

## ARTICLE 19.00

# OFF-STREET PARKING AND LOADING REQUIREMENTS

### Section 19.01 – OFF-STREET PARKING REQUIRED

- (a) For every use, activity, or structure permitted by this Ordinance and for all buildings or structures erected in accordance therewith, there shall be provided sufficient space for access and off-street standing, parking, circulation, unloading, and loading for motor vehicles that may be expected to transport its users or occupants, whether as patrons, residents, customers, employees, guests, or otherwise, to an establishment, activity, or place of residence at any time under normal conditions for any purpose. When a use is expanded, accessory off-street parking and loading shall be provided in accordance with the regulations herein for the area or capacity of such expansion in combination with the previously existing uses, structure, or activity. Existing off-street parking facilities actually being used on the effective date of this ordinance, for the parking of automobiles in connection with the operation of an existing building or use shall not be reduced to an amount less than that hereinafter required for a similar new building or use unless additional parking facilities of the same amount are provided as described herein.
- (b) **Single-Family Residential Districts.** Two (2) paved parking spaces shall be provided per single family residential dwelling unit. Required parking may be located in a garage. Driveways and all additional parking (above the required two (2) spaces) shall be paved, except that paving shall not be required for occasional, temporary parking. Also, this paving requirement does not apply to existing, legally installed unpaved driveways and to parking of recreational vehicles.
- (c) **Non-Residential Uses of Residential Buildings.** In any District a residential building being used for non-residential purposes, except places of public assembly as hereinafter provided, shall provide in addition to the off-street parking space or spaces for the dwelling units required under subsection (b) hereof, off-street parking in the same amounts set forth in Section 19.02, for that portion of the floor area which is being utilized for non-residential purposes.
- (d) **Methods of Providing Parking Facilities.** The required off-street parking facilities for buildings used for other than residential purposes may be provided by any one, or any combination of the following methods:
  - 1. By providing the required off-street parking on the same lot as the building served.
  - 2. By providing the required off-street parking within 300 feet of the building being served, measured without crossing a major thoroughfare, from the nearest point of the lot to the nearest point of the off-street parking facility.
  - 3. By the collective provisions of the required off-street parking for two (2) or more buildings or uses, provided that the total of such off-street parking area shall not be less than the sum of the requirements of the various buildings or uses computed separately and such parking areas are within 300 feet of the buildings being served, measured without crossing a major thoroughfare, from the nearest point of the building or use to the nearest point of the off-street parking facility.

- (e) **Uses Not Specifically Mentioned.** For those uses not specifically mentioned, the requirements for off-street parking facilities shall be in accord with a use which the Planning Commission determines as being most similar in nature.
- (f) **Change in Use of Parking.** Any area once designated as required off-street parking shall never be changed to any other use unless and until off-street parking facilities are provided elsewhere in accordance with this Section.
- (g) **Zoning of Accessory Parking.** All accessory parking facilities, whether provided in fulfillment of or in excess of the requirements of this Section, and whether located on the same or on a different lot from the principal use as provided herein, shall be located on property zoned within the same, or a less restrictive zoning district as the principal use served by the parking.
- (h) **Joint Parking Facilities.** Off-street parking facilities for different buildings, structures, or uses, or for mixed uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following provisions.
  - 1. The parking spaces required for a theater or other place of evening entertainment, for a church, for multifamily dwelling units, or for a school, may be provided and used jointly by banks, offices, retail stores, repair shops, service establishments, and similar uses not normally open, used, or operated during evening hours if specifically approved by the Planning Commission; provided, however, that written agreement assuring the retention for such purpose shall be properly drawn and executed by the parties concerned.
  - 2. A written agreement assuring the perpetual joint usage of said common parking for the combination of uses or buildings shall be properly drawn and executed by the parties concerned, approved as to form and execution by the Planning Commission and City Attorney, and filed with and made part of the application for a building permit.
- (i) **Mixed Uses.** For building or land containing more than one (1) use, the total parking requirement shall be determined to be the sum of the requirements for each use, unless joint parking facilities shall be provided.
- (j) **Duty of Continuing Compliance.** Notwithstanding any transfer of the title to the real estate on which building or buildings are located, the transferees and occupants shall continue to maintain the off-street parking and loading area requirements of this Ordinance. It shall be unlawful for the owner or occupants of any building to discontinue or change, or cause the discontinuance or change of the required off-street parking without establishing, prior to such discontinuance or change, alternative off-street parking which meets the requirements of and is in compliance with this Ordinance.
- (k) **Location.** Off-street parking lots shall comply with the following locational and screening requirements:
  - **Minimum Front Setback.** Off-street parking shall not be permitted in the front yard of residential and Community Service districts. Off-street parking lots may be located in the front yard of office, commercial, industrial, and vehicular parking districts, provided that no portion of any parking lots shall be located closer than twenty (20) feet to the front property line. If the Planning Commission determines unusual circumstances exist on the site, which present practical difficulties in complying with the 20 foot front yard setback requirement, then it may reduce the minimum setback distance by up to 10 feet.

Front yard parking lots shall comply with the screening requirements in Section 21.35, subsection (d)5. Parking lots located in the Downtown Overlay District shall comply with the screening requirements in Section 29.05, subsection (f)2.

- Minimum Side and Rear Setback. No portion of any off-street parking lot shall be located closer than seven and one-half (7.5) feet to any property line that abuts another parcel of land that is used or zoned for residential purposes. Rear and side yard parking lots abutting a parcel of land zoned for residential purposes shall comply with the screening requirements in Section 21.14. The setback may be reduced to five (5.0) feet where the abutting parcel of land is used and zoned for non-residential purposes.

Notwithstanding these requirements, in office, commercial, industrial, and vehicular parking districts, a zero setback may be permitted where parking lots on adjacent parcels abut one another such that they function as a single parking lot, allowing free flow of traffic across the common property line.

Minimum Waterfront Setback. No portion of any off-street parking lot shall be located closer than ten (10) feet to the water line, unless otherwise specified in this ordinance.

- Parking Setbacks in Mobile Home Parks. Parking setbacks in mobile home parks shall be subject to the Mobile Home Commission rules.
- Use of Setback Area. The required setback area shall be appropriately landscaped or used for installation of screening, in accordance with Sections 21.14 or 21.35.

## **Section 19.02 – OFF-STREET PARKING REQUIREMENTS**

The minimum number of off-street parking spaces by use shall be determined in accordance with the following schedule:

<u>Use</u>	<u>Number of Off-Street Parking Spaces Per Each Unit of Measure as Follows:</u>
<b>(a) <u>Residential</u></b>	
1. Single Family Dwellings	Two (2) per dwelling unit.
2. Multiple Family and Apartments	A minimum of two (2) independently accessible off street parking spaces shall be provided for each unit. One (1) or both required spaces may be located in a garage or carport. In addition to the spaces for each unit, four (4) off street spaces shall be provided per ten (10) units for visitors.
3. Boarding, rooming, lodging establishments, and/or Tourist Homes.	One and one-tenth (1.1) parking space for each occupancy unit plus one (1) parking space for each employee.
4. Senior Citizen Housing.	One (1) parking space for each dwelling unit, plus one (1) parking space for each employee, plus three (3) spaces for each 10 units. Should units revert to general occupancy, then parking spaces shall be provided as indicated in No. 2 above.
<b><u>Residential</u> (continued)</b>	
5. Mobile Home Park.	Two (2) for each mobile home site and one (1) for each three (3) mobile homes for visitor parking.
<b>(b) <u>Institutional</u></b>	

**Use**

1. Churches, temples, community centers and similar places of public assembly having fixed seating.
2. Dance halls, assembly halls, exhibition halls, mechanical amusement arcades places of public assembly not having fixed seating.
3. Theaters, auditoriums or similar places of indoor assembly.
4. Nurseries and child care centers.
5. Nursing homes, convalescent homes, orphanages, children's homes, special group housing and similar institutional uses for care of the each young, ill, aged, or impaired.
6. Industrial or Vocational School, including Commercial Schools, Business Schools, Computer Technology Schools, and schools for special education.
7. Stadium, Sports Arena, or similar place of assembly.
8. Fraternities or Sororities, Dormitories, or other Residence Halls.
9. Hospitals and Sanitariums.

**Number of Off-Street Parking Spaces Per Each Unit of Measure as Follows:**

- One (1) per three (3) seats or six (6) lineal feet or benches or pews in the main unit of assembly.
- One (1) per each three (3) persons allowed within a maximum occupancy as established by fire, building, or health codes.
- Two (2) per each five (5) seats, or ten (1) lineal feet of bench, or one (1) for every three (3) persons allowed at maximum occupancy (as applicable) plus one (1) additional for each employee.
- One (1) for each employee, plus two (2) per classroom. Plus auditorium, if applicable.
- One (1) for each four (4) beds, plus one (1) for each staff or visiting doctor, plus one (1) for each employee including nurses.
- One (1) parking space for every teacher, employee, and administrator, and one (1) parking space for each two (2) students. Additional parking shall be provided to accommodate any retail sales or service activities conducted.
- Two (2) parking spaces for each five (5) seats or similar vantage accommodation provided or two (2) parking spaces for each ten (10) lineal feet of benches, plus one (1) for each employee.
- One (1) parking space for each two (2) beds or one (1) for each 500 square feet of floor space, whichever is greater.
- One (1) parking space for every two (2) beds plus one (1) for each five (5) outpatients plus one (1) additional space for each employee, computed on the basis of the greatest number in the largest working shift.

**Institutional** *(continued)*

10. Library.
11. Museum, Cultural Center, or similar facility.
12. Post Office.

- One (1) parking space for each 300 square feet of floor space, plus one (1) additional space for each employee on the largest shift.
- One (1) parking space for each 300 square feet of floor space, plus one (1) parking space per employee on the largest shift.
- One (1) parking space for every 200 square feet of

**Use**

**Number of Off-Street Parking Spaces Per Each Unit of Measure as Follows:**

- 13. Private Civic, Fraternal Club or Lodge.
- 14. Private Swimming Pool Clubs.
- 15. Swimming Pools (Community).
- 16. Senior High Schools, public or private.
- 17. Elementary, Junior High Schools, and Intermediate Schools, public or private.

usable floor area, plus one (1) space for each person employed on the largest shift, plus one designated parking space for each postal vehicle.

One (1) parking space for every 50 square feet of floor area, or one (1) per three (3) persons of maximum occupancy as established by the fire marshal, whichever is greater.

One (1) parking space for every two (2) member family or individual member.

One (1) parking space for every four (4) persons lawfully permitted plus one (1) per each employee.

One (1) parking space for every teacher, employee, or administrator, plus one (1) parking space for every ten (10) students in addition to the requirements for the assembly hall, stadium, or sports arena.

One (1) parking space for each teacher, administrator, or other employee in addition to the requirements of the auditorium. The number of teachers, administrators, and other employees shall be based on the design capacity of the facility. If there is no auditorium or assembly hall, then two (2) spaces per classroom shall be provided in addition to those for each teacher, administrator, or employee.

**(c) Offices**

- 1. General tenant offices, professional offices of lawyers, architects, engineers, urban planners, and similar professions.
- 2. Offices of doctors, dentists and similar practitioners, medical and dental clinics and sales offices for real estate, insurance, and similar professions.

One (1) for each 150 sq. ft. of usable floor area.

One (1) for each 100 sq. ft. of usable floor area in waiting rooms plus one for each examining room, dental chair, or similar use area, plus one for each two (2) employees.

**(d) Retail Sales or Services**

- 1. Retail stores, except as otherwise specified herein.
- 2. Planned commercial or retail shopping centers.
- 3. Furniture or major appliances, household equipment, personal service shops (other than barber and beauty shops) repair shops,

One (1) for each 150 sq. ft. of usable floor area.

One (1) for each 150 sq. ft. of usable floor area.

One (1) for each 800 sq. ft. of gross floor area, exclusive of that floor area used for processing for which one (1) additional space shall be provided for each two (2) persons employed therein.

**Use**

**Number of Off-Street Parking Spaces Per Each Unit of Measure as Follows:**

- showroom of a plumber, decorator, electrician or a similar trade, shoe repair and other similar uses.
- 4. Laundromats and self-service dry cleaning establishments.      One (1) for each two (2) machines.
- 5. Banks, and similar financial institutions.      One (1) for each 200 square feet of usable floor area, plus one (1) for each person employed on the largest shift.
- 6. Barber and beauty shops.      One (1) for each employee and/or service operator, plus two (2) for each service chair and one (1) additional for every two (2) stationary hair dryers.
- 7. Bowling alleys.      Five (5) per alley plus such additional spaces as are required for restaurants, bars, assembly rooms and affiliated facilities.
- 8. Automobile service and filling stations.      Two (2) for each service bay, and one (1) for each 200 sq. ft. of usable sales floor area; plus one (1) for every two (2) employees, with a minimum of two (2) employee spaces.
- 9. Auto washes.      One (1) for each employee. In addition, stacking spaces equal in number to five (5) times the maximum capacity of the auto wash for automobiles awaiting entrance to the auto wash shall be provided. "Maximum capacity" shall mean the greatest number possible of automobiles undergoing some phase of washing at the same time, which shall be determined by dividing the length of each wash line by twenty (20) feet.
- 10. Auto repair, auto body repair, buffing, and/or collision.      One (1) per bay plus one (1) space per each employee on the peak shift. The area used to store damaged or inoperative vehicles shall be screened as required for outdoor storage areas in this Ordinance and shall not be counted as off-street parking. Adequate area shall be provided to store two (2) vehicles for every service bay.

**Retail Sales or Services** *(continued)*

- 11. Mortuary establishments      One (1) for each 50 sq. ft. of assembly room, parlor and slumber room usable floor area, plus sufficient stacking space for assembly prior to funeral processions.
- 12. Indoor recreation facilities, athletic clubs, physical exercise establishments, skating rinks, exhibit or assembly halls, court recreation, health studios, sauna baths and similar use.      One (1) per each three (3) patrons based on maximum occupancy as established by local, county or state fire, building or health codes, whichever is greater, plus one (1) space per employee at peak shift; plus such space as required for affiliated uses such as bar, restaurant, etc.

**Use**

**Number of Off-Street Parking Spaces Per Each Unit of Measure as Follows:**

- 13. Outdoor recreation facilities such as athletic, swimming, tennis, or similar uses. One (1) per each potential patron plus one (1) per peak shift employee; plus such spaces as may be required for any indoor facilities.
- 14. Restaurants:
  - a. Dining room, including banquet areas One (1) per sixty five (65) sq. ft. of usable floor area.
  - b. Lounge One (1) per fifty (50) sq. ft. of usable floor area. That portion of a larger dining facility utilized for lounge shall be computed at this rate.
  - c. Fast food restaurant One (1) per thirty (30) sq. ft. of usable floor area.
  - d. Carry-out restaurant One (1) per eighty (80) sq. ft. of usable floor area or six (6) spaces, whichever is greater.
  - e. Drive-in or drive-thru restaurant One (1) per thirty (30) sq. ft. of usable floor area plus ten (10) stacking spaces for each or drive-thru transaction station.
- 15. (New) motor vehicle sales rental, and service establishments. One (1) parking space for each 200 square feet of floor area exclusive of the service area, plus one (1) parking space for each auto service stall in the service room, plus one (1) space per employee on the largest shift.
- 16. (Used) motor vehicle sales. One (1) parking space for every 500 square feet of outdoor sales area plus one (1) space for each auto service stall, plus one (1) space per employee on the largest shift.
- 17. Pool room, billiard parlor, and table game establishments. Either one (1) parking space per pool table, billiard table, or game, plus one (1) space for every twenty (20) square feet of floor area or one (1) parking space per three (3) persons based on the occupancy load as established by local, county, and state fire, building, and health codes, whichever is greater.

**Retail Sales or Services** *(continued)*

- 18. Open air businesses, including nurseries. One (1) parking space per 500 square feet of land area being utilized for sales or rental purposes, plus one (1) space per employee.
- 19. Retail lumber yards. One (1) parking space for each employee on the largest shift, plus one (1) space for each 150 square feet of enclosed retail sales areas.
- 20. Self-service storage facility (mini-warehouse). Five (5), plus one (1) for every 100 storage cubicles, plus one (1) for every employee in the largest working shift.
- 21. [Reserved for future use].

(e) **Wholesale and Warehouses**

**Use**

**Number of Off-Street Parking Spaces Per Each Unit of Measure as Follows:**

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| 1. Wholesale, storage and warehousing establishments.  | Five (5), plus one (1) for each employee in the peak working shift or one (1) for each 1700 sq. ft. of usable floor area, whichever is greater. Any retail or service area shall be in addition to the above.  |
| 2. Heavy equipment storage yard, non-retail lumber and building materials yard, motor freight terminal or junk yard.   | One (1) parking space per employee on the largest shift, plus one (1) space per company vehicle, plus sufficient space to accommodate the largest number of visitors that may be expected at any one time, but with a minimum of one (1) space per 1,000 square feet of gross floor area.                              |
| 3. Manufacturing establishment or establishment for production, processing, assembly, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and business offices accessory thereto. | One (1) parking space per employee on the largest shift, plus one (1) space per company vehicle and piece of mobile equipment plus sufficient space to accommodate the largest number of visitors that may be expected at any one time, but with a minimum of one (1) space per 1,000 square feet of gross floor area. |

**Section 19.03 – OFF-STREET PARKING SPACE, LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE**

Whenever the off-street parking requirements require the building of an off-street parking facility or where the P-1 Vehicular Parking District is used for parking purposes, such off-street parking lots shall be designed, constructed, and maintained in accordance with the following standards and regulations.

- (a) No building, structure, or land shall be erected or used for parking or driveway purposes of more than three (3) required parking spaces unless a site plan therefor has been approved by the Planning Commission.
- (b) No parking lot shall be constructed without a proper permit issued by the Building Inspector. Application for a permit shall be submitted to the Building Department in such form as may be determined by the department and shall be accompanied by not less than two (2) sets of site plans for the development of the parking lot showing that the provisions of this section will be fully complied with.
- (c) The parking facilities shall not be less than the following minimum requirements:

<b>Parking Pattern</b>	<b>Maneuvering Lane Width</b>	<b>Parking Space Width</b>	<b>Parking Space Length</b>	<b>Tot. Width of One Tier of Spaces + Maneuvering Lane</b>	<b>Tot. Width of Two Tiers of Spaces + Maneuvering Lane</b>
0 degrees (parallel parking)	12 ft.	9 ft.	23 ft.	20 ft.	30 ft.
30 to 53 degrees	12 ft.	9 ft.	20 ft.	32 ft.	52 ft.
54 to 74 degrees	15 ft.	9 ft.	20 ft.	36 ft.,6 in.	58 ft.

75 to 90 degrees                  20 ft.                  9 ft.                  20 ft.                  40 ft.                  60 ft.

(d) Except for parallel parking, all parking spaces shall be clearly striped with a minimum of four (4) inch wide double lines 24 inches apart, to facilitate movement and to help maintain an orderly and efficient parking arrangement.

(e) **Parking Space Standards**

- 1. All parking spaces shall be nine (9') feet in width, center to center, and twenty (20') feet in length.
- 2. Barrier-Free Accessible Parking
  - a. The required number of barrier-free accessible parking spaces shall comply with the following table<sup>1,2</sup>:

<i>Total Number of Parking Spaces Provided</i>	<i>Minimum Number of BFA Parking Spaces Required</i> <sup>12</sup>
0001 – 0025	1
0026 – 0050	2
0051 – 0075	3
0076 – 0100	4
0151 – 0200	6
0201 – 0300	8
0301 – 0400	12
0401 – 0700	14
0701 – 1,000	1 per 50 spaces provided or fraction thereof.
1001 -	20 plus 1 per 100 over or fraction thereof.

<sup>1</sup>No less than ten percent of the total parking spaces provided for Medical outpatient facilities shall be barrier-free accessible parking spaces.

<sup>2</sup>A minimum of one (1) barrier-free van-accessible parking space is required for every eight (8), or fraction of eight (8), barrier-free parking spaces provided.

- b. **Barrier-Free Accessible Parking Spaces (Standard)** – Standard barrier-free accessible parking spaces shall be a minimum of eight (8) feet in width, twenty (20) feet in length, and have a minimum of one (1) adjacent access aisle of five (5) feet in width and twenty (20) feet in length. An access aisle may be shared by two (2) barrier-free accessible parking spaces. The surface slope of accessible parking spaces and access aisles shall not exceed 1:48 in any direction. Access aisles must be at the same level as the accessible parking space(s) it serves.
- c. **Barrier-Free Accessible Parking Spaces (Van-Accessible)** – Barrier-free van-accessible parking spaces shall be a minimum of eight (8) feet in width, twenty (20) feet in length, and have a minimum of one (1) adjacent access aisle of eight (8) feet in width and twenty (20) feet in length. To accommodate for the operation of van-mounted wheelchair lifting devices, barrier-free van-accessible parking spaces and access aisles must have a minimum clear height above the parking space and access aisle of ninety-eight (98) inches from the approved grade. An access aisle may be shared by two (2) barrier-free accessible parking spaces. The surface slope of accessible parking spaces and access aisles shall not exceed 1:48 in any direction. Access aisles must be at the same level as the accessible parking space(s) it serves.
- d. **Barrier-Free Accessible Passenger Loading Zones** – Barrier-free accessible passenger loading zones shall have an adjacent access aisle, on the curb side, of at least five (5) feet in

width and twenty (20) feet in length. The surface slope of accessible passenger loading zone and access aisles shall not exceed 1:48 in any direction. Access aisles must be parallel to and at the same elevation as the accessible passenger loading zone. A minimum clear height of one hundred fourteen (114) inches from the approved grade shall be provided above all barrier-free accessible passenger loading zones and access aisles to and from vehicle site entrances.

- e. **Barrier-Free Accessible Parking Space Location** – All barrier-free accessible parking spaces (van-accessible/standard/loading zones) must be located on the shortest possible route from the parking facility to an accessible building entrance. When the off-street parking lot does not serve a building, the accessible parking spaces shall be located on the shortest possible route to an accessible pedestrian entrance to the off-street parking lot. When a building has multiple barrier-free accessible entrances, the accessible parking spaces must be dispersed among those entrances.
  - f. **Barrier-Free Accessible Parking Space Signs** – Each barrier-free accessible parking space shall be individually signed with the symbol of compliance. The sign shall be a minimum of twelve (12) inches wide by eighteen (18) inches in height centered in the spaces designated for the vehicle with the bottom edge of the sign being a minimum of eighty (80) inches off the ground. Barrier-free van-accessible parking space signs shall designate “Van-Accessible” on the face of the sign or on an additional sign mounted below the sign. Non-projecting wall mounted barrier-free accessible parking signs shall be mounted not less than sixty (60) inches above the grade (see diagram).
  - g. **Exterior Barrier-Free Accessible Routes (Curb Ramps)** – Where an accessible route crosses a curb, a curb ramp, in compliance with the City’s Adopted Building Code, as amended, State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1996, as amended, and the Americans with Disabilities Act, must be provided.
  - h. **Exterior Barrier-Free Accessible Routes (Required)** – An exterior barrier-free accessible route shall be provided from any public transportation stop, barrier-free accessible parking space (standard and van-accessible), barrier-free accessible loading zone, and public street or sidewalk to the building’s barrier-free accessible entrance being served.
  - i. **Exterior Barrier-Free Accessible Routes (Design)** – All exterior barrier-free accessible routes shall be uninterrupted by steps or abrupt changes in level, have a minimum width of sixty (60) inches, and have a gradient of not more than one (1) foot in twenty (20) feet. Where site constraints will not permit a gradient of one (1) foot in twenty (20) feet, a ramp, in compliance with the City’s Adopted Building Code, as amended, State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended, and the American with Disabilities Act, must be provided.
  - j. **Compliance** – Where more restrictive, the limitations of the City’s Adopted Building Code, as amended, State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended, and the American with Disabilities Act, as amended, shall take precedence over the regulations of this ordinance.
- (f) Stacking spaces shall be a minimum of nine (9) feet wide and twenty (20) feet in length; shall not extend into any public street right-of-way and shall be distinctly separated from on-site parking so as not to interfere with ingress and egress to parking spaces.
  - (g) Parallel parking spaces shall be twenty (20') feet in length with a six (6') foot maneuvering space for each two (2) parking spaces.

- (h) All parking lots shall have clearly limited and defined access from roadways and said access shall not be less than twenty-four (24') feet in width at the right-of-way line. Interior driveways shall also be clearly defined and not less than twelve (12') feet wide for one-way and twenty (20') feet wide for two-way traffic.
- (i) All parking spaces shall have access from an aisle on the site. Backing directly onto a street shall be prohibited.
- (j) The City may require the posting of such traffic control signs as it deems necessary to promote vehicular and pedestrian safety.
- (k) Bumper stops, curbing, or wheel chocks shall be provided to prevent any vehicle from damaging or encroaching upon any required wall, berm, pedestrian or bike path or buffer strips, upon any building adjacent to the parking lot, or upon any adjacent property. Freeway-type guard rails shall be prohibited.
- (l) All lighting used to illuminate any off-street parking area shall be limited to 20 feet in height or the height of the principal building, whichever is less, and so installed, maintained, and directed as to have no adverse effect upon adjacent properties.
- (m) Off-street parking lots, access lanes, driveways and other vehicle maneuvering areas shall be hard-surfaced with asphalt or concrete surfacing in accordance with City standards. Off-street parking areas, access lanes and driveways shall be graded and drained so as to dispose of surface waters in an approved manner. Surface water shall not be allowed to drain on to adjoining property, unless in accordance with an approved drainage plan. Grading, surfacing and drainage shall be subject to review and approval by the City Engineer.
- (n) In order to insure pedestrian safety, sidewalks, of not less than five (5') feet in width, may be required to separate any driveway or parking area from a building.
- (o) For all developments requiring site plan approval, a new public sidewalk or safety path shall be constructed in accordance with City engineering standards along any road right-of-way. In the event that sidewalks or safety paths already exist, they shall be repaired or reconstructed, as necessary. Sidewalks and safety paths shall be five (5) feet in width and constructed of concrete, and they shall be located one (1) foot off of the property line in the right-of-way. Where a "setback measurement standard" is specified on the adopted zoning map, the sidewalk or safety path shall be located one (1) foot from the setback measurement standard line. New or reconstructed sidewalks or safety paths shall be lined with existing or proposed sidewalks or safety paths on adjoining parcels. Sidewalks or safety paths shall be continuous across driveways; in such locations, the sidewalk or safety path shall be constructed of six (6) inch thick reinforced concrete.
- (p) All interior circulation routes shall have rights-of-way of a sufficient width to accommodate the vehicular traffic generated by the uses permitted in the district or adequate provision shall be made at the time of the approval of the plan for such sufficient width of rights-of-way. The right-of-way provided to satisfy this condition shall conform with the right-of-way as provided in the City Master Plan.

## **Section 19.04 -- PARKING LOT LANDSCAPING REQUIREMENTS**

- (a) For those uses requiring greater than twenty (20) parking spaces, there shall be a minimum of twenty five (25) square feet of landscaping for each space in excess of twenty (20) spaces required, and a minimum of two hundred (200) square feet of landscaping, must be provided.

This parking lot requirement is exclusive of any yard and other landscaping requirement within a given zone.

Parking lot landscaping shall be no less than five (5') feet in any single dimension and no less than one hundred and fifty (150) square feet in any single area and shall be protected from parking areas with curbing, or other permanent means to prevent vehicular encroachment onto the landscaped areas. Areas less than these minimum requirements shall not be considered as meeting part of the landscaping requirements.

- (b) For all off-street parking lots, a landscaping plan shall be submitted to the Planning Commission. The landscape plan shall include an itemized plant materials schedule with botanical and common names of materials, their locations, sizes, and quantities. The arrangement of this landscaping shall be done in such a manner as to contribute significantly to safe circulation, visual orientation, and other positive environmental factors.

## **Section 19.05 -- OFF-STREET LOADING AND UNLOADING**

- (a) **General Applicability.** On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage, warehouse, display and sale of goods, including department stores, wholesale stores, markets, hotels, hospitals, mortuaries, laundries, dry cleaning establishments, and other uses involving the receipt or distribution of materials, merchandise, or vehicles, there shall be provided and maintained adequate space for loading and unloading as required in this section.
- (b) **Change of Use or Intensity.** Whenever use of a building, structure, or lot is changed, loading space shall be provided as required by this ordinance for the new use, regardless of any variance which may have been in effect prior to change of use.
- (c) **Location.** Required loading spaces shall be located to the rear of the building being served, except that loading spaces may be located on the side if rear loading is not practical. No loading area shall be permitted in a required waterfront yard. Loading spaces or access thereto shall not be located where loading/unloading operations will interfere with traffic on public streets or off-street parking, regardless of the time of day when the loading/unloading operations occur. Loading space shall not be in a location where vehicles using the spaces are required to back up farther than fifty (50) feet or back around a corner to gain access to or leave the space. Required loading spaces shall be located no farther than fifteen (15) feet from the door providing entry into the building.
- (d) **Size.** Unless otherwise specified, each required loading space shall be a minimum of ten (10) feet in width by forty (40) feet in length, with a vertical clearance of fifteen (15) feet.
- (e) **Surfacing and Drainage.** Loading areas shall be hard-surfaced with concrete or plant-mixed bituminous material. Loading areas shall be graded and drained so as to properly dispose of surface waters, subject to approval by the City Engineer.
- (f) **Storage and Repair Prohibited.** The storage of merchandise, sale of motor vehicles, storage of inoperable vehicles, or repair of vehicles is prohibited in required loading space.
- (g) **Use of Loading Space.** Required loading space shall not be counted or used for required parking.
- (h) **Minimum Loading Space.** The amount of loading space shall be determined in accordance with the following schedule. The Planning Commission may modify these requirements upon making the determination that another standard would be more appropriate because of the number or type of deliveries experienced by a particular business or use.

### **SCHEDULE OF LOADING SPACE REQUIREMENTS**

<b><u>Gross Floor Area (Sq. Ft.)</u></b>	<b><u>Number of Loading Spaces</u></b>
0 - 3,000	See note 1

3,001 - 20,000	1 space
20,110 - 100,000	1 space, plus 1 space for each 20,000 sq. ft. in excess of 20,000 sq. ft.
100,001 or more	5 spaces, plus 1 space for each 40,000 sq. ft. in excess of 100,000 sq. ft.

Note 1

Establishments containing less than 3,000 square feet of gross floor area shall be provided with adequate off-street loading space that is accessible by motor vehicle, but which does not interfere with pedestrian or vehicular traffic. The size of any such loading space shall be based on the types of delivery vehicles typically utilized by the establishment, provided that in industrial districts sufficient space must be available to accommodate a 10 foot by 40 foot loading space should it become necessary because of a change in use.