

CHAPTER 10 OFF STREET PARKING

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10-10-1: REQUIRED:

At the time any building or structure is erected or enlarged or increased in capacity or any use is established, there shall be provided off street parking spaces for automobiles in accordance with the following requirements. (Ord. 99-07, 6-16-1999)

10-10-2: SIZE:

The dimensions of each off street parking space shall be at least nine feet by eighteen feet (9' x 20'). Handicap spaces will meet ADA requirements and other local, state, and federal laws designed to accommodate persons with physical disabilities. (Ord. 99-07, 6-16-1999; amd. Ord. 2002-08, 7-17-2002)

10-10-3: ACCESS TO INDIVIDUAL SPACES:

Except for one-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street. (Ord. 2009-02, 2-18-2009)

10-10-4: NUMBER OF SPACES:

The number of off-street parking spaces required shall be as follows

TYPE OF USE	NUMBER OF SPACES REQUIRED
A. Residential Use:	
1. Accessory dwelling unit (Exterior and Interior).	1 uncovered space. Tandem parking may be allowed based on the city's determination.
2. Care facility	1 space/3 beds.
3. Homeless or emergency shelter	1 space/staff member of largest shift.
4. Mobile home park	2 spaces/unit, plus 1 uncovered guest space/3 units. Tandem parking may be allowed based on the city's determination.

5. Multi-family apartments - studio, single bedroom unit, two bedroom unit or three bedroom unit	1 covered space/unit, 1 uncovered space per unit plus 1 uncovered guest space/3 units.
Multi-unit residential Guest Parking	<p>All required parking spaces for guests shall be open and unenclosed, clearly marked with appropriate signage, and accessible at all times.</p> <p>Guest parking shall be evenly distributed throughout the development for convenient use by guests. In condominium and townhome projects the required guest parking spaces shall not be individually sold or assigned to units.</p> <p>All required parking spaces shall be available for use by tenants and guests without separate or additional charges. No property owner or property manager shall lease, rent, sell, use for storage, or otherwise make the required parking spaces unavailable to residents and guests.</p>
6. Senior citizen apartment housing	1 covered space/unit plus 1 uncovered guest space/3 units.
7. Single-family, twin home, triplex or fourplex	2 covered spaces within an enclosed garage. (20' x 20') Tandem parking may be allowed based on the city's determination.
8. Transient lodging facilities (BnB/VR) (pertaining to bed and breakfast (BnB) and vacation rental (VR) facilities)	See sections 10-6A-2-1 , 10-6B-2-1 , 10-6D-2-1 , and 10-6D1-2-1 of this title, summarized as 1.1 spaces for each living or sleeping unit, plus not less than 2 additional parking spaces for resident family in BnB facilities, plus parking space for all accessory uses as herein specified
9. Townhomes/condos	2 enclosed parking spaces per unit plus 1 uncovered guest space/3 units.

B. Automotive Uses:

1. Auto dismantling	1 space/300 sq. ft. of building floor area, plus 1 space/10,000 sq. ft. of yard area.
2. Automotive repair	5 space minimum or 1 space/200 sq. ft. of building area whichever is greater.
3. Automotive sales	1 space/1,000 sq. ft. of display area plus 1 space for every 250 square feet of office area.
4. Auto wash (self-service)	2 spaces minimum plus 1 stacking space/self-wash stall.

5. Service station, gas station	3 spaces plus 1 space for every 250 square feet of convince store floor area.
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C. Commercial Uses:	
1. Bank, saving and loan, financial institution.	1 space/200 sq. ft. of building area, plus 4 stacking spaces for every drive-thru lane.
2. Barber or beauty salon	1 space/250 sq. ft. of building area.
3. Convenience store.	1 space/250 sq. ft. of building area.
4. Bed and Breakfast, vacation rentals.	1 space for each rented bedroom.
5. Delicatessen or donut shop	1 space/250 sq. ft. of building area.
6. Fitness and wellness studio	1 space/250 sq. ft. of building area.
7. Furniture or appliance sales	1 space/500 sq. ft. of display area, plus 1 space/2,500 sq. ft. of storage area.
8. Hotel, motel, transient lodging	1 space/bedroom or unit, plus 2 spaces for employees.
9. Laundry or dry cleaning facility	1 space/250 sq. ft. of building area.
10. Lumber yard	1 space/500 sq. ft. of enclosed storage area.
11. Mortuary or funeral home	1 space/25 sq. ft. of assembly area.
12. Nail Salon	1 space/100 sq. ft. of building area.
13. Office (general)	1 space/250 sq. ft. of building area.
14. Office (medical or dental)	1 space/200 sq. ft. of building area.
15. Open air market	1 space/250 sq. ft. of vending area, plus 1 space/vendor space.
16. Plant nursery	1 space/250 sq. ft. of building area (excluding greenhouses).
17. Restaurant, café, bar or other eating and drinking establishment with seating.	1 space/100 sq. ft. of building area and outdoor seating area.
18. Restaurant with drive-thru facilities.	1 space/100 sq. ft. of building area, plus 1 lane for each drive-up window with 4 stacking spaces before the menu board.
19. Retail center	1 space/250 sq. ft. of building area.
20. Theater	1 space/4 fixed seats.
21. Veterinary clinic	1 space/200 sq. ft. of building area.

D. Industrial Uses:	
1. Contractor storage facility	6 spaces.
2. Manufacturing facility	1 space/500 sq. ft. of building area.

3. Mining extraction facility	1 space for each employee during the largest shift.
4. Office - General	1 space/250 sq. ft.
5. Self-storage facility/recreational vehicle storage	1 space/50 units or spaces plus 2 spaces for manager's unit.
6. Showroom design center	1 space/250 sq. ft. of display/retail area, plus 1 space/1,000 sq. ft. of storage area.
7. Warehouse	1 space/1,000 sq. ft. of storage area plus 1 space for every 250 sq. ft. of office area.

E. Institutional Uses:

1. Auditorium or club	1 space/4 fixed seats or 1 space/100 sq. ft. of assembly area.
2. Church	1 space/3.5 fixed seats or 1 space/25 sq. ft. of assembly area.
3. Convalescent/nursing home	1 space/3 beds, plus 1 uncovered guest space/4 beds.
4. Day care or preschool facility	1 space/employee, plus 1 space/10 children.
5. Hospital	1 space/bed, plus 1/2 space/bed for employee parking.
6. Library	1 space/250 sq. ft. of display/retail area, plus 1 space/1,000 sq. ft. of storage area.
7. Trade or vocational school	1 space/3 students enrolled, plus 1 space/employee.

F. Recreational Uses:

1. Bowling alley	4 spaces/alley (not including parking space requirements for any incidental uses).
2. Driving range	3 spaces, plus 1 space/tee.
3. Golf course (standard size)	3 spaces/hole, plus required parking spaces for any incidental use.
4. Golf course (miniature)	3 spaces/hole, plus required parking spaces for any incidental use.
5. Health club	1 space/150 sq. ft. of building area.
6. Public park or any other public recreational facility	As determined by the city.

G. Uses not specifically mentioned:

As determined by the city.

H. Mixed uses:

Sum of the requirements for each use

Note:

Other acceptable uses outlined within this code may have specific parking requirements that are defined within the allowances of those uses. It is important to consult the detailed guidelines to understand the necessary parking provisions applicable to each permitted use, as these criteria can vary significantly depending on the nature of the activity or facility.

10-4-5: Location

Off-street parking facilities shall be located as required in this section.

- A. For all uses, required parking facilities shall be located on the same lot or building site as the buildings they are required to serve.



10-10-6: SPECIFICATIONS:

- A. **Driveways Required:** Building permits for new home construction and new garage construction shall specify and require a driveway from the main or front entrance of each garage to the point where the lot line abuts a public or private street. Each driveway shall be constructed of either asphalt or cement and shall be at least the width of the garage opening plus two feet (2'), except in the case of a flag lot which shall be subject to the width and surface requirements set forth in section 10-7-12 of this title.
- B. **Number:** Not more than two (2) driveways shall be used for each one hundred feet (100') or fraction thereof of frontage on any street utilizing high back curb and gutter.
- C. **Distance:** No two (2) of said driveways shall be closer to each other than twelve feet (12').
- D. **Curb Cutting:** Each driveway cut in high back curb shall be not more than thirty five feet (35') in width, measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right of way.
- E. **Corner Lot:** No driveway shall be closer than twenty five feet (25') to the intersection, measured along the property line.
- F. **Safety Island:** In all cases in commercial zones where there is an existing high back curb and gutter or sidewalk on the street, the applicant for a permit shall provide a safety island along the entire frontage of the property, except for the permitted driveway. On the two (2) ends and street side of each such island shall be constructed a concrete curb, the height, location and structural specifications of which shall be approved by the city engineer. (Ord. 2006-32, 10-4-2006)
- G. **Shared Parking Facilities:** Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when peak uses vary.

Requests for shared parking are subject to the approval of the planning commission. Requests shall be subject to the following guidelines. Sufficient evidence shall be presented to show that there will be no substantial conflict in the periods of peak demand of uses for which the joint use is proposed.

1. The number of parking stalls which may be credited against the requirements for the uses involved will not exceed the number of spaces that may normally be required for any one of the uses sharing the parking.
 2. Parking facilities shall not be located further than two hundred feet (200') from any use proposing to use such parking and should be contiguous to the businesses sharing the lot.
 3. A written agreement shall be executed by all parties concerned assuring the continued availability of shared parking facilities in the event that one of the uses shall be sold or otherwise change ownership or management. (Ord. 99-07, 6-16-1999; amd. Ord. 2006-32, 10-4-2006)
- H. Overflow Parking: All parking lots or stalls in excess of the minimum requirements for section 10-10-4 of this chapter constitute overflow parking, and may be provided at the property or business owner's discretion. (Ord. 2002-08, 7-17-2002; amd. Ord. 2006-32, 10-4-2006)

10-10-7: VEHICLE CONDITION:

All vehicles parked on streets or in off street parking must be in running condition. Any parking of vehicles not in running condition will be deemed a nuisance. (Ord. 99-07, 6-16-1999)

10-10-8: LOCATION OF GASOLINE PUMPS:

Gasoline pumps shall be set back not less than eighteen feet (18') from any street line to which the pump island is vertical and twelve feet (12') from any street line to which the pump island is parallel, and not less than ten feet (10') from any residential or agricultural district boundary line. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service will not extend over the property line. (Ord. 99-07, 6-16-1999)

10-10-9: MAINTENANCE OF LOTS:

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

- A. Required: Each parking lot shall be permanently maintained. (Ord. 99-07, 6-16-1999)
- B. Surfacing & Structure: Parking lots must be paved with concrete or asphalt and maintained in a smooth, well-graded condition.
 1. Striping and Marking: Faded parking lot lines must be restriped to maintain clear parking stalls and traffic flow.

- C. Drainage: the parking area shall be so graded as to dispose of all surface water, If such water is carried to adjacent streets, it shall be piped under sidewalks.
- D. Screening: The sides and rear of any off street parking lot which face or adjoin a residential district shall be screened from such district by a masonry wall or solid visual barrier fence eight feet (8') in height.
- E. Lighting: Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any residential district and from street traffic. (Ord. 99-07, 6-16-1999)
- F. Landscaping: All landscaping must be maintained
- G. Overflow parking lots or stalls may be surfaced with asphalt, concrete, gravel or other all weather surface so as to provide for a dustless surface. (Ord. 2002-08, 7-17-2002)
- H. Any business change of use will require the parking lots to be brought to the current code.
- I. All commercial parking lots and landscaping will be annually inspected to the code requirements; this must be done to receive a renewed business license.

10-10-10: DESIGN STANDARDS FOR PARKING LOT LAYOUT

Parking space dimension. The minimum size of parking spaces and drive aisles for surface parking shall be as set forth in the following table:

Parking Standards:				
Parking Angle (In Degrees)	Stall Width	Stall Depth	One-Way Aisle	Two-Way Aisle
0	9 feet	25 feet	-	-
30	9 feet	19 feet	15 feet	24 feet
45	9 feet	20 feet	15 feet	24 feet
60	9 feet	23 feet	18 feet	25 feet
90	9 feet	20 feet	27 feet	27 feet

Parking spaces that are located in drive aisles that are single loaded shall be provided with a 25-foot unobstructed back- up distance.

- A. **Parking layout.** The design standards set forth in this section shall apply to all required off-street parking areas.
- B. **Front yards.** Parking shall not be permitted in any required front yard.
- C. **Forward travel.** Forward travel to and from parking facilities from a dedicated street or alley is required for all uses except residential. The parking area shall be to facilitate the turning of vehicle to permit forward travel upon entering a street.

D. Landscaping.

(a) On-site landscape planting and irrigation plans shall be required for all commercial, industrial and multi-family residential projects.

(b) Notwithstanding anything to the contrary stated in this code, all parking areas shall have landscaping installed according to the following table.

Total Number of Parking Stalls	Percent of Parking Area Landscaped
0-24	6
25-49	8
50+	10

(c) Landscaping shall be located in such a manner that 50% is distributed within the parking area and 50% is distributed around the perimeter of the parking area. For every 12 linear parking stalls, one four (4) foot wide planter shall be installed. A 4 foot wide landscape planter shall be installed at the end of all parking rows.

(d) All parking stalls adjacent to planted areas shall have continuous impact curbing not less than six inches in height.

(e) Landscape planters adjacent to parking stalls shall contain a strip of concrete, six inches by six inches, at the back of the six-inch raised curb designed to accommodate a step-out for motorists exiting parked cars.

Loading spaces

At the time of a change of use of any main building or part thereof for manufacturing, or commercial purposes, if said main building has a gross floor area of more than 2,500 square feet, there shall be provided and maintained at least one loading space of not less than 12 feet in width, 25 feet in length and 14 feet in height (clearance), with adequate ingress and egress from a public street or alley. There shall be an additional loading space for each additional 15,000 square feet of floor area or fraction thereof. No loading dock shall be closer than 25 feet to any public street.

Bicycle Rack Design Requirements

Bicycle parking facilities and racks shall be designed to the following criteria:

- A. Each space shall be 2 feet in width by 6 feet in length or greater.
- B. Two (2) feet of clearance shall be provided between bicycle parking spaces or other obstructions.
- C. A minimum of 5-foot wide aisle or space shall be provided behind all bicycle parking to allow room for bicycle maneuvering.

D. Bicycle parking facilities shall be illuminated.

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