

## **ARTICLE 6**

### **SUPPLEMENTAL OFF-STREET PARKING AND LOADING REGULATIONS**

The provisions of this Article shall supplement the off-street parking requirements contained in Table 1 of this Ordinance.

#### **Section 6.1 Off-Street Parking**

##### **Section 6.1-1 General Requirements**

- (1) Where application of the requirements of Table 1 result in a fractional space requirement, the next larger requirement shall apply.
- (2) Wherever a building or use, constructed or established after the effective date of these regulations is changed or enlarged in floor area, number of dwelling units, seating capacity or otherwise to create a need for an increase of ten percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
- (3) Off-street parking facilities provided to comply with the provisions of this Ordinance shall not be reduced below the requirements of this Ordinance.

##### **Section 6.1-2 Land To Provide Parking**

Required off-street parking must be provided on the same lot or parcel as the principal use for which it is required.

##### **Section 6.1-3 Design Standards**

Where off-street parking for more than ten (10) vehicles is required, the following design and development standards shall apply:

(1) Parking Dimensions

Parking stalls shall be not less than nine (9) feet by nineteen (19) feet, except that a maximum of ten percent (10%) of the total number of stalls may be 8.5 feet by eighteen (18) feet. However, the dimensions of all parallel parking stalls shall be not less than nine (9) feet by twenty-four (24) feet. Minimum isle width shall be as follows:

90 degree parking	25 feet
60 degree parking	18 feet
45 degree parking	13 feet

(2) Construction, Paving

Where 10 or more off street parking stalls are required by this ordinance, such stalls and all ingress and egress drives shall be surfaced with an all-weather, impervious surface material, approved by the Zoning Administrator.

(3) Drainage

Parking lots shall be designed so as not to drain into, across public sidewalks, or on to adjacent property, except into a natural watercourse or a drainage easement.

(4) Separation From Walkways and Streets

Off-street parking spaces shall be separated from walkways, sidewalks, streets, and required yards and buffer areas by a wall, fence, curbing, or other protective device approved by the Zoning Administrator. (See Section 4.2-5)

(5) Entrances and Exits

Landscaping, curbing or other approved barriers shall be provided along boundaries to control entrance and exit of vehicles or pedestrians. Except for single-family homes and duplexes, off-street parking areas shall be designed so that all

movement on to a public street is in a forward motion. Entrance and exit driveways to public streets in the vicinity of street intersections must be located at least forty (40) feet, measured along the curblines, from the intersection of the nearest curblines.

(6) Marking

Parking lots shall be marked by painted lines, curbs or other means to indicate individual spaces. Signs or markers, as approved by the Zoning Administrator, shall be used as necessary to ensure efficient traffic operation of the lot.

(7) Lighting

Adequate lighting shall be provided if off-street parking spaces are to be used at night. Equipment for lighting parking facilities shall be arranged so that light does not interfere with traffic or adjoining residential areas.

(8) Landscaping

Off-street parking areas shall be landscaped in accord with the provisions of Section 4-2.

**Section 6.1-4 Maintenance**

All off-street parking areas shall be maintained in a clean, orderly, dust-free, and weed-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles or equipment, except for service and auto repair stations.

**Section 6.1-5 Parking Space For The Physically Handicapped**

When off-street parking is required for any building or use, except for residential dwellings with fewer than 20 units, parking for the handicapped shall be included when calculating the overall parking requirements for such building or use, based on the following formula:

<u>Number of Required Spaces</u>	<u>Number of Spaces Reserved For Handicapped Persons</u>
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
over 500	2% of total required

Parking spaces for the physically handicapped shall measure 12 feet by 20 feet or 8 feet in width, with an adjacent access aisle 8 feet in width, and shall be located as close as possible to ramps, walkways, and entrances. Parking spaces should be located so that physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps and walkways.

## **Section 6.2 Off-Street Loading**

All uses except those located in the GC-1 District, shall provide off-street loading space sufficient for their requirements. Such space shall be arranged so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, or walk.

Off-street loading and unloading space shall in all cases be located on the same lot or parcel of land as the structures they are intended to serve.

## **Section 6.3 Approval of Parking and Off-Street Loading Plans and Layouts**

Designs and plans for areas to be used for off-street parking and off-street loading shall be subject to approval by the Zoning Administrator, who may withhold a permit or take other action if the layout of either would

create avoidable safety or traffic congestion problems, pending acceptable modification of the layout, or appeal to the Board of Zoning Appeals.

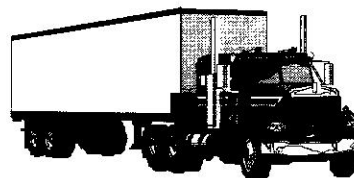
#### **Section 6.4 Parking, Storage or Use of Travel Trailers or Recreational Vehicles in Residential Zones**

Not more than one recreational vehicle or boat shall be parked or stored in any required front or side yard setback area or within 5 feet of the rear lot line in a residential district; however, such use may be parked anywhere on a residential premise for a period not to exceed twenty-four (24) hours during loading or unloading, and recreational vehicles may be used for temporary lodging, up to seven (7) days.

#### **Section 5.5 Parking, Storage and Use of Non-Recreational Vehicles and Equipment in Residential Zones**

- (1) Up to but not exceeding two automobiles, trucks or trailers of any kind or type, without current license plates, may be parked or stored on any lot zoned for residential use more than 45 days other than in completely enclosed buildings.
- (2) Within any Residential Zone, the owner or occupant of a dwelling unit may park one commercial motor vehicle with a carrying capacity of not more than two tons.

Specifically prohibited from parking in any residential zone, including the street right-of-way, when not actively involved in commerce, are flat bed trucks, tow trucks, buses, dump trucks, tractor cabs and/or trailers or combinations thereof, and vehicles meeting the following general description:



- (3) Trailers, implements and equipment for commercial use also may be parked or stored on the same lot as a dwelling in any residential zone; provided such uses shall be parked or stored in completely enclosed buildings.

### **Section 6.6 Parked Vehicles/Retail Sales**

Not more than one vehicle for sale may be permitted on a lot or parcel other than the premises of a licensed vehicle dealer. No merchandise shall be displayed and no retail sales shall be permitted from the beds of trucks or other vehicles.

### **Section 6.7 Repair of Motor Vehicles in Residential Districts**

The repair of motor vehicles in the RS-1, RS-2, RS-3, GR and OC Districts shall be subject to the following restrictions:

1. Only minor repairs and maintenance may be performed which, for purposes of this section, are defined as the changing and replenishment of fluid levels, such as hydraulic fluid, windshield washer fluid and lubricating oil; the replacement of spark plugs and ignition points; the rotation of tires and replacement of drive belts and hydraulic lines.
2. All other repairs shall be confined to totally enclosed spaces and only accomplished on privately registered vehicles having current license plates, or vehicles designated by the State as qualifying for antique carriage designation.

### **Section 6.8 Garage and Yard Sales**

Garage, yard, tag, patio and apartment sales are permitted in all districts. However, such sales shall be limited in residential districts to four (4) per calendar year, with a maximum duration of two days per sale.