

Parking Standard Diagram

Diagram A

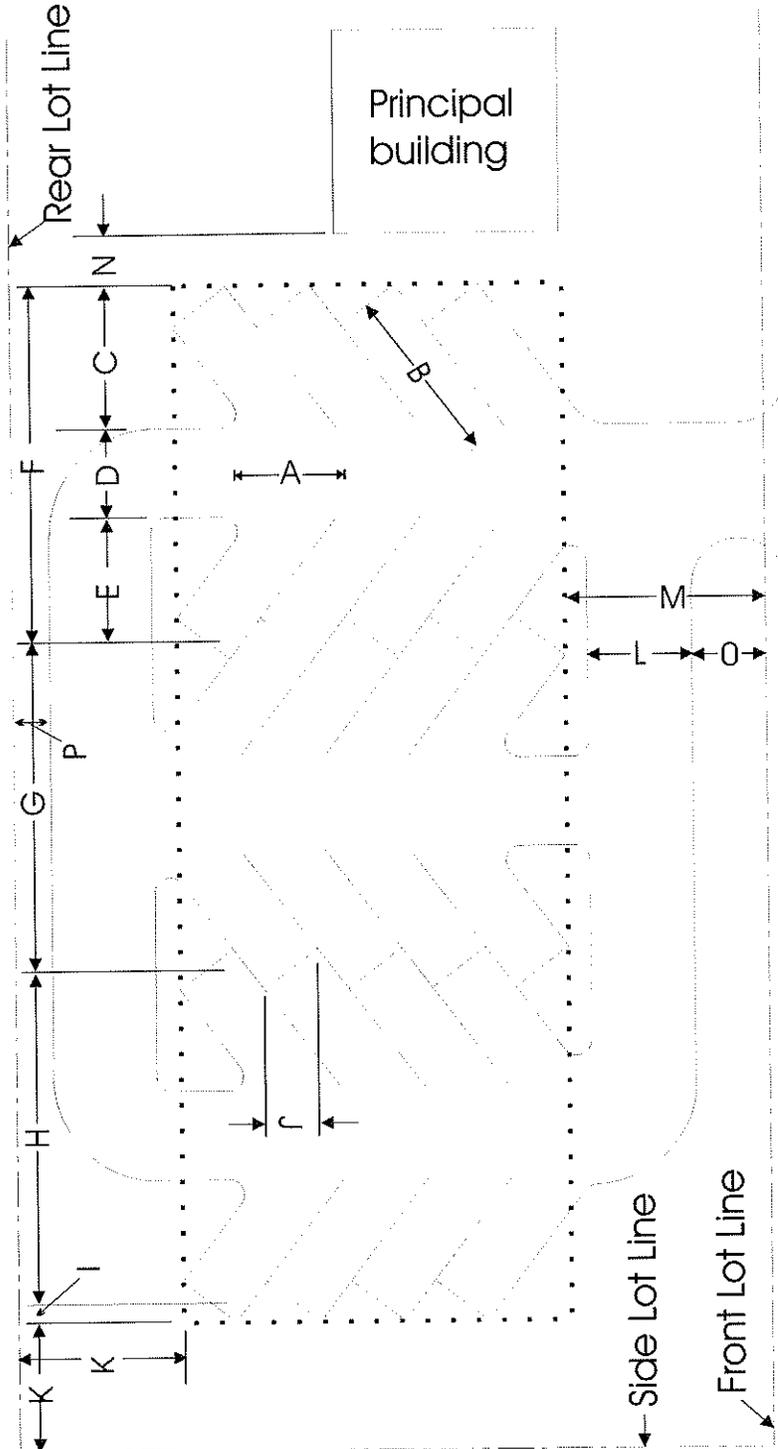


TABLE 1

Parking Layout Required Minimum Dimensions (In Feet)
For 9-Foot Stalls at Various Angles

Dimension	On Diagram	Parking Angle			
		45°	60°	75°	90°
Stall width, parallel to aisle	A	12.7	10.4	9.3	9.0
Stall length of line	B	25.0	22.0	20.0	18.5
Stall depth	C	17.5	19.0	19.5	18.5
Aisle width between stall line	D	12.0	16.0	23.0	26.0
Stall depth, interlock	E	15.3	17.5	18.8	18.5
Module, edge of pavement to interlock	F	44.8	52.5	61.3	63.0
Module, interlocking	G	42.6	51.0	61.0	63.0
Module, interlock to curb face	H	42.8	50.2	58.8	60.5
Bumper overhang (typical)	I	2.0	2.3	2.5	2.5
Offset	J	6.3	2.7	0.5	0.0
Unpaved side and rear yard setback	K	All districts: 5 feet			
Cross aisle, one-way	L	14.0	14.0	14.0	14.0
Cross aisle, two-way	--	24.0	24.0	24.0	24.0
Unpaved front yard setback except driveways	M	All residential districts as required for buildings			
Setback from principal building	N	R-3 districts: 10 feet All nonresidence districts: 5 feet			
Front lot line to drive (landscape area)	O	All districts: 10 feet			
Side and rear lot line to drive (landscape area)	P	All districts: 5 feet			

SUBDIVISION 7: ACCESSIBILITY REQUIREMENTS

All accessibility requirements under the Americans with Disability Act (ADA), as amended, must be complied with.

SUBDIVISION 8: COMPUTING REQUIREMENTS

- A. Floor space shall mean gross floor area of the specific use.
- B. Where fractional spaces result, the parking spaces required shall be construed to be the nearest whole number.
- C. The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature as determined by the planning staff.

SUBDIVISION 9: LOCATION OF PARKING FACILITIES

Required off-street parking spaces shall be provided on the same lot as the principal building or use, except where otherwise provided for in this section. Any area within twenty (20) feet of the front of the drive-in garage doors may not be used to satisfy any portion of the parking requirements.

SUBDIVISION 10: COMBINED PARKING FACILITIES

- A. Combined or joint parking facilities serving different districts shall not be permitted except:

Limited combined or joint parking facilities may be located, constructed and used within and for buildings or uses in C-2, I-1, and I-2 districts, provided that such parking facility is on an adjoining lot and the plan for such facility is approved by the planning commission.

- B. All limited combined or joint parking facilities authorized hereunder shall provide the total number of parking spaces as the sum of the requirements for each building or use being served thereby.
- C. All limited, combined or joint parking facilities or adjoining parking facilities on separate lots as authorized and constructed adjacent to a common lot line separating two (2) or more parking areas are not required to observe the parking area setback from such common lot line.

SUBDIVISION 11: EXEMPTIONS FROM PARKING REGULATIONS

- A. Establishments in any district which have paid an assessment for the provision of off-street city parking lots shall be exempt from the provisions of this subsection which refers to off-street parking.
- B. If the current parking regulations cannot be met as a result of the replacement of an existing structure, a twenty (20) percent exception on the total parking requirement will be allowed up to a maximum of fifty (50) stalls. The applicant will be required to pay for each stall according to the following formula:

$PEC = N (Cc + Pc)$		
PEC	=	Parking Exception Cost
Pc	=	Property cost: Estimated cost of 285 square feet of property in development area as determined by the city assessing department
Cc	=	Construction cost: Construction cost of 285 square feet of parking space (6" Portland concrete) as determined by the city engineering department
N	=	Number of stalls considered for exception

Upon payment of the parking exception cost (PEC) based upon the herein described formula to the city by the applicant in cash, such property shall be exempt from the strict provisions of this subsection which refer to off-street parking. The money paid by the applicant shall go into an account to be used for street maintenance.

- C. The city planning commission may reduce the total parking spaces required by up to five (5) percent if the developer provides the needed accommodations for transit facilities and vehicles; and a reduction of up to three (3) percent of the total parking spaces required may be permitted by the planning and zoning commission if the developer provides bicycle racks and bicycle access to his property.

SUBDIVISION 12: CONSTRUCTION AND MAINTENANCE

- A. In all districts, parking areas and access drives hereinafter constructed shall be paved and provided with proper surface drainage.
- B. The operator of the principal building or use shall maintain parking and loading areas, access drives, and yard areas in a neat and adequate manner so that they are accessible.
- C. Surfacing and Drainage: Off-street parking areas shall be improved with a durable and dustless surface. Such areas shall be so graded and drained so as to dispose of all surface water accumulation within the area. These requirements shall also apply to open sales lots for cars, trucks and other equipment. Parking and driveway areas located within thirty-five (35') feet of the street pavement shall have curbs.

SUBDIVISION 13: LIGHTING

All off-street parking facilities shall provide adequate lighting to ensure the safe operation of motor vehicles and the safety of pedestrians. Prior to installation of any such exterior lighting or substantial modification thereto, an exterior lighting plan shall be submitted to the planning staff for determination as to whether the requirements of this section have been met. Lighting shall be directed away from the public right-of-way and nearby or adjacent residential districts.

SUBDIVISION 14: OFF-STREET PARKING

Off-street parking areas of sufficient size for patrons, customers, suppliers, visitors, and employees shall be provided for residential and nonresidential uses on the premises as specified below. The minimum size of each parking stall shall be nine (9) feet by eighteen and one-half (18.5) feet, exclusive of aisle width for open area parking lots. The minimum size of each parking stall shall be eight and one-half (8 1/2) feet by seventeen and one-half (17 1/2) feet for enclosed parking such as parking garages and parking ramps.

- A. **AGRICULTURAL:** Nursery or tree farms: One (1) space per employee on the largest shift, plus one (1) per company vehicle, plus one (1) space per five hundred (500) square feet of floor area of inside sales or display.

B. RESIDENTIAL:

1. Bed and breakfast: One (1) parking space for each one (1) lodging room.
2. Convalescent or nursing homes: One (1) space per six (6) patient beds, plus one (1) space per employee on the largest work shift, plus one (1) space per staff member and visiting doctor.
3. Dormitory: One (1) parking space for each three (3) beds.
4. Elderly housing: Seven-tenths (0.7) space per unit.
5. Fraternity and sorority houses: One (1) parking space for each two (2) beds.
6. Residential Care Facilities: No less than four (4) parking spaces; provided, however, that in addition sufficient undeveloped spaces shall be provided for additional parking as necessary to comply with parking requirements in the zoning district in which the group home is located in the event the use of the property shall change after construction of the group home.
7. Multifamily (including townhomes):
 - a. One (1) bedroom: One and one-half (1.5) off-street spaces.
 - b. Two (2) bedrooms: Two and one-quarter (2.25) off-street spaces.
 - c. Three (3) bedrooms or more: Two and one-half (2.5) off-street spaces.

- C. INSTITUTIONAL: Institutional uses, except as specifically designated herein: One (1) space per three (3) patrons to the maximum capacity, plus one (1) space per employee on the largest work shift.

Other institutional uses:

1. Churches: One (1) space per six (6) seats based on design capacity.
2. Nursery school: One (1) space per teacher/employee on the largest work shift, plus one (1) off-street loading space per six (6) students.
3. Libraries and museums: One (1) space per two hundred fifty (250) square feet of gross floor area or one (1) space per four (4) seats to a maximum capacity, whichever is greater, plus one (1) space per employee on the largest work shift.
4. Research, experimental, or testing: One (1) off-street parking space for each employee on the major shift or one (1) off-street space for each five hundred (500) square feet of gross floor area within the building, whichever is greater.

5. Schools:

- a. Elementary and Middle School: One (1) space per teacher and staff member, plus one (1) space per two (2) classrooms.
- b. Senior high: One (1) space per teacher and staff member on the largest work shift, plus one (1) space per five (5) nonbused students.
- c. University/college: One (1) space per staff member on the largest work shift, plus one (1) space per two (2) students of the largest class attendance period.

D. COMMERCIAL:

Commercial uses, except as specifically designated herein: One (1) space per one hundred fifty (150) square feet of gross floor area of customer sales and service, plus one (1) space per two hundred (200) square feet of storage and/or office gross floor area, or, if the use has at least one hundred thousand (100,000) square feet of gross floor area, five and one-half (5) spaces per one thousand (1,000) square feet of gross floor area.

Other commercial uses:

1. Auditoriums and theaters: One (1) parking space per four (4) seats.
2. Banks: One (1) space per two hundred (200) square feet gross floor area, and one (1) space per employee on the largest work shift, plus four (4) off-street waiting (loading) spaces per drive-in lane.
3. Bars, taverns, dance halls, night clubs, and lounges: One (1) space per fifty (50) square feet of gross floor area, plus one (1) space per employee on the largest shift.
4. Bowling alley: Five (5) spaces per lane, plus one (1) space per employee on the largest work shift.
5. Car wash (full-serve): Six (6) stacking spaces per bay, plus one (1) space per employee on the largest work shift.
6. Car wash (self-serve): Four (4) stacking spaces per bay.
7. Convenience, grocery, and gas/service: One (1) space per one hundred fifty (150) square feet of retail floor area.

8. Fast-food restaurants: One (1) space for fifty (50) square feet of gross floor area, plus five (5) off-street waiting spaces per drive-in lane, plus one (1) space per employee on the largest work shift.
9. Funeral homes: One (1) space per four (4) patron seats or twenty-five (25) spaces per chapel unit, whichever is greater.
10. Furniture and appliance stores: One (1) parking space for each three hundred thirty (330) square feet of gross floor area for first five thousand (5,000) square feet of gross floor area, and one (1) parking space for each five hundred (500) square feet of gross floor area over five thousand (5,000) square feet of gross floor area.
11. Golf courses (nine- and eighteen-hole): Sixty (60) spaces per nine (9) holes, plus one (1) space per employee on the largest shift, plus fifty (50) percent of the spaces otherwise required for any accessory uses (e.g., bars, restaurants, etc.).
12. Golf driving ranges: One (1) space per tee, plus (1) space per employee on the largest work shift.
13. Grocery or supermarket: Five (5) spaces for one thousand (1,000) square feet of gross floor area.
14. Hospitals: One (1) space for each one (1) hospital bed, plus one (1) space for each two thousand (2,000) square feet of gross floor area, plus one (1) parking space for each employee on the largest shift.
15. Hotel or motel: One (1) space per room or suite, plus one (1) space per every three (3) employees on largest work shift, plus one (1) space per three (3) persons to a maximum capacity of each public meeting and/or banquet room, plus fifty (50) percent of the spaces otherwise required for accessory uses (e.g., restaurants, bars, etc.).
16. Laundromat: One (1) parking space for each two (2) washing machines.
17. Liquor store (off-sale): One (1) parking space per four hundred (400) square feet of gross floor area.
18. Miniature golf: One and one-half (1.5) spaces per hole, plus one (1) space per employee on the largest work shift.
19. Private clubs or lodges: One (1) space per three (3) persons to the maximum capacity of the facility.
20. Racquetball, handball courts: Three (3) spaces per court, plus one (1) space per employee on the longest largest work shift.

21. Repair services (excluding vehicles): One (1) space per three hundred (300) square feet of gross floor area, plus one (1) space per employee on the largest work shift.
22. Restaurants, cafes: One (1) off-street parking space for each seventy-five (75) square feet of gross floor area.
23. Shopping center: Four (4) spaces for each one thousand (1,000) square feet of gross floor area, less mall or common area.
24. Swimming facility: One (1) space per seventy-five (75) square feet of gross water area, plus one (1) space per employee on the largest work shift.
25. Vehicle repair and maintenance services (including salvage yards): One (1) space per four hundred (400) square feet of gross floor area, plus one (1) space per employee on the largest work shift.
26. Vehicle sales and service (boats, cars, trucks, trailers, R.V.s, implement, etc.): Six (6) parking spaces, plus one (1) parking space for each five hundred (500) square feet of gross floor area over one thousand (1,000) square feet.

E. OFFICE:

Office uses except as specifically designated herein: Five (5) spaces, plus one (1) space for each three hundred (300) square feet of gross floor area.

Other office uses:

1. Beauty and barber shops: Three (3) spaces per operator or one (1) space per one hundred (100) square feet of gross floor area, whichever is greater, plus one (1) space per employee on the largest work shift.
2. Medical offices: Three (3) spaces per doctor, plus one (1) space per employee on the largest work shift.

F. INDUSTRIAL:

1. Light industrial uses except as specifically designated herein: One (1) space per employee on the largest work shift or one (1) space for each two thousand (2,000) square feet of gross floor area, whichever is greater, plus one (1) space per company vehicle regularly stored on the premises.
2. Heavy industrial: One (1) space per employee on the largest shift, plus one (1) space per company vehicle normally left on the premises.