

**ARTICLE 13**

**PARKING, LOADING AND INTERNAL ROADWAYS**

**Contents**

**1300 General Requirements**  
**1301 Methods of Providing Required Parking and Loading**  
**1302 Combined Parking**  
**1303 Use of Required Parking and Loading Spaces**  
**1304 Parking Design Standards**  
**1305 Design Standards for Handicapped Parking Spaces**  
**1306 Minimum Off-Street Parking Requirements**  
**1307 Supplemental Requirements**  
**1308 Parking Space Dimensions**  
**1309 Loading Space Design Standards**  
**1310 Exceptions to Paved Parking**  
**1311 Exemptions and Adjustments**

**Table 13A Minimum Off-Street Parking Requirements**  
**Table 13B Dimensions and Angles of Parking Spaces**  
**Table 13C Required Loading Spaces**

**Section 1300 General Requirements**

- A. Off-street parking shall be provided for all uses of land, structures, and buildings as well as for any expansion or change of such uses in accordance with the requirements of this Article.
- B. Off-street loading space shall be provided for all commercial and industrial uses as well as for any expansion of such uses or change in use requiring the regular delivery or shipping of goods, merchandise or equipment to the site by trucks, in accordance with the requirements of this Article.

**Section 1301 Methods of Providing Required Parking and Loading**

- A. All required parking or loading spaces shall be located on the same zoning lot as the principal use(s) it serves, except as provided below.
  - 1. In lieu of actual construction of required on-site parking spaces, all or any portion of the off-street parking required in this Article may be provided by satellite parking. Required parking for use(s) on a zoning lot may be located on another zoning lot, either by itself or combined with parking for other uses, subject to certification by the Code Enforcement Officer that the following requirements have been met:
    - (A) The use being served by the off-site parking shall be a permitted principal use, as provided for in this Ordinance, in the zoning

districts within which the zoning lot containing such parking is located.;

- (B) The off-site parking spaces shall be located within three hundred (300) feet walking distance of a public entrance to the structure or zoning lot containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served; and,
- (C) The continued availability of off-site parking spaces necessary to meet the requirements of this section shall be ensured by an appropriate condition that the continued validity of the zoning permit shall be dependent upon the permit holder's continued ability to provide the requisite number of parking spaces.

### **Section 1302 Combined Parking**

Up to one-half of the parking spaces required for one use may be used to satisfy the parking requirements for a second use on the same zoning lot, subject to certification by the Code Enforcement Officer; provided that the peak usage of the parking facility by one use will be at night or on Sundays (such as with churches), and the peak usage of the parking facility by the second use will be at other times.

### **Section 1303 Use of Required Parking and Loading Spaces**

- A. Required parking areas shall be available for the parking of operable vehicles of residents, customers, and employees, and shall not be used for the storage of vehicles or materials, or for the parking of vehicles used for loading or unloading, or in conducting the use.
- B. Required loading space shall be available for the loading and unloading of vehicles, and shall not be used for the storage of vehicles or materials, or to meet off-street parking requirements, or in conducting the use.

### **Section 1304 Parking Design Standards**

All parking spaces and associated vehicle accommodation areas shall meet the following minimum design requirements:

- A. All parking spaces and vehicle accommodation areas shall be surfaced with asphalt or concrete, which shall be maintained in a safe, sanitary, and neat condition.
- B. Except for single-family and two-family dwellings or for attendant parking, each parking space shall be arranged so that any vehicle may be parked and removed without moving another vehicle.
- C. Except for single-family and two-family dwellings, parking spaces shall be provided with adequate aisles or turnaround areas so that all vehicles may enter adjacent streets in a forward manner.

- D. No parking area or vehicle accommodation area shall be located within a street right-of-way. Parked vehicles in off-street parking spaces shall be prevented from intruding on travel lanes, walkways, public streets, sidewalks or adjacent properties by means of walls, curbs, wheel stops, or other appropriate means. All residential off-street parking is to be behind the building line.
- E. No stacking lane required for vehicles awaiting service shall be located such that it creates interference with the use of the abutting street(s) or with travel lanes or aisles of the vehicle accommodation area.
- F. The size of parking spaces shall be adequate for the safe parking of vehicles and vehicle accommodation areas shall be provided so that parking and backing-up can be accomplished in one continuous maneuver.
- G. Parking facilities shall be designed to connect with similar facilities on adjacent zoning lots where appropriate to eliminate the need to use the abutting street(s) for cross movements.
- H. Curbed islands shall be required at the ends of and between parking aisles for traffic control and drainage control for all new non-residential development in excess of 10,000 gross square feet.
- I. All parking spaces shall be delineated with painted lines.

#### **Section 1305 Design Standards for Handicapped Parking Spaces**

- A. Parking facilities designed to accommodate ten (10) or more vehicles shall provide, as part of the required number of parking spaces, one (1) handicapped parking space for every fifty (50) parking spaces, or fraction thereof. Such spaces shall be defined with pavement marking and a sign, and clearly reserved for exclusive use by handicapped persons.
- B. Each required handicapped parking space shall be ten (10) feet by twenty (20) feet. In addition, each space shall be adjacent to a five (5) foot wide access aisle. The access aisle may be shared by two (2) handicapped spaces by being placed between them. However, one (1) out of every four (4) required handicapped parking spaces shall be van accessible and have an adjacent access aisle of eight (8) feet instead of five (5) feet.
- C. Handicapped parking spaces shall be located in areas of less than five (5) percent slope in any direction.
- D. All required handicapped spaces shall be well-marked by clearly visible signs or blue pavement markings illustrating the universal handicapped parking logo.

#### **Section 1306 Minimum Off-Street Parking Requirements**

Off-street parking spaces required for all land uses identified in this Ordinance are included in Table 13A, Off-Street Parking Requirements.

---

**Section 1307 Supplemental Requirements**

- A. For purposes of this Section, the number of employees shall be the number of persons employed on the largest shift.
- B. In the case of a land use classification not listed in Table 13A, the minimum parking space requirement shall be determined by the Code Enforcement Officer. In making such determinations, the Code Enforcement Officer shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the use, and studies of minimum parking space requirements for such use in other jurisdictions.
- C. A reduction of up to twenty (20) percent of the minimum number of required parking spaces may be permitted through the granting of a variance by the Zoning Hearing Board if, based on substantial evidence in the record of its proceedings, the Board finds that compliance with the full minimum off-street parking space requirements of this Section would not be warranted for the particular use(s) and site.

**Section 1308 Parking Space Dimensions**

- A. An off-street parking space shall include a rectangular area with a length of eighteen (18) feet and a width of nine (9) feet, exclusive of access drives, aisles, ramps, columns or outdoor work areas. Such space shall have a minimum vertical clearance of eight (8) feet.
- B. A compact parking space shall include a rectangular area with a length of 18 feet and a width of 7.5 feet, exclusive of access drives, aisles, ramps, columns or outdoor work areas. Such space shall have a minimum vertical clearance of 8 feet
- C. A motorcycle parking space shall include a rectangular area with a length of eight (8) feet and a width of four (4) feet. Such space shall have a minimum vertical clearance of eight (8) feet.
- D. An off-street parking space designed for parallel parking shall include a rectangular area with a length of twenty (20) feet and a width of nine (9) feet.
- E. Parking aisles between parking spaces shall be required to comply with the standards contained in Table 13B, Dimensions and Angles of Parking Spaces.

**Section 1309 Loading Space Design Standards**

- A. Uses and buildings with a gross floor area of five thousand (5,000) square feet or more shall provide off-street loading spaces in accordance with Table 13C, Required Loading Spaces; provided that loading spaces shall not be required for uses which do not receive or transmit goods or wares by truck delivery.
- B. The loading and unloading area must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area given the nature of the development.

- C. All loading spaces and associated vehicle accommodation areas shall meet the following minimum design requirements:
1. Off-street loading spaces shall be located and arranged so that a semi-trailer truck shall be able to gain access to and use such spaces by means of one (1) continuous parking maneuver beginning at a public right-of-way.
  2. All loading spaces and vehicle accommodation areas shall be surfaced with asphalt or concrete which shall be maintained in a safe, sanitary, and neat condition.
  3. No loading space shall be located so that a vehicle using such space intrudes on travel lanes, walkways, public or private streets, sidewalks or adjacent properties.
  4. Each required off-street loading space shall have a minimum width of twelve (12) feet, a minimum length of fifty-five (55) feet, and a vertical clearance of fourteen (14) feet above finished grade of the space.
- D. Off-Street Loading Space Requirements

The number of off-street loading spaces required by this Section shall be considered as the minimum and the number of spaces specified in Table 16C shall be provided.

### **Section 1310 Exceptions to Paved Parking**

The following situations are exempted from the requirements of Section 1304A:

- A. A parking lot used only for occasional use. (Occasional use is a use that occurs on two or fewer days per week.)
- B. When a proposed development is temporary in nature, the Code Enforcement Officer may exempt the development from the paved parking requirements of Section 1304A. The duration of the exception shall not exceed six (6) calendar months and shall be included as a condition of the approved permit.

### **Section 1311 Exemptions and Adjustments**

- A. Whenever there exists a lot with one or more buildings on it, constructed before the effective date of this Ordinance, and a change in use that does not involve any enlargement of a building is proposed for such lot, and the parking requirements that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practically be used for parking, then the developer need only comply with the requirements to the extent that (1) parking space is practically available on the lot where the development is located, and (2) satellite parking space is reasonably available. However, if satellite parking space is not available, then it shall be a continuing condition of the permit authorizing development on such lot that the developer obtain satellite parking when it does become reasonably available.

- B. The minimum number of spaces required may be adjusted by the Code Enforcement Officer when it has been determined that the reductions are necessary to preserve a healthy tree or trees with a twelve (12) inch or greater diameter from being damaged or removed, and where the site plan provides for the retention of said tree or trees.

**Table 13A. Minimum Off-Street Parking Requirements**

<b>Land Use</b>	<b>Minimum Off-Street Parking</b>
Animal Grooming Service	1 space per 250 sq. ft. of GFA
Appliance Repair/Sales	2 spaces per 1,000 sq. ft. of GFA and 1 space per employee
Art Gallery	2 spaces per 1,000 sq. ft. of GFA
Art Studio	1 space per studio
Assisted Living Facility	1 space per 4 beds and 1 space per employee
Athletic Field	4 spaces per 1,000 sq. ft. of GFA
Automobile Repair Facility	1 space per service bay and 1 space per employee
Automobile Paint Shop	1 space per service bay and 1 space per employee
Automotive Supply	2.5 spaces per 1,000 sq. ft. of GFA and 1 space per employee
Automotive Tire Repair/Sales	2 spaces per 1,000 sq. ft. of GFA
Bakery Retail	3 spaces per 1,000 sq. ft. of GFA and 1 space per employee
Bar	1 space per 3 seats and 1 space per 2 employees
Bed and Breakfast Inn	1 space per guest room and 2 spaces for resident owner or manager; on-street parking spaces directly in front of the inn may count towards the parking requirement except in residential parking permit required areas
Boarding House	1 space per leased bedroom and 1 space per owner
Carwash/Detailing	1 space per employee; plus 1 drying and 2 stacking spaces per washing space (washing spaces shall not be counted toward requirements)
Churches/Places of Worship	1 space per 4 fixed seats; 1 space per 60 sq. ft. of the main assembly where no fixed seats are used
Clinic, Medical/Dental	1 space per exam room and 1 space per employee (including doctors)
Clinic, Veterinary	2 spaces per doctor; and 1 space for each additional employee
Community Center	3 spaces per 1,000 sq. ft. of GFA and 1 space per employee
Convenience Store, Neighborhood	3 spaces per 1,000 sq. ft. of GFA of sales area and 1 space per employee
Day Care Facility, Adult	1 space per 4 clients and 1 space per employee
Day Care Facility, Child	1 space per 4 clients and 1 space per employee
Domicile Care Facility	1 space per 4 clients and 1 space per employee
Drug Store	2.5 spaces per 1,000 sq. ft. of GFA
Dry Cleaning & Laundry Pick-up	1 space per employee
Dwelling, Garage Apartment	1 space
Dwelling, Mixed Use	1.5 spaces per dwelling unit plus required spaces for non-residential use
Dwelling, Multi-family	1 bedroom unit - 1 space unit 2 bedroom unit - 1.6 spaces per unit 3 bedroom unit - 1.8 spaces per unit 4 bedroom unit - 2 spaces per unit for each additional bedroom add 0.5 spaces
Dwelling, Overstore	1.5 spaces per dwelling unit plus required spaces for non-residential use
Dwelling, Single Family Detached	2 spaces per unit

<b>Land Use</b>	<b>Minimum Off-Street Parking</b>
Dwelling, Two Family	1.5 spaces per unit
Farmer's Market	1 space per 100 sq. ft. of GFA
Financial Institutions	4 spaces per 1,000 sq. ft. of GFA plus 4 stacking spaces per drive-in lane, plus 1 per employee
Flea Market	1 space per 200 sq. ft. of gross sales area
Funeral Home	1 space per 4 persons at maximum capacity
Gas Station/Mini-mart	1.5 spaces per fuel nozzle plus 3 spaces per 1,000 sq. ft. of enclosed floor area plus 1 space per 2 service bays
Gasoline Service Station	3 spaces per 1,000 sq. ft. of enclosed floor area plus 1 space per service bays
Government Facilities	3 spaces per 1,000 sq. ft. of net floor area up to 20,000 sq. ft. plus 2 spaces per 1,000 sq. ft. of net floor area greater than 20,000 sq. ft.
Greenhouse, Commercial	1 space per 3 employees plus 1 per 125 sq. ft. of enclosed sales area
Greenhouse, Non-Commercial	1 space per employee or volunteer
Grocery Store	4.5 spaces per 1,000 sq. ft. of GFA
Group Home	1 space per 4 beds plus 1 per employee on largest shift
Hardware Store	2 spaces per 1,000 sq. ft. of GFA
Home Occupation	See Dwelling unit requirements
Industry	1 space per employee plus 1 space per vehicle used in the operation of the industry plus 5 customer/visitor spaces
Instructional Studio	3 spaces per 1,000 sq. ft. of GFA
Laundromat	5 spaces per 1,000 sq. ft. of GFA
Nursery, Plant	1 space per employee plus 400 sq. ft. of GFA
Nursing Home	1 space per 4 beds and 1 space per employee
Office Building	3 spaces per 1,000 sq. ft. of net floor area up to 20,000 sq. ft. plus 2 spaces per 1,000 sq. ft. of net floor area greater than 20,000 sq. ft.
Oil Change Facility	3 spaces per 1,000 sq. ft. of enclosed floor area plus 1 space per service bay
Organizational, Charitable/Fraternal/Social	1 space for each 4 persons at maximum capacity
Pawnshop	1 space per 250 sq. ft. of GFA
Personal Care Home	1 space per 4 beds plus 1 per employee on largest shift
Personal Service Establishment	1 space per 250 sq. ft. of GFA
Professional Service Establishment	3 spaces per 1,000 sq. ft. of GFA plus 1 per employee
Public Parks/Playgrounds	1 space per 1,000 sq. ft. of indoor area or 15 spaces per acre of outdoor area
Recreation Facility, Commercial	1 space per employee plus 5 spaces per acre of outdoor area
Restaurant	1 space per 3 seats plus 1 space per 2 employees
Restaurant, Fast Food	1 space per 2.5 seats plus 1 space per 2 employees plus 7-8 stacking spaces per window
Retail Establishment (not otherwise specified)	3 spaces per 1,000 sq. ft. of GFA



Land Use	Minimum Off-Street Parking
School, Elementary/Middle	1 space per classroom and 1 space per employee
School, High School	1 space per 4 students enrolled plus 1 space per classroom plus 1 space per employee
School, Nursery/Kindergarten	1 space per classroom and 1 space per employee
Snack Bar/Shop	1 space per 3 seats and 1 space per 2 employees
Swimming Pool, Private	See Dwelling unit requirements

**Table 13B. Dimensions and Angles of Parking Spaces**

Parking Angle	Aisle Width	Aisle Traffic Flow
45 degrees	13 feet	One-way
60 degrees	16 feet	One-way
90 degrees or angled parking opening onto two-way aisles	20 feet	Two-way
Parallel	12 feet	One-way

**Table 13C. Required Loading Spaces**

Land Use	Floor Area (square feet)	Number of Loading Spaces Required
Manufacturing, distribution, wholesaling, storage and similar uses	5,000 - 25,000	1
	25,001 - 60,000	2
	60,001 - 100,000	3
	Each 50,000 above 100,000	1
Office buildings, hotels and motels, retail sales, hospitals, institutions and similar uses	5,000 - 60,000	1
	60,001 - 100,000	2
	Each 20,000 above 100,000	1