

SECTION 35
OFF-STREET PARKING REQUIREMENTS
(As amended by Ordinance No. 480-VVV)

35.1 PURPOSE AND INTENT - The purpose and intent of these regulations are to secure safety from fire, panic and other dangers; to lessen congestion in the streets and alleys; to facilitate the adequate provision of transportation and circulation; to conserve the value of building and land uses; and to encourage the most appropriate use of land. To this end in all zoned districts, there shall be provided at the time any use is established or expanded, or any building or structure is erected or structurally altered (except as otherwise provided elsewhere in this section), minimum off-street parking in conformance with the requirements established herein. Except as specifically contained herein, no vehicles may park on city streets or in front yards.

35.2 LOCATION OF PARKING SPACES - All parking spaces required herein shall be located on the same lot 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 or more buildings or establishments, the required spaces may be located and maintained within three hundred (300) feet of an institutional or other non-residential building served.

- a. Up to 50 percent of the parking spaces required for theaters, public auditoriums, bowling alleys, dance halls, night clubs, or cafes, and up to 100 percent of the parking spaces required for a church or school auditorium may be provided and used jointly by banks, offices, retail stores, repair shops, services establishments and similar uses not normally open, used or operated during the same hours, provided, however, that a written agreement thereto is properly executed and filed as specified below.
- b. 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 parties concerned, approved as to form and execution by the City Attorney and shall be filed with the application for a building permit or a certificate of occupancy.
- c. No required off-street parking space shall be located within any public highway, street or alley right-of-way.

35.3 COMPUTATION OF PARKING SPACE SIZES AND PARKING AREAS - In computing the minimum size and area of parking spaces and parking areas, the following rules shall govern:

Parking Space Size - No parking space shall be less than 9 feet in width by 18 feet in length for head-in parking and 8 feet by 22 feet for parallel parking. Parking space sizes of 10 feet by 20 feet are, however, encouraged where parking turnover rates would be higher than for normal long term low turnover parking lots and areas.

35.4 TYPE OF PARKING SURFACE REQUIRED - All parking and vehicle use areas shall be of an all weather surface material and constructed in accordance with applicable codes.

35.5 RULES FOR THE COMPUTATION OF THE NUMBER OF PARKING SPACES - In computing the number of parking spaces required, the following rules shall govern:

- a. Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number. (As amended by Ordinance No. 480-C.)
- b. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature as determined by the Board of Adjustment.
- c. Whenever a building or use constructed or established after the effective date of this ordinance 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 10 percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement of new total. Whenever a building or use existing prior to the effective date of this ordinance is enlarged to the extent of 25 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.
- d. In the case of mixed or joint uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

35.6 NUMBER OF OFF-STREET PARKING SPACES REQUIRED - The minimum number of off-street parking spaces required for residential and nonresidential uses shall be in conformance with the following:

- a. Residential Uses: (Note: Some residential uses shown below are not permitted.)
 - (1) Single Family Detached Dwellings: 2 spaces per dwelling unit exclusive of "in-garage" parking.
 - (2) Fraternity or Sorority House: 1 space per each bed.
 - (3) Boarding House or Rooming House: 1 space per each bed or individual sleeping room.
 - (4) Nursing, Rest or Convalescent Home, Home for the Aged, Senior Citizens Apartment Dwelling, or Other Similar Dwelling or Institution: 1 space per each 3 beds or 1 space per individual sleeping unit, whichever is greater.
 - (5) Duplex: Two spaces per dwelling unit.
 - (6) Mobile Home Park, Subdivision or Campground: 1 to 5 spaces for each transient stand for a mobile home park or campground and for each lot in a mobile home subdivision.

- (7) Multi-Family: One space for each 500 square feet of dwelling unit floor area within the building site. Only floor space within a dwelling unit is included for calculation of required off-street parking.

b. Non-Residential Uses:

- (1) Schools:
 - (a) Elementary: 1 space for each classroom or teaching station, plus 1 additional space for each 4 seats in any auditorium, gymnasium, or other place of assembly, whichever is greater.
 - (b) Junior High/Middle School: Same requirements as for elementary schools.
 - (c) High School: 1 space for each classroom or teaching station, plus 1 additional space for each 3 students accommodated in the school.
 - (d) College or University: Same requirements as for high schools.
 - (e) Day Care Centers or Kindergarten: 1 space per each 5 pupils accommodated, plus sufficient space to accommodate off-street circulation for pickup and delivery of children by auto.
- (2) Churches and Places of Worship: One (1) space for each three (3) seats in the main sanctuary or auditorium.
- (3) Other Institutions and Special Uses:
 - (a) Hospital, General Acute Care: 1 space per each bed, plus 1 space for each 4 persons employed.
 - (b) Hospital, Chronic Care: 1 space per each 3 beds, plus 1 space for each 4 persons employed.
 - (c) Foster Home: 1 space per each 10 pupils or residents.
 - (d) Institutions of a Philanthropic Nature: 10 spaces plus 1 space for each employee.
- (4) Community Facilities:
 - (a) Art Gallery or Museum: 1 space per each 1,000 square feet of floor area.
 - (b) Library: 1 space per each 150 square feet of floor area.
 - (c) Community Center (public or private): 1 space per each 100 square feet of floor area.

- (d) Meeting Rooms and Places of Public Assembly: 1 space per each 3 seats.
 - (e) Lodge or Fraternal Organization: 1 space per each 200 square feet of floor area.
- (5) Personal Service and Retail Uses:
- (a) Personal Service Shop or Establishment: 1 space per each 200 square feet of floor area.
 - (b) Mortuary/Funeral Home: 1 space per each 50 square feet of floor area in "slumber rooms," parlors, and individual service rooms, or 1 space per each 2 seats accommodated in a chapel area, whichever is greater.
 - (c) Furniture Stores and Appliance Stores: 1 space per each 400 square feet of floor area.
 - (d) Gasoline Service Stations: (This entire subparagraph (d) was amended by Ordinance No. 480-Z.)
 - *without* a convenience store: Minimum of 6 spaces;
 - *with* a convenience store: Minimum of 1 space for each 200 s.f. of floor area;
 - *with* convenience store *and* sit down dining area: Minimum of 1 space for each 200 s.f. of retail floor area + the greater of 1 space per each 3 seats under the maximum seating arrangement or 1 space per each 100 square feet of floor area devoted to dining;
 - *with* convenience store *and* drive-through restaurant (or other service window): Minimum of 1 space for each 200 s.f. of floor area + 3 stacking spaces per service window.
 - *with* a self-service car wash is added to any of the above combinations, a minimum of 3 stacking spaces shall be provided. Each stacking space on the site shall be nine feet by twenty-two feet (9' x 22'), shall be located in a sequential arrangement to the service area, and shall not be on any street rights-of-way or common access easement, any necessary maneuvering area for parking spaces, within the general traffic circulation pattern of a parking lot, or in a designated fire lane.
 - (e) Retail Stores or Shops: 1 space per each 200 square feet of floor area.
 - (f) Open (Outdoor) Retail Sales: 1 space per each 600 square feet of open site area utilized, exclusive of buildings.
- (6) Office, Professional or Financial Uses: For all categories listed under this heading, a minimum of eight spaces shall be provided for the first 1000 sq. ft. The following requirements pertain to the remaining square footage: (As amended by Ordinance No. 480-C.)

- (a) Banks, Savings and Loan, or Other Similar Financial Establishments: 1 space per each 300 square feet of floor area.
 - (b) Doctor's Offices and Medical Clinics: 1 space per each 150 square feet of floor area.
 - (c) Veterinarian Offices or Clinics: 1 space per each 300 square feet of floor area.
 - (d) Offices, General: 1 space per each 300 square feet of floor area.
 - (e) Dance, Music, Display or Drama Studios: 1 space per each 200 square feet of floor area.
 - (f) Business, Trade or Craft School: 1 space per each 3 students in attendance at peak time of day.
 - (g) For mixed retail and office uses, the parking requirements shall be based on the space allocated for the various uses; and shall use the parking requirements for those uses.
- (7) Transient Lodging Uses:
- (a) Hotel, Motel, or Dude Ranch: 1 space per each room, unit or guest accommodation plus specific requirements for restaurants, cocktail lounges, and related facilities prescribed elsewhere in this section.
 - (b) Seasonal Camp or Cabin: 1 space per each sleeping unit or cabin.
- (8) Eating and Drinking Establishments:
- (a) Restaurant, Cafeteria or Cafe: 1 space per each 3 seats under maximum seating arrangement, or 1 space per each 100 square feet of floor area, whichever is greater.
 - (b) Drive-in Eating and Drinking Establishments: 12 spaces plus 1 space per each 50 square feet of floor area.
 - (c) Cocktail Lounges, Taverns and Similar Establishments: 1 space per each 100 square feet of floor area.
- (9) Social, Recreation and Entertainment Uses:
- (a) Commercial Amusement Establishments: 1 space per each 100 square feet of floor area.
 - (b) Bowling Alley: 6 spaces per each bowling lane.

- (c) Private Club or Night Club: 1 space per each 100 square feet of floor area.
 - (d) Theater: 1 space per each 3 seats.
 - (e) Country Club: 1 space per each 100 square feet of floor area, exclusive of locker rooms and bathhouses.
 - (f) Recreation Club or Area, Private: 1 space per each 100 square feet of floor area.
 - (g) Golf Course: 5 spaces per each green.
 - (h) Sports Arena, Stadium or Gymnasium: 1 space per each 3 seats or bench seating spaces.
- (10) Industrial Uses: One (1) off-street parking space required per 1000 square feet of under-roof industrial area and one (1) space per each 300 square feet of under-roof office area. (As amended by Ordinance No. 480-C.)

35.7 PARKING FOR THE HANDICAPPED - All parking shall meet state, federal and other applicable requirements with respect to parking for the handicapped. In zoning districts C-2, C-3, C-4, B-1, B-2, I-1, and I-2, inclusive, off-street parking spaces shall be designed, dedicated and marked for use by the handicapped as required by state and federal regulations. Wherever handicapped parking spaces are required, appropriate curb ramps shall be installed.

35.8 NO REPAIR WORK - The parking area shall be used for passenger vehicles only and in no case shall it be used for sales, repair work, storage, dismantling or service of any vehicles, equipment, materials or supplies.

35.9 PARKING AND STORAGE OF MAJOR RECREATIONAL EQUIPMENT

- a. Major recreational equipment (motor homes, travel trailers, campers for pickups and trucks, boats and trailers, motorcycle trailers, etc.) shall not be parked or stored on any residential or agricultural lot except when in conformance with one of the following provisions:
 - 1. Such equipment shall be wholly contained in an enclosed garage or carport; or
 - 2. Such equipment shall be parked or stored behind the nearest portion of a dwelling to the adjacent street or highway and if the dwelling is located on a lot which is less than two (2) acres in size, it shall be parked within an approved driveway.
- b. Notwithstanding the requirements of paragraph a. above, such equipment may be parked anywhere on a residential, agricultural or commercial premises not to exceed twenty-four (24) hours for the purpose of loading and unloading only.

- c. Except as provided below, no such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential or agricultural lot, nor in any location not approved for such use. Notwithstanding the above, major recreational equipment meeting the above parking requirements may be occupied by out of town guests for living, sleeping or housekeeping purposes no more than thirty (30) days in any twelve (12) consecutive month period. (As amended in Ord. 480-I.)

35.10 PARKING AND STORAGE OF VEHICLES: GENERAL

- a. In order to avoid the unsightly visual impact and clutter of indiscriminately parked or stored junked and/or abandoned vehicles so as to promote and maintain a desirable aesthetic appearance of the City, no motor vehicles or trailers of any kind or type without current state license plates, where required, shall be parked or stored on any lot or premises unless compliance with at least one of the following provisions is met:
 - 1. Such vehicle(s) or equipment is contained within an enclosed garage or other accessory building.
 - 2. Such vehicle(s) or equipment is adequately screened or separated by substantial distance from view from any adjacent public street, highway or adjacent property, provided such screens, parking or storage area is behind the nearest portion of a principal building to a street or highway.
 - 3. Farm and ranch vehicles and equipment, when used in conjunction with farm and ranch activities conducted on the premises, are not considered applicable to the provisions of this paragraph a.
- b. No commercial vehicle or trailer (exclusive of pick-up trucks and carry-all van trucks), when used in his employment by the site occupant of a dwelling, may be parked on a residentially zoned lot.
- c. Off-street vehicle parking spaces may be located within the required front yard of any retail, office or industrial district; however, such off-street parking spaces shall be on a hard surfaced drive or parking area.
- d. Required off-street parking and loading spaces shall be located on the same lot with the building or use served, except as otherwise allowed in Section 35.2 of this ordinance. (As amended by Ordinance No. 480-VVV.)
- e. No overnight on-street parking of commercial vehicles is permitted in residential areas.
- f. No parking of private or commercial vehicles, trailers, or equipment shall be permitted on any streets, roads, or public rights-of-way for a period exceeding 72 continuous hours.
- g. Where on-street parking is permitted it shall be parallel parking.

- h. This Section 35.10 does not apply to car dealerships or to businesses where vehicles are for sale, rent, or lease and are permitted by provisions of this ordinance. (As amended by Ordinance No. 480-VVV.)
- i. Commercial vehicles such as delivery cars, vans and trucks may be parked overnight, on holidays, or weekends in required off-street parking areas or spaces on lots zoned for commercial or industrial purposes. Vehicles so stored shall not occupy more than twenty (20) percent of the required off-street parking which must be provided by the business enterprise. Any vehicles parked or stored under this provision shall be positioned on the off-street parking spaces most distant from all public streets or rights-of-way or in the alternative, shall be visually screened by landscaping, solid fences or wall structures of sufficient height to conceal the vehicles so parked.