

## **Chapter 4.2: Off-Street Parking and Loading Regulations**

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### **4.201 Purposes**

The purposes of the off-street parking and loading regulations are to:

- A. Ensure that adequate but not excessive parking is provided for new land uses and major alterations to existing uses to meet the parking needs created by such uses.
- B. Establish regulations for new uses, new or relocated buildings and buildings that have been altered or expanded.
- C. Ensure that off-street parking and loading areas are designed and located to protect the public safety, minimize congestion, reduce solar heat gain for unshaded parking areas, minimize traffic conflicts and congestion on parking aisles and public streets, and buffer surrounding land uses and public areas from visual and noise impacts.
- D. Ensure pedestrian-friendly parking areas by providing for safe pedestrian routes, parking lot lighting, adequately sized parking spaces and aisles, landscaping and shade trees.
- E. Provide for the accessibility needs and requirements of disabled and elderly persons.

## 4.202 Applicability

These regulations apply to new uses and expansion of existing uses created after the effective date of the Zoning Code.

## 4.203 General Provisions

- A. **Required Parking.** All required parking shall be provided on site, except as provided in Section 4.203.G: Shared Parking and Section 4.203.I: Parking in the DMU Downtown Mixed Use Zoning District. The number of parking spaces required for individual uses in the Zoning Code is set forth in Section 4.204: Number of Parking Spaces Required. All parking required by this Chapter shall consist of a hard surface such as, but not limited to concrete, asphalt, pavers or permeable pavers.
- B. **Required Parking and Parking Lot Landscaping for Structures that are Altered.** The parking and parking lot landscaping requirements of this chapter shall apply when an alteration to an existing structure affects parking requirements conformity. When a nonconforming structure is altered, the non-conforming parking and landscaping shall be modified to reduce or eliminate non-conformity with this section. The percentage of the parking and landscaping that is permitted to remain non-conforming shall be determined by the Director of Community Development for Administrative Design Review and the Plan Commission for Design Review applications.
- C. **Uses Not Mentioned.** Parking requirements for a use not identified in this chapter shall be determined by the Planning and Zoning Officer based on parking requirements for the most similar use listed in Chapter 6: Use Definitions. The Planning and Zoning Officer may require submission of a parking study prepared by a person licensed to prepare such study.
- D. **Fractional Spaces.** If the number of parking spaces required in this chapter results in a fraction, the required number shall be rounded to the nearest whole number. For example, if the computed requirement equals 9.5 spaces, 10 spaces are required. If the computed requirement equals 9.4 spaces, 9 spaces are required.
- E. **Computation of Required Parking for Residential Use.** Residential parking for multi-family uses shall be based on the number of bedrooms. Any rooms defined as bedrooms by the City of Batavia Building Regulations shall be counted as a bedroom for the purpose of determining off-street parking requirements.
- F. **Visitor Parking.** On-street parking may be counted toward the visitor parking requirement for developments in the R2 Two Family, R3 Multi-Family Low Density, R4 Multi-Family Medium Density, and R5 Multi-Family High Density zoning districts provided that the street has a minimum 8.5 foot wide legal parking area exclusive of travel lanes. To qualify as one visitor parking space, there shall be an uninterrupted 22 foot long space and a sidewalk adjacent to the parking side of the street. The City may require on-street visitor parking spaces to be striped.

- G. **Shared Parking.** Where a use generates parking demand primarily during hours when an adjacent use or uses are not in operation or generate shared trips, a reduction of up to 50 percent of the required parking may be approved by Administrative Use Permit. The Administrative Use Permit shall terminate if the use changes. The application for an Administrative Use Permit shall include:
1. Submission of a parking study prepared by a person licensed to prepare such study;
  2. Proposed documents for recordation of cross-easements for parking purposes satisfactory to the City Attorney; and
  3. Proposed documents satisfactory to the City Attorney to ensure maintenance of the shared parking spaces.
- H. **Deferred Parking for Unique Uses.** Where a business has or will have a unique parking demand, a deferral of up to 50 percent of the required parking may be approved by an Administrative Use Permit. The Administrative Use Permit shall terminate if the use changes, and shall specify the conditions under which the deferred parking will be required to be constructed. The application shall include:
1. A parking study prepared by a person licensed to prepare such study; and
  2. A site plan showing all required parking areas and parking areas proposed to be deferred.
- I. **Parking in the DMU Downtown Mixed Use Zoning District.** The following Section shall apply as requirements for the Downtown Mixed Use District.
1. **New Tenancies in an Existing Building.** On-site parking shall not be required for a new non-residential tenant, or for 4 or fewer residential units, in a building existing on the date of adoption of this code section.
  2. **Building Additions.** On-site parking shall not be required for a new non-residential tenant, or for 4 or fewer residential units, in that portion of a building existing on the date of adoption of this code section. Additional parking required for the expansion area shall be provided on-site, or off-site pursuant to this code.
  3. **New Buildings.** Parking required for the uses contained in the building shall be provided on-site. Off-site parking may be approved pursuant to this code.
  4. **Off-site Parking.** Where required parking spaces cannot be provided on-site, off-site parking may be approved by an Administrative Use Permit. The Administrative Use Permit may require the provision of a minimum number of on-site parking and loading spaces. The Administrative Use Permit shall terminate if the use changes. The application shall demonstrate that:

- a. The off-site parking spaces shall be located within 1,000 feet of the use.
  - b. The off-site parking spaces shall be improved to the standards set forth in this Chapter.
  - c. Cross-easements for parking shall be recorded in a form satisfactory to the City Attorney, or evidence provided of adequate public parking.
5. *City Parking Lots.* The City may install temporary parking lots, having 40 spaces or fewer, in the DMU District, with alternate design allowances as follows:
- a. Perimeter curb and gutter is not required
  - b. One landscaped island shall be required per every 12 spaces
  - c. Perimeter screening shall be required from adjacent rights-of-way, but perennial grasses may be a permitted screening material provided it creates a screening of at least three (3) feet in height by July 1 of each year
  - d. Ingress/egress drives do not need to follow the requirements of Section 4.206A.2 where it is not feasible
  - e. No minimum total interior open space amount is required
  - f. Parking lots shall either be removed or modified to comply with the parking lot requirements no later than five (5) years after initial installation, unless otherwise determined to be in the City's best interest by the City Council.
  - g. In no event shall the parking lot remain in the temporary condition more than ten (10) years.
- J. ***Temporary Use of Parking Area.*** Unless otherwise prohibited by the Zoning Code, the temporary use of parking areas for uses other than parking is permitted provided that:
1. The non-parking use complies with all license requirements.
  2. The use does not occupy any parking spaces required by Table 4.204: Off-Street Parking Requirements of this Chapter.
  3. The use does not interfere with fire or emergency vehicle access.
  4. The use does not create a traffic hazard or interfere with vehicular or pedestrian circulation on the site.

5. The use provides accessible parking in accordance with applicable laws.
  6. The non-parking use is conducted with written property owner authorization.
- K. ***Parking for Age Restricted Uses.*** A reduction in parking requirements for an age restricted residential use may be approved by an Administrative Use Permit where the project is restricted by covenant or deed restriction to an age restricted use. Any such approval shall be based on a parking study or other acceptable evidence that supports the requested parking reduction. In no event shall required parking be reduced below 0.5 parking spaces per dwelling unit. Parking requirements for the residential use shall revert to those specified in this Chapter if age restrictions are no longer in effect.
- L. ***Restrictions on Parking in Commercial and Office Districts***
1. Recreational vehicles, trailers, commercial vehicles or combinations of vehicles exceeding 21 feet in length, not owned or operated by a business on the property, shall not be parked within any property zoned Neighborhood, Community, or General Commercial, Mixed Use, Downtown Mixed Use, or Office, except for the purpose of loading, unloading, service, or patronizing a commercial use on the site; and
  2. In the Neighborhood, Community or General Commercial, Mixed Use, Downtown Mixed Use and Office districts, no vehicle shall be parked overnight and used for permanent or temporary habitation.
- M. ***Prohibited Parking.*** Parking shall be prohibited in the following locations:
1. Fire lanes.
  2. Required landscape areas.
  3. Unimproved properties or portions of properties in nonresidential and multi-family districts.
  4. Outside areas not designated for parking on an approved Design Review plan.
- N. ***Separation from Buildings.*** Parking spaces shall be separated from a nonresidential or multi-family building by:
1. A raised walkway of at least 4 feet in width exclusive of any overhang permitted in Section 4.203.O: Parking Overhang, or;
  2. A raised landscape planter of at least 5 feet in width exclusive of any overhang permitted in Section 4.203.O: Parking Overhang.

- O. **Parking Overhang.** Vehicles may overhang landscape areas or sidewalks by 30 inches provided that:
1. The overhang does not interfere with the base of any structure, raised planter, seating bench, fence, utility equipment, light pole or base, or landscaping.
  2. The unobstructed width of the sidewalk, exclusive of the 30 inch overhang, is not less than 4 feet.
  3. The allowable overhang does not reduce any landscape planter width below 5 feet.
  4. No part of any parked vehicle extends beyond any property line.
- P. **Opposing Overhangs.** Where parking spaces are on opposite sides of a landscape area or sidewalk or combination thereof, the landscape area or sidewalk shall be at least 9 feet in width. This provision does not apply to landscape diamond planter areas.
- Q. **Side Clearance.** Each parking space located at the end of a row of spaces shall provide a 3 foot wide area clear of vertical obstructions more than 6 inches in height next to the side of the space.
- R. **Tandem Parking, Nonresidential.** Tandem parking spaces shall only be approved for full-time valet or attended parking. Tandem parking spaces may be used to satisfy a portion of the parking requirement for nonresidential uses, subject to the approval of an Administrative Use Permit. The Administrative Use Permit shall terminate if the use changes.
- S. **Pull-Through Parking Spaces.** Single car pull-through spaces are prohibited.
- T. **Striping.** All parked vehicles shall be located in delineated parking spaces. One or more 4-inch wide lines of white or other contrasting color paint shall delineate all nonresidential and multi-family parking spaces. Such lines shall be maintained to clearly identify each space
- U. **Pavement Edge Protection.** All permanent uses other than individual single family or duplex residential lots shall provide a 6-inch, poured-in-place concrete curb or other approved material for all parking areas and drive aisles abutting landscaped areas. Alternative pavement edge protection systems may be approved in conjunction with bioswales.
- V. **Commercial Vehicle Parking in Residential Districts.**
1. One commercial vehicle with a manufacturer's gross vehicle weight rating of more than 10,000 pounds may be parked on residential lots or parcels 1 acre or larger, subject to the following conditions:

- a. The vehicle shall be parked behind the rear wall plane of the main building on the lot or parcel.
  - b. The vehicle shall be parked no closer than 10 feet from any property line.
  - c. The vehicle shall be screened from view from streets and abutting property by a solid fence or landscaping.
2. One commercial vehicle with a manufacturer's gross vehicle weight rating of 10,000 pounds or less may be parked on residential lots or parcels less than 1 acre, subject to the following conditions:
    - a. The vehicle shall not be parked in the required front or street side setback area; and
    - b. The vehicle shall be screened from view from streets and abutting property by a solid fence or landscaping.

**W. *Additional Parking on Single Family Residential Lots.***

1. One additional uncovered parking space may be constructed next to the driveway or adjacent to a garage or carport. On corner lots, the parking space shall not be constructed in the street side setback area.
2. The additional parking space permitted by this section shall comply with the following standards:
  - a. The parking space shall have a hard surface of asphalt, concrete, or pavers.
  - b. The surface may consist of 2 parallel concrete or cement strips. The area between such parallel strips shall be landscaped with vegetative ground cover.
  - c. The additional parking space shall be large enough so that no parked vehicle will obstruct or encroach on a sidewalk.
  - d. Access to the parking space shall be via a curb cut, rolled curb, or driveway.
3. No motor vehicle, recreational vehicle or trailer shall be parked in the front or side setback visible from the street, except on a driveway or additional parking space permitted in this section.

- X. *Parking in Non-Residential Multi-Tenant Buildings.*** Buildings designed for and containing more than one tenant shall be required to provide no more parking spaces than what is provided on-site regardless of the tenant mix, except for uses requiring

approval of a Use Permit. Increases in building area shall be accompanied by an increase in parking required by this Chapter for the first occupant of the new building area.

Y. ***Temporary Storage of Snow Removal and Salt Spreading Equipment, and Salt and De-icing Agents in Parking Areas.*** Storage of snow removal and salt spreading equipment, salt, and other de-icing agents shall be subject to the following requirements:

1. All Districts. Storage of such materials shall be subject to the provisions of Section 4.203.J Temporary Use of Parking Area and the following restrictions. In all instances except in the Limited Industrial and General Industrial Districts and in buildings designed specifically for such storage, storage of materials is limited to use at the immediate site for that season and must be removed by April 15<sup>th</sup>. No salt or De-icing agents shall be stored in a location proximate to a storm sewer inlet so as to allow run-off from the stored material to enter the City storm system.
2. Residential Districts.
  - a. Single Family Districts. No snow removal equipment, salt or other de-icing agents shall be stored in a driveway, any parking lot, or open to the sky hard surface, or in a temporary covered structure in any single-family residential zoning district.
  - b. Multi-Family Residential Districts. Storage of snow removal equipment and salt and other de-icing agents shall be limited to the inside of buildings designed for such storage, or in parking areas no closer to streets than the mid-point between the building and the property line adjacent to streets.
3. Commercial, DMU, MU, PFI and POS Districts. Storage of snow removal equipment and salt and other de-icing agents shall be limited to the inside of buildings designed for such storage, or in parking areas no closer to streets than the mid-point between the building and the property line adjacent to streets.
4. Employment Districts. Snow removal equipment and salt or deicing agents shall not be stored in a required front or corner side setback area.

#### **4.204 Number of Parking Spaces Required**

This Section sets forth parking space requirements for all uses except uses in the Downtown Mixed Use Zoning District. Unless otherwise approved pursuant to Subsections 4.203.H: Deferred Parking for Unique Uses or 4.203.I: Off-Site Parking in the Downtown Mixed Use

Zoning District, required parking spaces shall be located on the same building site as the use or building they serve, unless cross-access and cross-parking agreements are in effect. Parking on public or private streets shall not be used to satisfy the off-street parking requirement.

| <b>Table 4.204: Off-Street Parking Requirements</b>   |  |
|---|--|
| <b>Use Classification</b>   | <b>Requirement (Gross Floor Area)</b>  |
| Agritainment  | Determined by Planning and Zoning Officer  |
| Ambulance Services  | 1 space per 250 sq. ft.  |
| Animal Services<br><i>Animal Grooming</i><br><i>Animal Shelter</i><br><i>Feed and Tack Sales</i><br><i>Kennel</i><br><i>Large Animal Hospitals</i><br><i>Small Animal Clinics</i> | 1 space per 250 sq. ft.<br>1 space per 250 sq. ft.<br>1 space per 350 sq. ft.<br>1 space per 600 sq. ft.<br>1 space per 300 sq. ft.<br>1 space per 250 sq. ft. |
| Automated Teller Machine  | None required.   |
| Automated Teller Machine, Remote  | 2 spaces per machine   |
| Banks and Other Financial Institutions  | 1 space per 300 sq. ft.  |
| Banquet Facility  | 1 space per 125 sq. ft. plus attended parking when demand exceeds supply   |
| Bed and Breakfast Homes   | 2 enclosed spaces; plus 1 space per guest room   |
| Building Maintenance Services   | 1 space per 300 sq. ft.  |
| Building Material and Home Improvement Sales and Service, Retail  | 1 space per 250 sq. ft. for the first 75,000 sq. ft. 1 space for every 600 sq. ft. above 75,000 sq. ft.  |
| Building Material and Home Improvement Sales and Service, Wholesale   | 1 space per 800 sq. ft.  |
| Business Services   | 1 space per 250 sq. ft.  |
| Call Center   | 1 space per 150 sq. ft.  |
| Cannabis Cultivation Center   | 1 space per 1,000 sq. ft.  |
| Cannabis Dispensary, Medical  | 1 space per 200 sq. ft., plus additional parking required as determined through the Conditional Use process  |
| Cemetery  | None required  |
| Cemetery, Pet   | None required  |
| Clubs and Lodges  | 1 space per 200 sq. ft.  |
| Colleges, Public Or Private   | 1 space per 200 sq. ft. of classroom and office area   |
| Congregate Living Facility  | .5 spaces per unit   |
| Contractor's Yard   | 1 space per 250 sq. ft. of office area   |
| Convention Center   | Determined by Planning and Zoning Officer  |
| Crematorium   | 1 space per 300 sq. ft.  |
| Crop and Animal Raising, Commercial   | None required  |
| Crop Raising, Non-Commercial  | None required  |
| Cultural Institutions   | 1 space per 200 sq. ft.  |
| Day Care Centers  | 1 space per 300 sq. ft.  |
| Day Care Homes  | No additional spaces required  |
| Day Care, Residential   | No additional spaces required  |
| Dry Cleaning and Laundry Outlet   | 1 space per 250 sq. ft.  |
| Dry Cleaning and Laundry Central Plant  | 1 space per 300 sq. ft.  |
| Eating and Drinking Establishments<br><i>Bars/Night Clubs/Lounges/Dance Halls</i><br><i>Restaurants, Full Service</i><br><i>Restaurants, Limited Service</i>                      | 1 space per 100 sq. ft.<br>1 space per 100 sq. ft.<br>1 space per 100 sq. ft.  |

| <b>Table 4.204: Off-Street Parking Requirements</b>  |  |
|--|--|
| <b>Use Classification</b>  | <b>Requirement (Gross Floor Area)</b>  |
| Entertainment and Recreation, Indoor   | 1 space per 150 sq. ft. of indoor area   |
| Entertainment and Recreation, Outdoor  | 2 spaces per court;<br>45 spaces per soccer field;<br>35 spaces per baseball or softball field;<br>1 space per batting cage;<br>2 spaces per miniature golf hole |
| Farm Stand   | 1 space per 50 sq. ft. of sales area   |
| Farmers' Market  | 1 space per 50 sq. ft. of sales area   |
| Food Preparation<br><i>Large-Scale</i><br><i>Small-Scale</i>   | 1 space per 300 sq. ft.<br>1 space per 250 sq. ft.   |
| Funeral and Undertaking Services   | 1 space per 150 sq. ft.  |
| Garden Supply Stores and Plant Nurseries   | 1 space per 400 sq. ft. of sales and display area  |
| Golf Course  | 5 spaces per hole  |
| Government Offices and Facilities  | 1 space per 200 sq. ft.  |
| Group Homes For The Handicapped  | No additional spaces required  |
| Haunted House  | Determined by the Planning and Zoning Officer  |
| Health Care Facilities<br><i>Hospital</i><br><i>Urgent Care Facility</i><br><i>Medical Offices And Clinics</i> | 2 spaces per bed<br>1 space per 100 sq. ft.<br>1 space per 200 sq. ft.   |
| Home Occupation  | No additional parking required.  |
| Homeowners Association Facilities  | 1 space per 250 sq. ft.  |
| Hotels and Commercial Lodging  | 1.1 spaces per guest room, suite or unit; public eating and drinking establishments calculated separately  |
| Instructional Services, Specialized  | 1 per 200 sq. ft. of instructional area  |
| Laboratories, Commercial   | 1 space per 150 sq. ft.  |
| Laundry Services   | 1 space per 250 sq. ft.  |
| Maintenance and Repair Services  | 1 space per 300 sq. ft.  |
| Manufacturing and Assembly<br><i>Artisan</i><br><i>Light</i><br><i>General</i><br><i>Heavy</i>                 | 1 space per 500 sq. ft.<br>1 space per 500 sq. ft.<br>1 space per 500 sq. ft.<br>1 space per 1,000 sq. ft.   |
| Mining and Quarrying   | 1 space per 250 sq. ft. of office area   |
| Nursing Home   | 0.5 spaces per bed   |
| Offices, General   | 1 space per 250 sq. ft.  |
| Pawn Shop  | 1 space per 250 sq. ft.  |
| Personal Services  | 1 space per 200 sq. ft.  |
| Public Safety Facilities   | 1 space per 250 sq. ft.  |
| Recreational Vehicle Park  | 1 space per 100 sq. ft. of office area, plus 2 spaces per permanent residential unit   |
| Religious Assembly   | 1 space per 100 sq. ft. of assembly area, plus 1 space per 200 sq. ft. of other indoor area  |
| Research and Development   | 1 space per 250 sq. ft.  |
| Residential, Permanent<br><i>Single Family</i><br><i>Multi-Family</i>  | 2 spaces per unit<br>1 space per studio unit<br>1.5 spaces per 1-bedroom;<br>2.25 spaces per 2 or more bedroom units;  |

| <b>Table 4.204: Off-Street Parking Requirements</b>   |  |
|---|--|
| <b>Use Classification</b>   | <b>Requirement (Gross Floor Area)</b>  |
| Secondary Dwelling  | 1 additional space   |
| Retail Sales, Convenience   | 1 space per 125 sq. ft.  |
| Retail Sales, Furniture   | 1 space per 500 sq. ft.  |
| Retail Sales, General   | 1 space per 250 sq. ft.  |
| Sexually-Oriented Business  | 1 space per 250 sq. ft.  |
| Schools, Public or Private  | Elementary: 2 spaces per classroom<br>Middle: 2 spaces per classroom<br>High: 7 spaces per classroom   |
| Shelter Care Facility   | 1 space per 500 sq. ft.  |
| Shelter Care Facility, Homeless   | 1 space per 500 sq. ft.  |
| Stables, Commercial   | 1 space per 2 horse stalls   |
| Storage, Personal Property<br>Indoor<br>Outdoor   | 4 spaces plus 2 covered spaces per dwelling unit<br>2 covered spaces per dwelling unit   |
| Swap Meet and Auction, Indoor   | 1 space per 200 sq. ft.  |
| Swap Meet and Auction, Outdoor  | 1 space per 200 sq. ft. of sales area  |
| Teen Nightclub  | 1 space per 200 sq. ft.  |
| Transportation Passenger Terminals  | Determined by Planning and Zoning Officer  |
| Utilities<br>Facilities<br>Service Yards<br>Well Site   | 1 space per 250 sq. ft. of office area<br>1 space per 250 sq. ft. of office area<br>None required  |
| Vehicle Equipment Sales, Leasing and Services<br>Car Wash, Automated or Self-Service<br>Car Wash, Full Service  | 2 spaces minimum<br>10 spaces minimum  |
| Commercial Vehicle/Equipment Sales and Rental;<br>New and Used<br>Fueling Facility<br><br>Fueling Facility, Alternative<br>Fueling Facility, Fleet<br>Motor Vehicle Sales and Leasing, New and Used<br><br>Non-Commercial Vehicle Rental<br>Vehicle Services, Light and Heavy | 1 space per 250 square feet of indoor area<br><br>1 space per 125 sq. ft. of convenience retail sales, plus<br>2 spaces per pump<br>1 space per fueling station<br>None required<br>1 space per 250 sq. ft. of interior office and display<br>space; plus 1 space per 3 service bays<br>1 space per 100 sq. ft.<br>3 spaces per service bay plus 1 space per 100 sq. ft. of<br>office and sales area |
| Warehousing<br>Freight/Truck Terminal and Warehouse<br><br>Petroleum and Gas Storage<br>Salvage or Junkyards<br>Information   | 1 space per 1000 sq. ft. plus 1 space per 250 sq. ft.<br>office area<br>1 space per 250 sq. ft. of office area<br>1 space per 200 sq. ft. of office area<br>1 space per 250 sq. ft. of office and technician work<br>space plus 1 space per 5,000 sq. ft. of area to store or<br>distribute information  |

| <b>Table 4.204: Off-Street Parking Requirements</b>   |   |
|---|---|
| <b>Use Classification</b>   | <b>Requirement (Gross Floor Area)</b>   |
| Waste Management<br><i>Hazardous Waste Collection and Transfer Facility</i><br><i>Hazardous Waste Disposal Facility</i><br><i>Non-Hazardous Waste Collection and Transfer Facility</i><br><i>Non-Hazardous Waste Disposal Facility</i><br><i>Non-Hazardous Material Recycling Collection Facility</i><br><i>Large Scale</i><br><i>Small Scale</i> | 1 space per 250 sq. ft. of office area<br>1 space per 250 sq. ft. of office area<br>None required |
| Wireless Communication Facilities   | None required   |

**4.205 Dimensions for Parking Spaces and Aisles**

- A. **General.** This section sets forth dimensional requirements for open parking spaces, covered parking spaces, and spaces in parking structures.
- B. **Open Parking Spaces.** The minimum dimensions of open parking spaces and parking aisles are set forth in Tables 4.205.A: Parking Space and Aisle Dimensions for Parking Angles Less Than 90 Degrees and 4.205.B: Parking Space and Aisle Dimensions for Perpendicular Parking Angles. For high turnover uses and uses utilizing shopping carts, space width shall be increased by 6 inches for 50 percent of the required parking spaces closest to the building entrances.
- C. **Unenclosed Covered Parking Spaces.** Each unenclosed covered parking space shall measure at least 9 feet in width and 19 feet in depth of unobstructed area. These measurements shall not include the exterior walls or supports of the cover structure. An unenclosed covered parking space shall have an unobstructed back-up area of not less than 25 feet.
- D. **Spaces in Garages and Parking Structures.** Each parking space in a garage and a parking structure shall measure at least 9 feet in width and 18 feet in depth. Parking structures shall have an unobstructed back-up area of not less than 24 feet.
- E. **Vertical Clearance for Unenclosed Covered Spaces and Parking Structures.** Covered parking and parking structures shall have a minimum vertical clearance of 8 feet.
- F. **Measurement.** The length of a parking stall is measured along the length of the side stripe defining the space. The width is measured at 90 degrees from the center of the side stripes or face of curb defining the space.
- G. **Angle Parking Less Than 90 Degrees.** The following dimensions shall apply to all uses other than high turnover uses and those uses utilizing shopping carts.

| <b>Table 4.205.A: Parking Space and Aisle Dimensions for Parking Angles Less Than 90 Degrees (feet)</b> |                    |                    |                     |
|---|--------------------|--------------------|---------------------|
| <i>Space Angle</i>  | <i>Aisle Width</i> | <i>Space Width</i> | <i>Space Length</i> |
| <b>One-way</b>  |                    |                    |                     |
| 0 degrees   | 12.0               | 10.0               | 22.0                |
| 30 degrees  | 15.0               | 9.0                | 19.0                |
| 45 degrees  | 16.0               | 9.0                | 19.0                |
| 60 degrees  | 17.0               | 9.0                | 19.0                |
| <b>Two Way</b>  |                    |                    |                     |
| 0 degrees   | 20.0               | 10.0               | 22.0                |
| 30 degrees  | 20.0               | 9.0                | 19.0                |
| 45 degrees  | 22.0               | 9.0                | 19.0                |
| 60 degrees  | 24.0               | 9.0                | 19.0                |

H. **Perpendicular Parking.** The following dimensions shall apply to all uses other than high turnover uses and those uses utilizing shopping carts.

| <b>Table 4.205.B: Parking Space and Aisle Dimensions for Perpendicular Parking Angles (feet)</b> |                    |                    |                     |
|--|--------------------|--------------------|---------------------|
| <i>Space Angle</i>   | <i>Aisle Width</i> | <i>Space Width</i> | <i>Space Length</i> |
| 90 degrees   | 25.0               | 9.0                | 19.0                |
| 90 degrees   | 24.0               | 9.5                | 19.0                |

I. **Angle Parking Less Than 90 Degrees in Parking Structures.** The following dimensions shall apply to all uses other than high turnover uses and those uses utilizing shopping carts.

| <b>Table 4.205.C: Parking Space and One-way Aisle Dimensions for Parking Angles Less Than 90 Degrees within Parking Structures (feet)</b> |                    |                    |                     |
|---|--------------------|--------------------|---------------------|
| <i>Space Angle</i>  | <i>Aisle Width</i> | <i>Space Width</i> | <i>Space Length</i> |
| 45 degrees  | 13.0               | 9.0                | 18.0                |
| 60 degrees  | 15.0               | 9.0                | 19.0                |

## 4.206 Parking Access

A. **Nonresidential and Multi-Family Uses.**

1. **Ingress and Egress.** Each parking area shall have a driveway or driveways providing ingress to and egress from a public street. Parking in the Downtown Mixed Use district may be directly accessed from an alley.
2. **Parking Area Egress Aisles.** Parking area egress aisles shall be perpendicular to the public street for a distance of at least 20 feet behind the sidewalk or

pedestrian crossing. In the DMU District, an appropriate separation will be determined with Design Review.

**B. Residential Uses.**

1. Where a residential garage or carport is directly accessible from a street, it shall have a paved driveway not less than 20 feet in length, measured from the right-of-way. For private streets, the driveway length shall be measured from the back of sidewalk. If no sidewalk exists, the driveway length shall be measured from the back of curb or edge of pavement. This provision does not apply to side entry garages.
2. Where a residential garage or carport is directly accessible from an alley, it shall have a minimum paved driveway apron not less than 3 feet in length.

**4.207 Driveway Widths**

**A. Single, Two and Attached Multi Family Residential Driveways accessing Individual Properties.** A driveway is required for all vehicle accesses to individual residential properties, units, and garages. The minimum driveway width is 10 feet. The maximum width of a driveway for a:

1. Single car garage or for a driveway that does not access a garage shall be 14 feet.
2. Two or more car garage shall be 18 feet at the property line and shall not exceed the width of the garage door openings by more than 6 feet.

**B. Other Driveways.**

1. Non-industrially Zoned Properties. Single lane driveways shall be a minimum of 14 feet and a maximum of 18 feet wide. Driveways shall be a minimum of 14 feet and a maximum of 18 feet wide. Driveways having more than one lane shall be a minimum of 12 feet wide per lane, and cannot exceed 40 feet wide, inclusive of barrier islands.
2. Industrially Zoned Properties. Driveways shall not exceed 40 feet in width, unless it is demonstrated through Administrative Design Review that additional width is needed to provide safe and efficient vehicle maneuvering space to accommodate existing conditions.

**4.208 Surfacing**

Except as otherwise provided in this section, parking areas and spaces, access points, aisles, driveways, and travel ways shall be paved with masonry, asphalt, or concrete. All required pavement marking shall remain visible.

**A. Single Family Residential Driveways.** Single Family Residential driveways shall be improved with a concrete, asphalt or masonry surface. Driveways shall be setback a

minimum of 1 foot from the property line, unless the driveway is shared by agreement between adjoining property owners.

- B. **Non-Residential Driveways.** that portion of a driveway within 100 feet of the right-of-way or private street, shall be improved with a concrete, asphalt, or masonry surface. The remainder of the driveway shall be constructed of concrete, masonry, asphalt, compacted gravel, or other approved dust free surface.
- C. **Alternative Paving Surface.** The Community Development Director may approve an alternative surface material for facilities that have limited or infrequent use.

**4.209 Drive-Through and Take-Out Facilities**

A. **Drive-Through Facilities.**

- 1. **General.** Drive-through facilities shall provide safe, unimpeded movement of vehicles at street access points, in travel aisles and parking areas. Drive-through aisles shall be a minimum of 20 feet in width to provide bypass capability. Drive-through aisles shall have a minimum interior turning radius of 15 feet and an exterior turning radius of 30 feet.
- 2. **Screening.** Drive-through aisles shall be screened from view from public and private streets, areas accessible to the general public, and from areas shown for residential use in the Comprehensive Plan by:
  - a. A decorative masonry wall a minimum of 36 inches in height measured from the grade of the aisle; or
  - b. A continuous evergreen landscape planter a minimum of 4 feet in width; or
  - c. A combination of a masonry wall and landscape planter.
- 3. **Stacking.** Vehicular stacking areas shall be provided in accordance with Table 4.209: Drive-Through Facility Stacking Space Requirements.

| <b>Table 4.209: Drive-Through Facility Stacking Space Requirements</b>   |   |
|--|---|
| <b>Use Classification</b>  | <b>Stacking Space Requirement</b>   |
| Banks and Other Financial Institutions   | 2 spaces per teller or ATM drive-through  |
| Eating and Drinking Establishments<br><i>Restaurants, Limited Service</i>  | 5 spaces  |
| Retail Sales, General<br><i>Pharmacy</i>   | 2 spaces per aisle  |
| Vehicle Equipment Sales, Leasing and Services<br><i>Car Wash, Automated or Self-service</i><br><i>Car Wash, Full Service</i> | 2 spaces per bay<br>8 spaces minimum  |
| <i>Fueling Facility</i>  | 1 space on each end of each side of each fuel pump island (one-way facilities require 2 spaces on approach end of each island.) |

| <b>Use Classification</b>            | <b>Stacking Space Requirement</b>  |
|--------------------------------------|--|
| <i>Fueling Facility, Alternative</i> | 1 space on each end of each side of each fuel pump island (one-way facilities require 1 space on approach end of each island.) |
| <i>Vehicle Services, Heavy</i>       | 1 space per service bay  |
| <i>Vehicle Services, Light</i>       | 1 space per service bay  |

- B. **Take-Out Facilities.** Eating and Drinking Establishments providing a designated take-out counter, door or window shall identify one or more parking spaces adjacent to the take-out entrance for exclusive use by take-out customers.

**4.210 Passenger Loading Areas**

- A. **General.** Passenger loading areas shall be provided adjacent to the principal facility entrance or entrances and shall consist of vehicle turnout lanes located outside of access aisles. Passenger loading areas shall be identified exclusively for this use.
- B. **Loading Area Requirements.** Passenger loading shall be provided in accordance with Table 4.210: Passenger Loading Area Requirements.

| <b>Use Classification</b>  | <b>Requirement</b>  |
|--|---|
| Banquet Facility   | 2 spaces  |
| Clubs and Lodges   | 1 space   |
| Congregate Living Facility   | 1 space   |
| Conference Center  | 2 spaces  |
| Cultural Institutions  | 1 space   |
| Day Care Centers   | 1 space   |
| Entertainment and Recreation, Indoor   | 3 spaces per skating rink or playing field<br>2 spaces per swimming pool<br>1 space per performing arts facility<br>1 space per 5 theater screens |
| Entertainment and Recreation, Outdoor (cont'd.)<br>Entertainment and Recreation, Outdoor   | 2 spaces per swimming pool<br>1 space per sports field or court<br>3 spaces per amphitheatre  |
| Government Offices and Facilities  | 1 space   |
| Health Care Facilities   |   |
| <i>Hospitals</i>   | 2 spaces  |
| <i>Urgent Care Facility</i>  | 1 space   |
| <i>Medical Offices and Clinics (greater than 5,000 sq. ft.)</i>  | 1 space per 10,000 sq. ft.  |
| Hotels and Commercial Lodging  | 2 spaces  |
| Nursing Home   | 1 space   |
| Religious Assembly   | 1 space per 10,000 sq. ft.  |
| Schools, Public or Private   | 1 space per 200 students, based on design capacity.   |
| <sup>1</sup> A passenger loading space is the area a vehicle occupies while loading or unloading passengers. A passenger loading space shall be a minimum of 12 feet in width and 20 feet in length. |   |

## 4.211 Screening, Landscaping and Lighting

A. **Screening.** Parking areas, automotive fuel pump islands, and parking access aisles parallel to and within 60 feet of rights-of-way shall be screened from view from those rights-of-way and public parks by landscaping or landscape berms, fences or screen walls.

### 1. *Landscape Screening*

- a. **Height.** Landscaping shall be planted and maintained as a continuous landscape hedge not less than 3 feet or more than 4 feet in height, measured from finish grade of the area to be screened.
- b. **Location.** The required landscape screening shall not be located in public rights-of-way.
- c. **Clearance.** The landscape screening shall be set back a minimum of 2 feet and a maximum of 6 feet from the perimeter of any parking space, driveway, or any access aisle.
- d. **Sight Distance Triangle.** Ground covers and shrubs planted within sight distance triangles shall not exceed a height of 24 inches at maturity.

### 2. *Berms*

- a. **Height.** Berms shall be not less than 3 feet or more than 4 feet, measured from finish grade of the area to be screened.
- b. **Location.** Berms shall not be located in public rights-of-way, or on top of any retaining walls.
- c. **Clearance.** The toe of the berm shall be set back a minimum of 2 feet and a maximum of 6 feet from the perimeter of parking space, driveway, sidewalk or any access aisle.
- d. **Slope.** The maximum slope of the berm shall not exceed 4:1.

### 3. *Parking Screen Walls*

- a. **Height.** Walls shall be not less than 3 feet or more than 4 feet, measured from finish grade of the parking lot.
- b. **Location.** Parking screen walls shall not be located in public rights-of-way, or on top of any retaining walls.

- c. Alignment. Walls shall be horizontally staggered a minimum of 1 foot for every 50 linear feet.
- d. Clearance. Walls shall be set back a minimum of 2 feet and a maximum of 6 feet from the perimeter of any parking space, driveway, or any access aisle, as measured from the back of curb.
- e. Materials and Finish. Walls shall be constructed of decorative block, brick, stone, or similar materials and finished on both the interior and the exterior elevations.

4. *Exceptions*

- a. A new wall shall not be required where an existing wall complies with the requirements of this section.
- b. A new wall shall not be required to screen outdoor display of new or used motor vehicles for sale or lease when such display area is identified on an approved Design Review site plan. Required customer, employee and visitor parking for these uses shall comply with the screening requirements of this section.

B. ***Parking Lot Landscaping and Lighting.***

1. *Shade Trees*

- a. Shade trees shall be planted in the parking lot at a ratio of 1 tree for every 10 spaces. Trees shall be located throughout the parking lot to maximize the shading effect on parking spaces and to reduce summer solar heat gain. These trees are exclusive of trees planted around the perimeter of the parking lot.
- b. The landscape planter, other than a landscape diamond planter, for any shade tree, shall have a minimum area of 160 square feet, and a minimum interior width of 5 feet.
- c. Landscape diamond planters shall have a minimum area of 36 square feet, and shall not contain required shade trees.
- d. The minimum size of parking lot trees shall be a height of 6 feet and a minimum of a 2-1/2 inch single trunk caliper measurement, measured 4 feet above grade.

2. *Interior Landscaping*

- a. A minimum of 10 percent of the interior of all parking lots shall be landscaped.

- b. Required interior landscape areas shall be evenly distributed throughout the parking lot.
  - c. The end spaces in a row of parking spaces shall be separated from drive aisles by landscape islands or peninsulas that are a minimum width of 6 feet.
3. *Light Poles.* Parking lot light poles shall be located in a landscape planter or incorporated into a walkway or other pedestrian area. Concrete bases for light poles shall not exceed a height of 18 inches from finished grade.

#### **4.212 Parking Space and Aisle Setbacks at Driveway Entrances**

- A. *Parking Setbacks.* Parking spaces directly served by a driveway accessed from a street shall be set back a minimum of 60 feet from the right-of-way. In the DMU District, an appropriate separation will be determined with Design Review.
- B. *Drive Aisle Setbacks.* Parking drive aisles intersecting and crossing a major driveway accessed from a street shall be set back a minimum of 40 feet from the arterial right-of-way. In the DMU District, said aisles shall be set back a minimum of 20 feet from an arterial right of way.

#### **4.213 Parking for Persons with Disabilities**

Parking for persons with disabilities shall comply with City, State and Federal regulations.

#### **4.214 Off-Street Loading**

- A. *Deliveries and Distribution.*
  - 1. *Applicability.* This Section applies to any use having a gross floor area of 10,000 square feet or more having the delivery or distribution of material or merchandise by trucks measuring 36 feet or more, including cab and trailer.
  - 2. *Requirement.* At least 1 off-street loading space shall be provided. One additional loading space shall be provided for each additional 40,000 square feet of gross floor area over 10,000 square feet. Required loading spaces shall be maintained during the existence of the use.
  - 3. *Standards.*
    - a. *Location.* Loading spaces shall not be located in any required landscape area, and shall not encroach on fire lanes, required parking spaces or parking circulation aisles.
    - b. *Dimensions.* Each required off-street loading space shall be not less than 12 feet wide and 45 feet long.
    - c. *Clear Height.* Each required off-street loading space shall have a minimum clear height of 14 feet.

- d. *Screening.* Except in the Downtown Mixed Use District, each off-street loading space visible from a public street, within 200 feet of land designated for residential use on the Comprehensive Plan, or within 200 feet of land zoned for residential use shall be enclosed on three sides by a solid wall not less than 14 feet in height.
- e. *Maneuvering.* Truck -maneuvering areas shall not encroach into required parking spaces or rights-of-way.

**B. Customer Loading Zones**

- 1. *Applicability.* This Section applies to retail uses where customers take delivery of goods in non-commercial vehicles other than in designated parking spaces. Such uses are characterized by the sale of large or bulky items, and include home improvement, appliance, furniture, grocery, retail warehouse, and electronics stores.
- 2. *Requirement.* A customer loading zone shall be provided for any use listed in Section 4.214.B.1: Applicability and having a gross floor area of 20,000 square feet or more.
- 3. *Standards.*
  - a. *Location.* The loading zone shall be located within 50 feet of the primary exit or merchandise pick-up location.
  - b. *Dimensions.* A loading zone shall be a minimum width of 10 feet and a minimum length of 25 feet.
  - c. *Clear Height.* The loading zone shall have a minimum clear height of 14 feet.

**4.215 Bicycle Parking**

**A. Requirement**

- 1. *Minimum Requirement, All Uses.* Uses of land that are provide at least 40 vehicle parking spaces shall provide bicycle parking spaces and facilities at a rate of 1 for every 25 required vehicle parking spaces.
- 2. *Minimum Requirement, Uses with less than 40 Vehicle Parking Spaces.* A minimum of 2 bicycle parking spaces shall be provided for all uses, with the following exceptions:
  - a. Residential uses with private garages.
  - b. Personal Property Storage, Indoor and Outdoor
  - c. Other uses as determined by the Community Development Director.

3. *Bicycle Parking Location.* Bicycle parking shall be distributed throughout a multi-building project. Common or shared bicycle parking facilities may be provided for attached or in-line uses. Individual uses on separate lots shall provide bicycle parking facilities in accordance with Section 4.215.A.1: Minimum Requirement, All Uses and Section 4.215.A.2: Minimum Requirement, Uses with less than 40 Vehicle Parking Spaces.
4. *Maximum Requirement.* In no event shall any use other than schools be required to provide more than 20 bicycle parking spaces.

**B. Standards**

1. *Location.* Bicycle parking spaces shall be located on a paved surface within 50 feet of the primary building entrance. Bicycle parking spaces shall not encroach into pedestrian access areas.
2. *Dimensions.* Bicycle parking spaces shall measure 2 feet by 6 feet per space.
3. *Parking Facilities.* The bicycle parking facility shall be a stationary object permanently affixed to the ground or a structure to which the operator can lock the bicycle frame and wheels to the object. Bicycle lockers may be used.

**4.216 Electric Charging Stations**

- A. *Applicability to Parking Requirements.* Electric Charging Station parking spaces shall contribute to the number of parking spaces provided for the purpose of Zoning Compliance.
- B. *Number Required.* No minimum number of charging station parking spaces is required.
- C. *Design Criteria*
  1. *Signage*
    - a. One (1) sign, located at the Charging Station and not to exceed 6 feet in height and 6 square feet in area, shall be posted designating a Charging Station for Electric Vehicles for charging purposes only.
    - b. Limitations on hours of operation or charging shall be included if such limits are to be enforced.

- c. An additional sign of less than 6 feet in height and 6 square feet in area may be displayed to provide instructions for a charging station.
  - d. Contact information shall be provided for reporting purposes when equipment is not functioning or other problems are encountered.
- 2. *Charging Station Equipment.* Charging Station equipment and connection devices shall be not less than 36 inches and no higher than 48 inches from the ground or paved surface where mounted. Equipment shall include a cord retraction device or location to hang permanent cords and connectors in a manner safely above the ground. Cords shall not be located in a manner to impede pedestrian travel or create a trip hazard.
- 3. *Equipment Protection.* Charging Station Equipment shall be located behind a barrier curb in a landscape area or sidewalk area. If located in a parking area sufficient barrier protection from vehicle movements shall be provided by bollards, subject to approval by the Public Works Director or his designee.
- 4. *Maintenance.* Charging Station equipment shall be maintained in a safe and operational manner.
- 5. *Access.* In no case shall equipment be placed in a manner to not provide 36” of clear sidewalk