

## CHAPTER 23

### OFF STREET PARKING AND LOADING

#### 23.1 OFF STREET PARKING REQUIRED

The following off-street parking spaces shall be provided and satisfactorily maintained, by the owner of the property for each building which is hereafter erected, enlarged or altered for use for any of the following purposes:

#### 23.2 AMOUNT OF OFF STREET PARKING

- (1) Dwellings: At least two (2) parking spaces for each dwelling unit in the building or buildings.
- (2) For any general auditorium, gymnasium, churches or theatre; high school or college, or university auditorium or stadium; or other place of public assembly, there shall be provided at least one (1) parking space for each six (6) seats provided for its patrons, based on the maximum seating capacity, including fixed and movable seats. In computing required off-street parking spaces, and the use of joint parking facilities in connection with any building or use not normally open used or operated during the principal operating hours of said uses shall be allowed, providing a properly drawn legal instrument is executed by the parties concerned for the joint use of such off-street parking facilities, which instrument, duly approved as to form by the Plan Commission and Town Attorney, shall be filed with the application, for a permit.
- (3) For any hotel, apartment hotel, clubhouse, dormitory, fraternity house or any other similar use or establishment there shall be provided at least one parking space for each two (2) guest sleeping rooms.
- (4) For any dancing, exhibitions, labor temple, lodge hall; skating rink or other assembly hall without fixed seats, there shall be provided not less than one (1) parking space for each 120 square feet of floor area thereof.
- (5) For any bank, clinic, funeral home, office building, professional office, welfare institution or any other similar use or establishment, there shall be provided not less than one (1) parking space for each 400 square feet of gross floor area.
- (6) For any hospital, sanitarium, convalescent home or any other similar use or establishment, there shall be provided not less than one (1) parking space for each three beds or any portion thereof.
- (7) For any eating or drinking establishment or any similar use, there shall be provided not less than one parking space for each 200 square feet of gross floor area thereof.
- (8) For any retail store, except a food market, there shall be provided not less than one parking space for each 400 square feet of gross floor area thereof.

- (9) For any food market, or any similar use, there shall be provided one parking space for each 100 square feet of gross floor area in excess of 500 square feet.
- (10) For any manufacturing, processing, wholesaling, or any other industrial use or establishment including any printing or engraving establishment or any warehouse or storage building, there shall be provided one parking space for each 500 square feet of gross floor area thereof.
- (11) For any launderette, laundromat, self-service laundry, washateria, or any similar use or establishment under a different name there shall be provided one parking space for two washing or drying machines.
- (12) For any bowling alley, there shall be provided four (4) parking spaces for each alley thereof.
- (13) For any motel, tourist court, or similar use or establishment, there shall be provided one parking space in the same parcel of land for each individual sleeping or living unit.
- (14) For any trailer coach park, there shall be provided not less than one (1) parking space on the same parcel of land for each individual house trailer.
- (15) For any Supermarket there shall be provided not less than one (1) parking space for each 100 square feet floor area in excess of 2,000 square feet of floor area.

### 23.3 MIXED USES

In the case of any use not listed herein, the number of parking spaces required for such use shall be the same as for a similar use, which is listed. In the case of mixed uses in the same building or structure, the total requirement of off-street parking facilities shall be the sum of the requirement of the various use computed separately from the item set out in this section and off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as hereinafter specified for collective use.

### 23.4 COLLECTIVE PARKING FACILITIES

Nothing in this section shall be construed to prevent the provision of any off-street parking facility for one or more buildings or uses, provided, however, that the total number of off-street parking spaces shall not be less than the sum of requirements for the various individual uses computed separately in accordance with the time set out in this section. All parking spaces provided pursuant to this section shall be on the same lot with the building, except that the Plan Commission may permit the parking spaces to be on any properly zoned lot within three hundred (300) feet of the building; provided that the requirements of Section 2 (13) and (14), shall not be waived.

Distance Measurements – The distance to any parking space areas as herein required shall be measured between the nearest point of the off-street parking facility and the nearest point of the building said parking area or facility is to serve.

### 23.5 OFF STREET LOADING

On the same premises with every building, structure, or part thereof, hereafter erected, established or enlarged and occupied for manufacturing, storage, warehouse goods display, department store, wholesale store, market, hotel, mortuary, laundry, dry cleaning or other uses, involving the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained adequate space for standing, loading, and unloading in order to avoid undue interference with public use of the street or alley.

### 23.6 OFF STREET PARKING LOTS IN RESIDENTIAL DISTRICTS

#### (1) SEPARATE ACCESSORY PARKING LOTS:

Open parking lots for the parking of self-propelled passenger vehicles accessory to a permitted use located on a lot separate from the lot occupied by the main use and approved by the Plan Commission shall be arranged, maintained and used in accordance with these requirements:

- (a) The lot shall front onto a dedicated street and have a front yard not less than twenty-five (25) feet in depth. Corner lots shall provide a side yard not less than fifteen (15) feet in depth.
- (b) A solid, opaque barrier (i.e. wall, fence, etc.), with necessary openings, not more than five (5) feet and not less than three (3) feet in height shall be placed between the parking area and the required front yard and on the side and rear lot lines with only such openings as may be required for ingress and egress.
- (c) The required front yard shall be planted and kept in lawn that is maintained so as to present a healthy, neat and orderly appearance. The required yard shall be kept free from refuse and debris.
- (d) No signs shall be permitted other than unlighted entrance and exit markers not exceeding two (2) square feet in area located within the parking area.
- (e) The parking area shall be paved with an asphaltic or Portland Cement binder and graded so as to prevent dust and surface water accumulation.
- (f) If lighting is provided for the parking area, all lights shall be deflected, shaded and focused away from all residentially zoned property.
- (g) No charge shall be made for parking.

- (2) **BUSINESS PARKING LOTS:** Open parking lots located in residential districts for the parking of automobiles incidental to a commercial zoned area adjacent thereto and approved by the Commission shall be designed, maintained and used in accordance with the following requirements:
- (a) **LIMITATION OF USE:** Parking area shall be used only for the parking of private passenger vehicles of customers, clients, patrons, visitors, and employees in the business area. No charge shall be made for parking. No business of any kind, including repair, service, washing, sale, display or storage shall be conducted on or from the lot. No structures, other than those specifically permitted or required, shall be erected on the premises. No advertising signs shall be erected on the premises, except that not more than one directional sign at each point of ingress and egress may be erected which may also bear the name of the operator of the parking area and the enterprise it is intended to serve. Such sign shall not exceed twenty (20) square feet in area nor extend to a greater height than six (6) feet above the ground and shall be erected within the parking area. Such transitional use shall not extend more than one hundred (100) feet from the boundary of the less restricted zone.
- (b) **ACCESS:** Ingress and egress for parking area shall be over business zoned property or from a public alley lying between the business and residential-zoned property. There shall be no vehicular access to such parking area through or across any yard required under this Section, provided: The Plan Commission may, after investigation and Public Hearing, authorize not more than one driveway not over ten (10) feet in width, over or through a required yard in cases where it finds that public convenience, relief of street congestion and peculiar circumstances required such action that the spirit and purpose of the Zoning Ordinance will be promoted and that the surrounding neighborhood will not be unduly affected in connection with authorizing such a driveway; the Commission may impose any conditions or requirements reasonably necessary to effectuate the objective of this Section.
- (c) **PROTECTIVE WALL:** The parking area shall be provided with a continuous louvered wall not over five (5) feet in height and not less than three (3) feet in height located on the perimeter of the parking area and next to the yards required in this Section. Provided: any opening in said wall shall be not more than twenty (20) feet in width and subject to conditions in this Section.

- (d) YARDS: The lot shall provide a front yard not less than twenty-five (25) feet in depth nor less than the front yard of any existing residential structure immediately adjacent and on either side of the lot. The space or yards between the parking area and residential lot lines or building lines shall not be used or occupied for any purpose except as permitted or required in this Section.
- (e) LANDSCAPING: All yards and spaces between the walls required by this Section and residentially-zoned property or building lines shall be planted and kept in lawn that is maintained so as to present a healthy, neat, and orderly appearance. The required yard shall be kept free from refuse and debris.
- (f) SURFACING: The parking area shall be paved with an asphaltic or Portland Cement binder and graded so as to prevent dust and surface water accumulation.
- (g) LIGHTING: If lighting is provided for the parking area, all lights shall be deflected, shaded and focused away from all residentially-zoned property.