

120.300 SUPPLEMENTARY REGULATIONS

120.310 Off-Street Parking of Motor Vehicles.

A. Provision and Maintenance:

Every property owner shall provide and maintain at all times an adequate number of off-street parking spaces, and the necessary loading and unloading facilities associated thereto, in each district for all the occupants, employees and patrons of said property.

B. Parking Spaces shall be Provided in the Manner and Location Herein Specified:

1. Parking of motor vehicles in residential zones, except those used for farming, shall be limited to passenger vehicles, and not more than one commercial vehicle.
2. Off-street parking or storage of licensed vehicles, motor homes, boats, snowmobiles, camping trailers or any similar equipment shall be prohibited in the side yard and front yard setback areas of all residentially zoned property, except for such parking within the private driveway areas.

C. Requirements for All Parking Spaces and Parking Lots:

A plan showing the required parking and loading spaces including the means of access and interior circulation, except for one-family and two-family dwellings, shall be provided at the Site Plan Review and/or at the time of application for a building permit for the erection or enlargement of any building.

1. Each automobile parking space shall be not less than 180 square feet nor less than 9 feet wide exclusive of driveway and aisle space. The depth of a parking space and the drive aisle serving such space shall not be less than 42 feet.
2. All off-street parking facilities shall be paved (asphalt or concrete) and drained so as to retain such storm water on-site. The Planning Commission, in its sole reasonable discretion, may waive this paving requirement or establish a timeline for completion as a condition of the approval of the site plan.

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 residential lots.
4. No parking space shall be closer than 5 feet from the property line.
5. Off-street parking facilities in non-residential zones shall be effectively screened on any side which adjoins or faces property in any residential zone by a wall, fence or compact planting not less than 4 feet or more than 8 feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property. Screening shall not be so placed or maintained as to provide a traffic hazard through obstruction of visibility.
6. 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 not apply to off-street parking areas of one-or two-family dwellings.
7. Space for all necessary loading and unloading operations for any commercial, industrial or other use must be provided in addition to the required off-street parking space. All loading and unloading operations must be carried on entirely within the lot area of the use it serves and shall not interfere with pedestrian or vehicular movement.
8. The number of parking spaces required for land or buildings used for two or more purposes shall be the sum of the requirements for the various individual uses, computed in accordance with this section; parking facilities for one use shall not be considered as providing the required parking facilities for any other use. The Planning Commission, in its sole reasonable discretion, may waive this requirement if they determine that cross-access to abutting property or differences in hours of operation may reduce this number of needed spaces.

D. Parking Spaces/Lots for the Following Uses shall be of a Concrete or Asphalt Material and shall meet Minimum Requirements as Follows:

1. Multiple-family units--Each dwelling unit containing 0 to 2 bedrooms must be provided with at least 2 1/2 parking spaces. Each dwelling unit with more than 2 bedrooms must have at least an additional parking space for each additional bedroom.

2. Office buildings--One parking space for each 200 square feet of floor space utilized for work space of employees.
3. Retail stores, super markets, department stores, personnel service shops and shopping centers--One parking space for each 100 square foot area in the basement and on the first floor used for retail sales, and one space for each 150 square feet of floor area on the second floor used for retail sales, and one space for each 300 square feet of floor area on the third floor used for retail sales, and one space for each 400 square feet on any additional floor used for retail sales.
4. Industrial/Warehouse/Storage--Adequate off-street parking equal to one parking space for each employee on the maximum shift and one parking space for each anticipated customer and visitor shall be maintained on the premises. Such parking space shall not be less than 9 feet by 20 feet in size, exclusive of driveways, and shall be constructed and maintained so as to be dust free, and shall be set back not less than 25 feet from adjoining public streets and 50 feet from adjoining residential areas by an obscuring wall not less than 4 feet high.
5. Libraries, museums and post offices--One parking space for each 100 square feet of floor area.
6. Bowling alleys--Three parking spaces for each alley.
7. Motels and tourist homes--One parking space for each separate unit.
8. Theaters, auditoriums, stadiums and churches--One parking space for each four seats.
9. Dance halls, assembly halls and convention halls without fixed seats--One parking space for each 100 square feet of floor area if to be used for dancing or assembly.
10. Restaurants and night clubs--One parking space for each 100 square feet of floor area.
11. Schools:
 - ◆ Private or Public Elementary and Junior High--One parking space for each employee normally engaged in or about the building or grounds.

- ◆ Senior High Schools and Institutions of Higher Learning--One parking space for each employee normally engaged in or about the building or grounds and one additional space for each five (5) students enrolled in the institution.