

2.7 GENERAL REGULATIONS FOR VEHICLES -

2.71 Off-Street Parking Space Regulations for Automobiles -

2.711 Existing Parking Space - Existing off-street parking space provided for any building or use at the time of the enactment of this Regulation shall not thereafter be reduced unless it exceeds the requirements of this Regulation. Any existing building or use not providing off-street parking space in conformance with this Regulation shall at the time of any structural alteration of the building or expansion of the use, provide the required parking.

2.712 Required Off-Street Parking Space - Off-street parking space shall be provided on the premises so that there will be no generation of automobile parking on any street. For purposes of computing the number spaces available in a given area, a standard vehicle parking space shall be computed as an area measuring 10 x 20 feet. Additional area will be required in order to provide vehicle maneuvering space, access and egress.

2.713 Parking Requirements in the Central Business District - The off-street parking requirements shall apply to the Central Business District except where, in the opinion of the Planning Commission, application of the off-street parking requirements would be injurious to the proper development of the Central Business District, the off-street parking restrictions may be modified in the Central Business District.

2.714 Off-Street Parking Standards - The following standards comprise the minimum off-street parking requirements for the several common types of buildings and uses listed. Where more than one use occupies a building, the total of the combined standards shall be required.

A. Single-Family Residences - Two (2) spaces per dwelling unit.

B. Apartment House - One and one-half (1-1/2) spaces per unit.

C. Boarding Houses and Rooming Houses - One (1) space for the first two rooms and one (1) space for each additional two rooms.

D. Hotels and Motels - One (1) space per unit plus one (1) space for each three employees.

E. Auditorium, Theater or Stadium or Other Similar Use - One (1) parking space for each five seats available at maximum capacity.

F. Church - One (1) space for each eight seats available at maximum capacity.

G. Restaurant - One (1) space for each three seats available at maximum capacity. Employee parking shall be provided at the ratio of one space for each three (3) employees.

H. Commercial or Business Building - Four (4) spaces for the first 1,000 square feet of floor space used and usable in the sale of merchandise, and one additional space for each additional 250 square feet of such floor space.

I. Manufacturing and Warehousing - One (1) parking space for each two (2) employees at maximum employee on a single shift plus one car space for each truck operated by the business. The Planning Commission may require additional space if it deems necessary.

2.72 Off-Street Loading and Unloading Regulations for Trucks

All buildings and uses which generate regular trucking traffic shall be provided with sufficient off-street loading and unloading space on the premises so that they will generate no loading or unloading activity on their required parking spaces or on any street. The Planning Commission shall interpret the amount of loading and unloading space required for any building or use whenever it is unable to apply this standard literally.

2.73 Additional Parking, Loading and Unloading Regulations -

2.731 Arrangement of Off-Street Parking Space - Off-street parking space required for any building or use may be located within 400 feet from the premises it serves, but detached therefrom, or may be consolidated into a large parking area serving other buildings and uses. Either arrangement must be approved by the Planning Commission. Such parking space, if allowed, shall be deemed required space associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner.

2.732 Proof of Availability - The Planning Commission may require a plat, deed, or any other proof necessary to show that the required parking space, if located off the premises it serves, is controlled by and available to the applicant prior to the granting of a building permit.

2.74 Surfacing of Parking, Loading and Unloading Spaces - Parking, loading and unloading spaces and the access thereto shall be hard-surfaced asphalt or concrete, except for single-family units where a gravel base may be used.