

## **105.0 PARKING**

### **105.1 Off-street Parking 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.

### **105.2 Size**

The dimensions of each off street parking space shall be at least 9 feet by 20 feet for diagonal or perpendicular spaces, or 9 feet by 22 feet for parallel spaces exclusive of access drives or aisles.

### **105.3 Access to Individual Parking Space**

Access to each parking space in a parking lot shall be from a private driveway and not from a public street.

#### **105.4 Number of Parking Spaces**

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

1. Business or professional office - one parking space for each 100 square feet of floor area.
2. Church - one parking space for each 3.5 fixed seats.
3. Dwelling - two parking spaces for each dwelling unit.
4. Hotel, motel, motor inn - one space for each sleeping unit.
5. Day care or nursery - one parking space for each staff member plus one space for each 5 children at maximum capacity.
6. Nursing home - four parking spaces plus one space for each five beds.
7. Restaurant, private club or other similar dining and eating establishment - one parking space for each 3.5 seats or one parking space for each 100 square feet, whichever is greater.
8. Retail store - one parking space for each 100 square feet.
9. Wholesale establishment, warehouse, manufacturing establishment, industrial use - one parking space for each 1 1/2 employees on the highest employment shift.
10. Boarding or rooming house - two parking spaces plus one space for each 2 paying guests.
11. All other uses not listed - to be determined by the zoning administrator based on the nearest comparable standards.

## **105.5 Access Requirements**

Adequate ingress and egress shall be provided to all uses at the following minimum standards:

1. No more than 2 driveways shall be allowed for each 100 feet or fraction thereof of frontage on anyone street.
2. No driveway in a residential zone shall be closer than 3 feet to any property line.
3. No driveway which enters a state highway shall be closer than 10 feet to any property line.
4. No two driveways on the same property shall be closer than 12 feet to each other.
5. No driveway shall be located closer than 20 feet to any corner.
6. Parking spaces for all uses except residential uses shall be so located that parking or debarking vehicles do not back onto public streets.
7. Where a parking area adjoins an existing curb and gutter and/or sidewalk, a safety island or buffer zone shall be provided to prevent the entrance or exit of vehicles except via established driveways. The safety island or buffer zone may consist of a concrete curb or a landscaped strip of no less than 8 feet in width, depending on the site conditions and the decision of the Planning Commission.

## **105.6 Screening and Landscape**

1. Where a parking lot for a non-residential use is located within 50 feet of a residential zone or residential property, at least 8 feet of screening shall be provided at the residential boundary. The screening may consist of solid fencing material or landscaping such as tightly spaced shrubs or low branching trees, depending on the site conditions and the decision of the Planning Commission.

2. Parking lots for non-residential uses shall be separated from the paved area of the roadway or the curb and gutter by a buffer zone of no less than 8 feet in width. The buffer zone shall be landscaped and maintained in live plant materials to enhance the appearance of the development. The buffer zone may contain a sidewalk.