

ARTICLE IX. OFF-STREET PARKING AND LOADING

Sec. 94-207. Purpose.

The purpose of this article is to provide regulations to foster safe and efficient circulation of vehicles and pedestrians on private and public streets, and to minimize nuisances from on-street parking.

(Code 1979, § 40-10.1)

Sec. 94-208. Off-street parking.

(a) *Off-street automobile parking and storage.* Off-street automobile parking and storage space shall be provided on every lot on which any of the uses mentioned in this section are hereafter established. Such automobile parking or storage space shall be provided with vehicular access to a street or alley and shall be equal in area to at least the minimum requirements for the specific uses as set forth in this article. Each automobile parking space shall be at least nine feet wide and 18 feet long. If the required automobile parking or storage space cannot be provided on the same lot on which the principal use is located, the city council may permit such space to be provided on other off-street property provided such space is within 500 feet of such principal use. Such space shall be associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

(1) All off-street automobile parking and storage space except for residential shall be so arranged that vehicles will not be required to back onto a public, street, road, or highway when leaving the premises.

(2) Gross leasable area (GLA) is the focal building floor area in square feet that a developer may lease. Gross floor area (GFA) is the sum of the areas of several floors of a building, including all areas for human occupancy, as measured from the exterior faces of the walls, but excluding unenclosed porches, interior parking spaces, or any space where the floor to ceiling height is less than six feet, six inches.

(3) Off-street automobile parking and storage spaces shall be equal in number to at least the minimum requirements for the specific use set forth in the table in section 94-209(a).

(4) All parking lots must have curbs, gutters, and pole lighting in conformity with city specifications.

(b) *Construction, improvement and maintenance.* Off-street parking areas shall be graded to ensure proper drainage, surface with asphalt or concrete materials. Off-street parking areas shall have curbs, gutters, and nonwooded parking light poles built to local power company specifications and in conformity with city specifications.

(c) *Bumper guards.* If the off-street parking area is surfaced with all-weather gravel materials, a bumper guard or wheel stop shall be installed to mark each space.

(d) *Marking.* If the off-street parking area is surfaced with concrete or asphalt, each parking space shall be painted with stripes, not less than three inches wide, running the length of each of the longer sides of the space or by other acceptable methods which clearly delineate the parking space within the parking lot.

(e) *Handicapped parking.* Parking for the handicapped within a nonresidential district shall be provided at a size, number, and location according to the requirements of the ADA accessibility guidelines (ADAAG), published by the U.S. Architectural and Transportation Barrier Compliance Board (ATBCB), as amended.

(Code 1979, § 40-10.2)

Sec. 94-209. Residential parking.

(a) All parking areas serving single-family detached or attached dwellings shall conform to the following requirements:

- (1) If garages or carports are converted to living area, then the off-street parking requirements must be met elsewhere on the lot.
- (2) No inoperable vehicle shall be permitted in any residential district for more than 14 days unless it is in an enclosed garage. All repairs shall be in an enclosed garage in residential districts.
- (3) No commercial vehicle as licensed by the state with gross vehicle weight (GVW) exceeding 11,000 pounds shall be allowed to park in the R-1, R-2, or R-3 zoning districts.
- (4) Commercial vehicles, licensed by the state, buses, and recreational vehicles shall not be allowed to park overnight on the street in a residential district.
- (5) Recreational vehicles are prohibited from parking in the front yard of R-1, R-2, and R-3 districts.

TABLE INSET:

Minimum Off-Street Parking Requirements By Uses	
Uses	Required Parking spaces
Residential	
Dormitory for worker employed on the premises	1 per 3 employees plus 1 per dormitory manager.
Dwelling, multifamily (including one bedroom units)	2 per dwelling unit.
Dwelling, single-family detached	2 per dwelling unit.
Dwelling, townhouse, condominium	2 per dwelling unit.
Senior housing	2 spaces per dwelling unit.
Group home	1 per employee, plus 1 per bedroom.
Manufactured home. industrialized home	2 per dwelling unit.
Neighborhood center	1 per 250 square feet GFA.
Nursing home	1 per 4 beds, plus 1 per 2 employees.
Roominghouse and	1 per room to be let.

	boardinghouse	
Commercial--Retail		
	Automobile, truck sales & service	1 space per 250 square feet of sales floor area, plus 2 spaces per service bay.
	Auto parts store	1 per 400 square feet GFA, plus 1 per each employee on maximum shift.
	Boat sales, service and repair	1 per 300 square feet GFA, 2 space minimum.
	Convenience store, can include fuel service	5 per 1,000 square feet GFA.
	Furniture, home furnishing and equipment store	1 per 500 square feet GFA, 2 space minimum.
	Grocery store	1 per 200 square feet GFA.
	Hardware store	1 per 200 square feet GFA.
	Liquor store	1 per 400 square feet GFA.
	Manufactured home sales	4 per sales person, plus 1 per employee.
	Restaurant, cafeteria, fast food, (with seating)	1 per 4 seats, plus 1 per 1 employee.
	Restaurant, fast food w/drive-in facility (no seating)	1 per employee on maximum work shift.
	Retail stores (general merchandise)	1 per 200 square feet GLA.
	Shopping center, planned, under 400,000 square feet GLA.	5 per 1,000 square feet GLA.
	Shopping center, planned, 400,000 square feet or more GLA.	5.5 per 1,000 square feet GLA.
	Tire sales, service and vulcanizing	1 per 300 square feet GFA.
Commercial--Service and entertainment		
	Amusement center, game room	1 per 200 square feet GFA, plus 1 per 2 tables/machines.

Amusement park	Space equal in number to 30 percent of capacity.
Automobile repair and body shop	1 per 150 square feet GFA.
Auto oil change shop	3 per service bay.
Auto/motor vehicles race track	1 per 4 seats.
Bait shop	1 per 250 square feet GFA.
Bank or financial institution, full service	1 per 175 square feet GFA.
Bar, cocktail lounge, tavern, night club	1 per 4 seats.
Barbershop, beauty salon	3 per workstation on maximum capacity.
Bed and breakfast home	1 per guest room, plus 2 per owner dwelling unit.
Bowling alley	4 per alley.
Dry cleaning	1 per 200 square feet GFA.
Funeral home/mortuary	1 per 4 seats in chapel, plus 1 per 2 employees, plus spaces for company vehicles.
Gas station, full service	1 per each employee plus 3 per service bay.
Gas station, self serve (fuel only)	1 per employee.
Health club and facilities	1 per 200 square feet GFA.
Hotel, motel, motor lodge	1 per sleeping room or suite, 1 add'l space for each 2 employees.
Laboratory, research and development facilities	1.5 per employee.
Laundromat	1 per 200 square feet GFA.
Machinery sales, service and	4 per each sales person, plus 1 for each other

	repair	employees.
	Miniature golf course	3 per each hole, plus 1 per employee on maximum shift.
	Offices (business, medical, dental, and professional)	1 per 225 square feet GFA for single floor designs, plus 1 per 275 square feet GFA for designs with two or more floors, plus 1 per employee.
	Pet shop and dog grooming shop	1 per 400 square feet GFA with a minimum of 4 spaces.
	Printing, publishing and engraving	1 per 2 employees on premises, plus 1 per 300 square feet of sales space.
	Repair, service, general merchandise	1 per 2 employees on premises, plus 1 per 300 square feet of sales space.
	RV sales and camper sales, service and repair	4 spaces for each sales person, plus 1 per employee.
	Shooting range, indoor	1 per employee, plus 1 per shooting lane.
	Studio for art, photograph and similar uses	1 per 400 square feet GFA, 3 space minimum.
	Theater, movie or drama	1 per 3 seats.
	Truck terminal	1 per 1,000 square feet GFA.
	Veterinary clinic	4 per doctor, plus 1 per add'l employee.
	Video store	1 per 200 square feet GFA.
Industrial--Storage, warehousing, wholesale trade		
	Miniwarehouse (self-service storage facilities)	1 per 10 storage units, plus 1 per employee.
	Warehouse and storage buildings	1 per employee on maximum working shift, plus space for storage of truck or vehicles used.
	Junkyard, salvage yard	2 per employee.
	Wholesale, trade establishments	1 per employee, plus 1 per 200 square feet of sales floor area.
Industrial--Manufacturing establishment, processing		

	Manufacturing and industrial uses	1 per employee on the maximum working shift.
	Contract construction	1 per 250 square feet of gross office space, plus 1 per nonoffice on-site employee.
	Mineral extraction and processing	1 per 2 employees on maximum working shift.
Public--Institutional		
	Ambulance services	1 per each emergency vehicle plus 1 add'l space for each employee.
	Art gallery	1 per 250 square feet GFA.
	Auditorium, assembly hall, civic center, community center	1 per 4 seats or bench seating spaces.
	Cemetery, mausoleum	1 per employee.
	Childcare facilities	1 per each 1.5 employees, plus 1 per 4 pupils.
	Church	1 per 4 seats or bench seating spaces.
	Club and lodges, noncommercial	1 per 100 square feet GFA.
	Convent and monastery	1 per 2 beds.
	Fire station	1 per each employee on the maximum working shift.
	Hospital, health and medical institution	1 per 2 patient beds, 1 add'l per each 3 employees.
	Library	1 per 400 square feet GFA, plus 1 per 2 employees.
	Museum	1 per 250 square feet GFA.
	Police station, correctional facility	2 per employee on the maximum working shift, plus 1 per 8 inmates considering the maximum holding capacity.
	Post office	1 per 200 square feet GFA, plus 1 per employee on maximum working shift.
	Recycling center	1 per employee.

	School, public or private: elementary and middle	2 per classroom, but not less than 1 per fulltime employee.
	School, public or private: high school	1 per 3 students, plus 1 per fulltime employee.
	School public or private: college	10 per classroom.
	School public or private: vocational/technical	20 per classroom.
Transportation, communication, utilities		
	Bus terminal	4 per each loading and unloading bay.
	Radio, TV and communication transmission tower	1 per 2 employees on premises, plus 1 per 300 square feet of sales or customer space.
	Utility facilities	1 per employee, plus 1 per stored vehicle.
	Water treatment facilities	1 per employee.
Park, recreation, conservation		
	Golf courses and club houses, private	6 per hole, plus additional spaces for each accessory facility.
	Golf courses and club houses, public	8 per hole, plus additional spaces for each accessory facility.
	Golf driving range	2 per each driving tee.
	Park with recreational facilities	Spaces equal in number to 30 percent of capacity.
	Recreation vehicle park	1.5 per each RV space.
	Shooting range, outdoor; skeet range and trap range	1 per employee, plus 1 for each shooter.
	Shooting range, outdoor: target range	1 per employee, plus 1 per shooting lane.
	Skating rink, roller and ice	5 spaces per 1,000 square feet of GFA.
	Swimming pool, public	30 space minimum.

Agriculture		
	Agricultural services	2 per 3 employees or 1 per 400 square feet GFA.
	Kennel	1 per employee, plus 1 per 1,000 square feet GFA.
	Lumberyard	1 per each 500 square feet GFA.
	Meat packing and processing, slaughter yard	1 per 1,000 square feet GFA.
	Nursery, greenhouse	1 per 400 square feet of GFA, plus 1 per 2,000 square feet of exterior nursery area
	Sawmill	1 per employee.
	Stockyard	1 per employee on maximum shift.

(b) Every building or structure used for business, trade or industry shall provide space as indicated herein for the loading and unloading of vehicles off the street or public alley. Such space shall have access to an alley or if there is no alley, to a street. Such space shall be so arranged that no vehicle is required to back onto a public street, road or highway in order to leave the premises.

(1) Retail business and services. space ten feet by 25 feet for each 20,000 square feet of total floor area or fraction thereof.

(2) Wholesale and industry. One space ten feet by 50 feet for each 10,000 square feet of floor area plus one additional space for each 60,000 additional square feet of total floor area or fraction thereof.

(3) Bus and truck terminals. Sufficient space to accommodate the maximum number of busses or trucks to be stored or to be loading or unloading at the terminal at anyone time.

(Code 1979, § 40-10.3)

Secs. 94-210--94-226. Reserved.