

ZONING ORDINANCE

ARTICLE 10

OFF-STREET PARKING AND LOADING

1000 EXISTING PARKING SPACES

Existing off-street parking provided for any building or use at the time of adoption of this Ordinance shall not thereafter be reduced if such reduction results in parking area less than that required by this Ordinance. Any existing building or use not provided with conforming parking space shall be provided with off-street parking space in conformance with this Ordinance at the time of any structural alteration of the building or expansion of the use.

1010 REQUIRED OFF-STREET PARKING SPACES

When any building is built or any use of the land is initiated, there shall be provided sufficient off-street parking space on the premises so that no automobile parking on any street will result from the normal activity. If the off-street parking capacity is exceeded and street parking is generated more often than six times during a six-month period, this shall be considered as resulting from normal activity, and additional off-street parking shall be provided. The Board of Adjustment shall interpret the amount of parking space required for any building or use, assisted by the following standards, whenever the Administrative/Enforcement Officer is unable to apply the following standards literally or determines a parking space deficiency. In either case, he shall apply to the Board for an original interpretation.

1020 OFF-STREET PARKING STANDARDS

The following standards comprise the minimum off-street parking requirements for the several common types of building and uses listed:

- a. Dwelling: Two parking spaces per dwelling unit.
- b. Indoor Retail Businesses: One parking space for each 250 square feet of commercial floor area plus one space for every truck operated by the business.

- c. Industrial Plants: One parking space for every two employees at maximum employment on a single shift plus one space for every truck operated by the plant.
- d. Places for public assembly, institutions, and recreational facilities: One parking space for every five persons based on maximum capacity.
- e. Additional Parking Standards: The Board of Adjustment may alter the standards listed above when necessary to conform with Section 1010 and shall use similar criteria of floor area, employment, or capacity to interpret standards for buildings and uses not specifically listed above.

1030 OFF-STREET LOADING AND UNLOADING SPACE 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 Board of Adjustment shall interpret the amount of loading and unloading space required for any building or use whenever the Administrative/Enforcement Officer is unable to apply this standard literally and applies to the Board for an original interpretation.

1040 ADDITIONAL PARKING, LOADING AND UNLOADING REGULATIONS

- a. Arrangement of off-street parking space: Off-street parking space required for any building or use may be located within walking distance or four hundred feet from the premises it serves but detached therefrom and may be consolidated into a large parking area serving other buildings and uses if approved by the Board of Adjustment. The Administrative/Enforcement Officer shall apply to the Board for an original interpretation when building permits are requested in such cases. The Board may not authorize the total amount of parking space required for all buildings and uses to be diminished except as follows: if a consolidated parking area serves buildings or use which do not generate automobile parking at the same times, e.g., churches and stores, total parking space may be diminished to the maximum required by those buildings and uses which do generate the parking of automobiles at the same time.

- b. Proof of Availability: The Board of Adjustment may require a plat, deed, and any other proof necessary to show that required parking space, if located off the premises it serves, is controlled by an available to the applicant for a building permit.
- c. Surfacing of parking, loading, and unloading spaces: Parking, loading, and unloading spaces and access thereto shall be surfaced in a manner adequate to eliminate dust and mud.

1050 CITY ORDINANCES

Nothing in this Article shall be construed to be in conflict with the City Code of Ordinance and any other city ordinances regarding the parking of vehicles on city streets. In particular City Ordinance No. 1994-10 establishes a license (with a fee of \$100) for the privilege of loading/ unloading within City limits.