

CHAPTER 162 OFF-STREET PARKING AND LOADING

162.01 GENERAL REQUIREMENTS

Off-street vehicular parking in conjunction with the requirements for all land or building uses shall be provided in accordance with the provisions of this chapter prior to the issuance of a certificate of occupancy.

- (A) **Usage of Spaces.** The required off-street parking area shall be for occupants, employees, visitors and patrons and shall be limited in use to passenger vehicles not exceeding a net weight of three (3) tons and shall be for periods of less than forty-eight (48) hours. The storage of merchandise, motor vehicles for sale or the repair of vehicles is prohibited in the parking area.
- (B) **Building Addition.** Whenever a non-residential building or use requiring off-street parking is increased in floor area or any other determining unit of measure, the minimum number of parking spaces required shall be based upon the entire building or use, including the addition.
- (C) **Non-Residential Parking Location.** Required off-street parking for other than a residential use shall be either on the same lot or within one hundred (100) feet of the building or use it is intended to serve, measured without crossing a major thoroughfare, from the nearest point of the building or use to the nearest point of the required off-street parking facility. The principal use shall be permitted to continue only so long as the off-street requirements of this Chapter remain in compliance.
- (D) **Residential Parking Location.** Residential off-street parking spaces shall consist of a parking strip, driveway, garage or combination thereof, and shall be located on the premises they are intended to serve.
- (E) **Change of Parking Location.** Any area once designated as required off-street parking shall never be changed to any other use unless equal facilities are provided elsewhere.
- (F) **Common Parking Area.** Two (2) or more buildings or uses may collectively provide the required off-street parking, in which case the required number of parking spaces shall not be less than the sum of the requirements for each individual use, computed separately. 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.
- (G) **Shared Parking.** In cases of dual functioning of off-street parking where operating hours do not overlap, the Town Council may grant a modification of these requirements at site plan approval.
- (H) **Lighting.** Where lighting facilities are provided, they shall be so arranged as to reflect the light away from the adjacent residential districts.
- (I) **Handicapped Parking.** All parking lots shall meet the requirements of State statute and regulations relative to parking for the handicapped.
- (J) **Landscaping Requirements.** See Section 163.06.

162.02 SPACE REQUIREMENTS

In addition to adequate employee parking, the minimum number of off-street parking spaces shall be determined in accordance with Table 162.02 below:

TABLE 162.02 OFF-STREET PARKING REQUIREMENTS	
Use	Required Number of Parking Spaces
Banks and offices	1 space per 200 sq. ft. of gross floor area (GFA).
Professional offices of doctors and dentists	1 space per 100 sq. ft. of GFA.
Retail stores	1 space per 200 sq. ft. of GFA.
Beauty parlor and barber shop	2 spaces per chair.
Churches	1 space per 3 seats or 6 feet of pew.
Elementary or middle schools	2 spaces per classroom or per 3 seats in auditorium or assembly area, whichever is greater.

Private clubs	1 space per 100 sq. ft. of GFA.
Residential	2 spaces per dwelling unit.
Theatres and auditoriums	1 space per 3 seats.

162.03 CONSTRUCTION AND MAINTENANCE

Whenever the off-street parking requirements demand the building of an off-street parking facility, or where vehicular parking districts are provided and used for parking purposes, the off-street parking lots shall be designed, constructed and maintained in accordance with the following standards and regulations:

- (A) **Access.** Adequate ingress and egress, not less than ten (10) feet for one way and twenty (20) feet for two-way traffic, to the parking lot by means of clearly limited and defined drives shall be provided for vehicles. All drives and aisles shall be surfaced in a manner equivalent to that which is hereinafter provided for in the parking area. All roads and streets providing ingress and egress, including main entrances and exits to the total land area developed, with the exception of residential areas, shall conform to the provisions of Chapter 53 of the Town Code of Ordinances as to minimize size thereof.
- (B) **Side Wall.** A parking lot shall be separated from a residentially zoned side lot line by an unpierced three (3) foot wall or fence.
- (C) **Front Wall.** A parking lot shall be separated from the street lot line where the parking lot lies across the street and opposite a residentially zoned district wherein the residential lots front on the street, by a three (3) foot unpierced wall or fence not less than twenty (20) feet from the street lot line.
- (D) **Wheel Stops.** Wherever an unpierced wall or fence is required permitted, bumper stops or wheel stops shall be provided to prevent any vehicle from damaging or encroaching upon the wall, fence or buffer strip.
- (E) **Drainage.** The parking lot shall be drained to eliminate the ponding of surface water, and shall be retained on site.
- (F) **Surface.** The surface of the parking lot, excepting the buffer strips, shall be constructed of a dustless and durable Portland cement concrete or asphaltic concrete complying with the state highway specifications and maintained in a useable condition, or with a pervious, permeable or porous pavement.
- (G) **Landscaping.** See Section 163.06 and Section 163.09.
- (H) **Planted Buffer Strip.** See Section 163.06 (A) (1) and Section 163.09 (A) (9) that allows an alternative planted buffer strip in place of a wall or fence.

162.04 PARKING LOT DESIGN

Plans for the design of a parking lot must designate that the parking requirements can be met showing a total dimension across two (2) tiers of spaces and one (1) aisle (maneuvering lane) of at least the following for the various patterns:

- (A) **A Ninety (90) Degree Pattern.** Sixty (60) feet for two (2) tiers of spaces and one (1) aisle (maneuvering lane) with the minimum aisle being twenty (20) feet in width. This minimum aisle width shall permit two-way traffic movement.
- (B) **A Sixty (60) Degree Pattern.** Fifty-nine (59) feet for two (2) tiers of spaces and one (1) aisle (maneuvering lane) with the minimum aisle being fifteen (15) feet in width. This minimum aisle width shall permit one-way traffic movement. Two-way traffic shall require an aisle of not less than twenty (20) feet.
- (C) **A Forty-Five (45) Degree Pattern.** Fifty-three (53) feet for two (2) tiers of spaces and one (1) aisle (maneuvering lane) with the minimum aisle being twelve (12) feet in width. This minimum width shall permit one-way traffic movement. Two-way traffic shall require an aisle of not less than twenty (20) feet.

162.05 RESIDENTIAL GARAGES

- (A) **Required.** Each individual living unit, including single-family units and units located in apartment complexes, condominium complexes or multiple-family complexes of any nature or description, shall be required to have a completely enclosed garage which shall conform to the general aesthetic design of the units or complexes.
- (B) **Design Standards for Single-Family Unit Garages.** There is hereby established a minimum size for single-car garages for single-family dwellings of twelve (12) feet wide by twenty-two (22) feet long; the maximum width for such a garage shall be sixteen (16) feet. There is hereby established a minimum size for two-car garages for single-family dwellings of twenty-four

(24) feet wide by twenty-two (22) feet long. Both of these stated dimensions shall be inside dimensions. No parking garage bays shall face a street.

162.06 OFF-STREET LOADING AND UNLOADING

- (A) **In General.** On the same premises with every commercial structure, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services adjacent to the opening used for loading and unloading in order to avoid undue interference with public use of the streets. All loading and unloading areas, including all access drives, shall be paved and shall be in addition to the required off-street parking area requirements.
- (B) **Number of Loading and Unloading Spaces.** The loading and unloading space, unless otherwise adequately provided for, shall be an area ten (10) feet by forty (40) feet with a fourteen (14) foot height clearance, and shall be provided according to Table 162.06 (B) below:

TABLE 162.06 (B)	
OFF-STREET LOADING AND UNLOADING	
Gross Floor Area in Square Feet	Number of Spaces
0 to 3,000	None
3,000 to 20,000	1
20,000 to 100,000	1 for each 20,000 sq. ft. or fraction thereof

- (C) **Location of Loading and Unloading Spaces.** No loading space may be on any street frontage, and provisions for handling all freight shall be on those sides of any building which do not face on any street or proposed street, except where the areas are obscured from the street with a solid masonry wall not less than six (6) feet in height.