe repair or service shop.	Two (2) plus one (1) additional for each three hundred (300) square feet of floor area over one thousand (1,000) square feet.
Printing or plumbing shop or similar service establishment.	One and one-half (1.5) for each person employed therein.
Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse or similar establishment.	One and one-half (1.5) for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith.

1020 Rules governing the determination of the number of spaces

In computing the number of spaces required in subparagraph B of this section, the following rules shall govern:

- A. "Floor Area" shall mean the gross floor area of the specified use.
- B. Where fractional spaces result, the parking spaces required shall be construed to be the next higher whole number.
- C. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
- D. Whenever a building or use constructed or established after the effective date of this Resolution is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an

increase of ten (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this Resolution is enlarged to the extent of fifty (50) percent or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.

Off-street parking facilities may be located within the required front yard of any "B1", "C1" and "I1" District but shall not be nearer than fifty (50) feet to any "A1", "R1" and "R2" District. No off-street parking shall be permitted in the required front yard of any "A1", "R1" and "R2" District except on a paved driveway of no greater width than twenty four (24) feet leading from the street to a garage.

1030 Special parking provisions for B1, C1, and I1 Districts

- A. All parking spaces required herein shall be located on the same premises with the building or use served, except that where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two (2) or more buildings or establishments, the required spaces may be located not to exceed three hundred (300) feet from the institutional building served and not to exceed five hundred (500) feet from any other non-residential building served.
- B. Not more than fifty (50) percent of the parking spaces required for:
 - 1. Theaters, bowling alleys, dance halls, nightclubs, or cafes and up to one hundred (100) percent of the parking spaces required for a church or school auditorium may be provided and used jointly by:
 - 2. Banks, offices, retail stores, repair shops, service establishments and similar uses not normally open, used or operated during the same hours as those listed in A. hereof, provided however, that written agreement thereto is properly executed and filed as specified in paragraph C. hereof.
- C. In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes, shall be properly drawn and executed by the Board of Trustees and shall be filed with the application for a building permit.

1040 Development and maintenance of parking areas

Every parcel of land hereafter used as a public, commercial, or private parking area, shall be developed and maintained in accordance with the following requirements:

- A. Screening and Landscaping. Off-street parking areas for more than five (5) vehicles shall be effectively screened on each side which adjoins or faces premises situated in any "R1" or "R2" District, or institutional premises, by a

masonry wall or solid fence of acceptable design. Such wall or fence shall not be less than four (4) feet or more than six (6) feet in height and shall be maintained in good condition without any advertising thereon. The space between such wall or fence and the lot line of the adjoining premises in any Residential District shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. In lieu of such wall, or fence, a strip of land not less than fifteen (15) feet in width and planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height, may be substituted, and this shall be maintained in good condition.

- B. Minimum distances and setbacks. No part of any parking area for more than five (5) vehicles shall be closer than ten (10) feet to any dwelling, school, hospital or other institution for human care located on an adjoining lot, unless screened by an un-pierced masonry wall of acceptable design. If on the same lot with a main building, the parking area shall not be located within the front yard or side yard required for such building. In no case shall any part of a parking area be closer than five (5) feet to any established street or alley right-of-way. The wall or hedge required in subparagraph A hereof shall be set back from each street, the same as if it were a building wall, so as to observe the front yard and side yard requirements of this Resolution.
- C. Surfacing. Any off-street parking area for more than five (5) vehicles shall be graded for proper drainage and surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable and dustless surface, and shall be so arranged and marked as to provide for orderly and safe parking and storage of self-propelled vehicles. The foregoing surfacing requirements shall not apply to a parking area in an Agricultural District if more than two hundred (200) feet distant from any Residential District.
- D. Lighting. The lighting shall be shown on the required sketch or diagram of the premises. All off-street parking areas and entries to sexually-oriented businesses shall be illuminated from dusk to closing hours of operation with a lighting system providing an average maintained horizontal illumination of one (1) foot candle on the parking surface and/or walkways. This required lighting level is established to provide sufficient illumination of the parking areas and walkways serving the businesses for the personal safety of patrons and employees, and to reduce the incidence of vandalism and criminal conduct. Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any District.