



ARTICLE IX. - PARKING REGULATIONS

Sec. 50-269. - General requirements.

- (a) In all districts there shall be provided at the time any building or structure is erected or structurally altered, off-street parking spaces in accordance with the requirements of this article and provided further that no off-street parking need be provided for any of these uses when they are located in the central business district, as defined by this chapter.
- (b) Where off-street parking facilities are provided in excess of the minimum amounts specified in this article, or when off-street parking facilities are provided but not required by this chapter, said off-street parking facilities shall comply with the minimum requirements for parking and maneuvering space specified in this article.

(Ord. No. 2000-09, exh. A, § 10.A, 8-8-2000)

Sec. 50-270. - Construction standards.

All commercial and industrial off-street parking and loading areas, maneuvering aisles, and access ways to any required off-street parking or loading areas must be constructed of an all weather surface.

(Ord. No. 2000-09, exh. A, § 10.B, 8-8-2000)

Sec. 50-271. - Computing number of parking spaces.

In computing the number of parking spaces required, the following rules govern:

- (1) Service areas such as mechanical rooms, attics, and closets are excluded from the calculation of the floor area for determining required parking spaces.
- (2) Where fractional spaces result in computing required parking spaces, the required number of spaces must be increased to the nearest whole number.
- (3) The parking space requirement for a use not specifically mentioned will be determined by the zoning official based on the most comparable use.
- (4) Whenever a building or use constructed or established after the effective date of this chapter 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 ten percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to the effective date of this chapter is enlarged to the extent of 50 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.
- (5) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

(Ord. No. 2000-09, exh. A, § 10.C, 8-8-2000)

Sec. 50-272. - Change or enlargement.

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 not to exceed 300 feet from an institutional building served and not to exceed 500 feet from any other nonresidential building served.

(Ord. No. 2000-09, exh. A, § 10.D, 8-8-2000)

Sec. 50-273. - Joint use of parking.

- (a) Not more than 50 percent of the parking spaces required for theaters, 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 two banks, offices, retail stores, repair shops, service establishments and similar uses not normally open, used or operated during the same hours; provided, however, that written agreement is properly executed and filed as specified in subsection (b) of this section.
- (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 ensuring their retention for such purposes, shall be properly drawn and executed by the parties concerned, approved as to form by the city attorney and shall be filed with the application for a building permit.

(Ord. No. 2000-09, exh. A, § 10.E, 8-8-2000)



Sec. 50-274. - Minimum dimensions for off-street parking.

Off-street parking minimum dimensions are as follows:

- (1) *Angle parking—90-degree.* Each parking space shall be not less than eight feet wide nor less than 17 feet in length. Maneuvering space shall be not less than 23 feet in length.
- (2) *Same—60-degree.* Each parking space shall be not less than eight feet wide perpendicular to the parking angle nor less than 18 feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than 18 feet perpendicular to the building or parking line.
- (3) *Same—45-degree.* Each parking space shall be not less than eight feet wide perpendicular to the parking angle nor less than 17 feet in length when measured at right angles to the building or parking line. Maneuvering space shall be not less than 15 feet perpendicular to the building or parking line.
- (4) *Off-street parking facilities adjacent to public alley.* The width of the alley may be assumed to be a portion of the maneuvering space requirement.
- (5) *Private walks.* If provided adjacent to a business building, private walks shall be not less than five feet in width and shall be in addition to the minimum requirement for parking and maneuvering space herein required.

(Ord. No. 2000-09, exh. A, § 10.F, 8-8-2000)

Sec. 50-275. - Accessible parking spaces for disabled people.

- (a) Parking lots must designate accessible spaces for use of persons with disabilities (handicap accessible spaces) as follows:

<i>Parking Spaces</i>	<i>Accessible Spaces</i>
1 to 25	1
26 to 50	2
51+	3

Note. A minimum of one van accessible space measuring 96-inch wide minimum is required.

- (b) Handicap accessible spaces must be marked and designated in accordance with the standards and specifications adopted by the commissioner of licensing and regulation of the state department of transportation under section 5(c), article 9102, Revised Statutes, relating to the identification and dimensions of parking spaces for persons with disabilities, as amended, or as otherwise required by federal or state law.

(Ord. No. 2000-09, exh. A, § 10.G, 8-8-2000)

Sec. 50-276. - Loading.

Every building (or part thereof) erected or occupied for retail business, service, manufacturing, storage, warehousing, hotel, mortuary, or any other use similarly involving the receipt or distribution by vehicles of materials or merchandise, shall provide and maintain on the same premises loading space in accordance with the following requirements:

- (1) In the C-1 Light Commercial District, C-2 General Commercial District, M-1B Industrial Business Park District, M-1 Light Industrial District and M-2 General Industrial District: one loading space for each 10,000 square feet (or fraction thereof) of floor area in the buildings is required.
- (2) Loading spaces are required in the commercial districts at a rate of one loading space for the first 5,000 to 15,000 square feet of floor area in the building and one additional loading space for each 15,000 square feet or fraction thereof, of floor area in excess of 15,000 square feet.

(Ord. No. 2000-09, exh. A, § 10.H, 8-8-2000)



Sec. 50-277. - Off-street parking schedule.

The minimum number of parking spaces required is as follows:

Use	Spaces	Unit of Measurement
Single- and two-family dwellings	2	Dwelling unit
Multifamily dwellings and townhouses:	1:5	Dwelling unit
1 bedroom	Plus 1.5:1	Dwelling unit
2 or more bedrooms	Plus 2:1	Dwelling unit
Restaurants	1:100	Square feet
	Plus 1:2	Employees
Club or lodge	1:4 (with seats)	Seats
	1:100 (without seats)	Square feet
Hospital	1:4	Beds
Country club or golf club	1:5	Members
Banks, clinics, and offices	1:200	Square feet
Retail stores	1:200	Square feet
Shopping centers	1:200	Square feet
Industrial buildings (25,000 square feet)	1:500	Square feet
Churches, theaters, auditoriums, stadiums, gymnasiums, and other assembly halls	1:4 (with seats)	Seats
	1:100 (without seats)	Square feet
Mortuaries or funeral homes	1:4	Seats
Elementary and middle schools	1:20	Students
High schools	1:4	Students
Nursing homes	0.8	Unit
Hotels and motels	1:1	Guestroom
Community center, library and museum	1:100 (10 min)	Square feet

(Ord. No. 2000-09, exh. A, § 10.1, 8-8-2000)

Secs. 50-278—50-302. - Reserved.