

OFF-STREET PARKING REGULATIONS

§ 151.180 INTENT.

These off-street parking regulations are intended to provide for the provision of off-street parking areas which are adequate to support the needs of proposed uses and future uses of a site while at the same time assuring that the design and construction of such off-street parking areas meet minimum design standards necessary to promote efficient circulation and prevent undue traffic congestion.

(Ord. 267-06, passed 7-13-2006)

§ 151.181 APPLICABILITY.

All new development, additions to buildings or structures or conversions of use for which an improvement location permit is required by this subchapter shall provide required off-street parking in accordance with the regulations of this subchapter. Such off-street parking areas may be provided in either a surface parking area or a parking garage. If off-street parking areas are provided in a parking garage, such parking garage shall be located in compliance with all other general development standards of the applicable district.

(Ord. 267-06, passed 7-13-2006)

§ 151.182 EXISTING PARKING AREAS.

Existing off-street parking areas shall not be reduced below the minimum requirement for such use as required by this subchapter. Any off-street parking areas existing prior to the effective date of this subchapter which were already below the standards established by this subchapter shall not be further reduced. Any off-street parking areas existing prior to the effective date of this subchapter which were already below the standards established by this subchapter shall be brought in compliance within five years of the adoption of this subchapter.

(Ord. 267-06, passed 7-13-2006) Penalty, see § 151.999

§ 151.183 LOCATION OF PARKING AREAS.

Off-street parking shall be located:

- (A) On the same lot as the building, structure or use served by the off-street parking area;
- (B) Within the same integrated center, business park or industrial park as the building, structure or use served by the off-street parking area; or
- (C) Within 500 feet, of the building, structure or use served by the off-street parking area, provided that such off-site location for the off-street parking area is approved by the Board of Zoning Appeals as a conditional use where:
 - (1) Such off-street parking area shall be located within a district which permits the use for which the off-street parking is provided; and

(2) A written agreement, properly drawn and executed by the parties concerned and approved as to form by the Town Attorney, assuring the availability of the off-street parking area is filed with the Board of Zoning Appeals as part of the request for approval of the conditional use. (Ord. 267-06, passed 7-13-2006)

§ 151.184 DESIGN AND CONSTRUCTION OF OFF-STREET PARKING AREAS.

The design and construction of all required off-street parking areas shall be in compliance with the regulations contained in this subchapter.

(A) *Design of parking areas.*

(1) *Layout.* The layout of all off-street parking areas shall be in compliance with one of the options set forth below.

(a) *Option 1.* In the *Architectural Graphic Standards*, Tenth Edition, or most current edition, for a level of service “A” or “B”; or

(b) *Option 2.* In the table, Parking Lot Design, below.

<i>Parking Lot Design</i>			
<i>Angle of Parking Space (in Degrees)</i>	<i>Minimum Width of Parking Space</i>	<i>Minimum Depth of Parking Space</i>	<i>Minimum Width of Maneuvering Aisle</i>
61-90	9 ft. 9 in.	20 ft. 0 in.	24 ft. 0 in.
46-60	9 ft. 0 in.	19 ft. 0 in.	18 ft. 0 in. one way)
45	8 ft. 0 in.	22 ft. 0 in.	12 ft. 0 in. (one way)
Parallel	8 ft. 0 in.	22 ft. 0 in.	12 ft. 0 in. (one way)

(2) *Definition of off-street parking spaces.*

(a) Except for agricultural uses, individual single-family dwellings or two-family dwellings, all **OFF-STREET PARKING SPACES** shall be:

1. Identified by painted lines (minimum four inches in width), raised curbs or other means to indicate individual spaces; and

2. Provided with a raised curb, wheel stops or other devices to ensure that motor vehicles do not encroach beyond the off-street parking area or into a required yard.

(b) For individual single-family dwellings or two-family dwellings, no off-street parking space for an individual single-family dwelling or two-family dwelling shall be permitted on the setback between the street and the front or sides of the single-family dwelling or two-family dwelling.

(B) *Surface of off-street parking areas.* Except for agricultural uses, all required off-street

parking areas and any driveway, interior access driveway or interior access drive to and from such off-street parking areas shall be hard surfaced with asphalt, concrete or other material to provide a durable, dust-free surface.

(Ord. 267-06, passed 7-13-2006)

§ 151.185 MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES.

(A) Off-street parking for all uses shall be provide in accordance with the minimum requirements set forth in tables in the § 151.186, Minimum ADA Parking Spaces and § 151.187 Required Off-Street Parking.

(B) When the computation of required off-street parking spaces results in a fraction of one-half or greater, the number of required off-street parking spaces shall be rounded up to the next whole number.

(1) *Increase in intensity of use.* Additional off-street parking spaces shall be required whenever:

(a) A change of use of a building, structure or lot; or

(b) An addition to any unit of measurement specified herein (i.e., dwelling units, gross floor area, seating capacity, number of employees and the like), results in an increase in the minimum number of required off-street parking spaces to an extent of 15% or more than the number of off-street parking spaces existing on the effective date of this subchapter on the single use site, integrated center or industrial park, as the case may be, whether such total increase occurs at one time or in successive stages.

(2) *Units of measurements.*

(a) *Employees.* The number of employees shall be compiled based upon the maximum number of persons employed on the premises at any one time on an average day or average night, whichever is greater.

(b) *Gross floor area.* Gross floor area shall be determined per the definition of gross floor area in § 151.002.

(c) *Seating capacity/building capacity.* Seating or building capacity shall be based upon the determination of the County Fire Marshal regarding maximum building capacity.

(Ord. 267-06, passed 7-13-2006)

§ 151.186 REQUIRED PARKING FOR THE DISABLED.

Every off-street parking area and parking garage available to the public shall have parking spaces reserved for the use of physically handicapped persons as required by *ADA Accessibility Guidelines for Buildings and Facilities, Chapter 4.1.2 (5)(a)*, published in the Federal Register, Volume 56, No. 144, dated July 26, 1991 being 28 C.F.R. Part 36, Appendix A, 4.12(5)(a); provided, however, facilities which provide medical care and other services to person with mobility impairments shall provide ADA parking spaces as follows:

(A) *Outpatient units and facilities.* Ten percent of the total number of off-street parking spaces; and

(B) *Units and facilities that specialize in treatment services for persons with mobility impairment.* Twenty percent of the total number of off-street parking spaces.

<i>Minimum ADA Parking Spaces</i>	
<i>Total Parking Spaces Required</i>	<i>Minimum Number of Reserved Spaces</i>
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of the total number of off-street parking spaces
1,001 and over	20, plus 1 for each 100 off-street parking spaces over 1,000

(Ord. 267-06, passed 7-13-2006)

§ 151.187 REQUIRED OFF-STREET PARKING.

All uses shall provide a minimum number of off-street parking spaces as indicated below.

<i>Use</i>	<i>Required Minimum Off-Street Parking Spaces</i>
Ambulance and armored car service	1 parking space per vehicle plus 1 parking space per on-duty employee
Assembly facilities without fixed seats, including dance halls, martial arts schools, aerobic and exercise centers and similar studios or centers	1 parking space per every 25 sq. ft. of floor area in public use
Automobile, motorcycle, truck, bus, RV and boat sales	1 parking space per 300 sq. ft. of sales floor area in excess of 1,000 sq. ft. plus 1 parking space per 2,000 sq. ft. of open area
Bar, tavern, nightclub, cabaret and other establishments for the sale of beer or intoxicating liquor for consumption on the premises	1 parking space per every 3 persons based upon the maximum number of person that can be accommodated at the same time in accordance with design capacity
Barber shop/beauty shop/hair salon/manicure shop/tanning salon	3 parking spaces per each customer seat or service station

<i>Use</i>	<i>Required Minimum Off-Street Parking Spaces</i>
Boarding houses	1 parking space per 2 guest rooms plus 1 parking space for owner or manager
Bowling alleys	5 parking spaces per alley; if, in addition, there are other uses or accessory uses located within or operate in conjunction with the bowling alley, such as restaurants, bars, taverns, nightclubs and the like, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total sq. ft. of gross leasable floor area for such uses located within or operated in conjunction with the bowling alley)
Car washes	Stacking spaces per wash bay, as required for a drive-through facility, plus 3.5 parking spaces per 1,000 sq. ft. of gross floor area devoted to office or retail sales
Child care centers	1 parking space per employee plus 3 additional parking spaces
Financial institutions/banks	1 parking space per 200 sq. ft. of gross floor area, plus parking spaces as required for each walk-up, drive-through or freestanding bank machine
Financial institutions/banks-freestanding bank machines, walk-up or drive-through	1 parking space for each walk-up, drive-through or freestanding bank machine, plus stacking spaces as required for a drive-through facility for any drive-through or freestanding bank machine accessible from an automobile
Funeral homes and mortuaries	1 parking space per every 50 sq. ft. of gross floor area in service rooms
Gasoline stations and public garages	1 parking space per each employee, plus 2 parking spaces for each service bay
Grocery store	5 parking spaces per 1,000 sq. ft. of gross floor area
Gun clubs, skeet, target or archery ranges	1 parking space per every 2 employees, plus 1 parking space per shooting position
Hardware/paint/home improvement store	5 parking spaces per 1,000 sq. ft. of gross floor area
Hotels and motels	1 parking space per guest room, plus 2 parking spaces at office or registration area; if, in addition to guest rooms, there are other uses or accessory uses located within or operated in conjunction with the hotel or motel, such as ballrooms, meeting rooms, dining areas, retail stores, auditoriums, bars, restaurants, taverns, nightclubs and the like, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provide (calculation shall be based upon the total sq. ft. of gross leasable floor area for such uses located within or operate in conjunction with the hotel or motel)
Laundromats	1 parking space per every 2 washing machines, plus 1 parking space per every 2 employees
Medical and dental clinics	5 parking spaces per each doctor

<i>Use</i>	<i>Required Minimum Off-Street Parking Spaces</i>
Off-track pari-mutual wagering facility	1 parking space per each employee, plus 1 parking space per every 3 person based upon the maximum number of person that can be accommodated at the same time in accordance with the design capacity
Offices and office buildings	3.5 parking spaces per 1,000 sq. ft. of gross floor area
Publishing establishments, newspaper or printing shops	2 parking spaces per 1,000 sq. ft. of gross floor area, plus 3.5 parking spaces per 1,000 sq. ft. devoted to office or related retail activities
Residential: multi-family, including apartment houses	2 parking spaces per dwelling unit
Residential: single-family	1 parking space per dwelling unit
Residential: two-family	2 parking spaces per dwelling unit
Restaurants: family restaurant, family restaurant with lounge, fast food restaurant	1 parking space per every 3 persons based upon the maximum number of persons that can be accommodated at the same time in accordance with design capacity (including outdoor seating areas)(minimum of 5 parking spaces required)
Restaurants: drive-in restaurant	1 parking space per customer service unit, plus 10 parking spaces per 1,000 sq. ft. of gross floor area (minimum of 4 additional parking spaces required)
Restaurants: drive-through only (no seating)	<p>< 100,000 sq. ft. - 3.5 parking spaces per 1,000 sq. ft. of gross floor area, provided, however, that in no case shall any individual use provide less than a total of 5 parking spaces</p> <p>100,000 sq. ft. and over - 2.50 parking spaces per 1,000 sq. ft. of gross floor area</p>
Retail-integrated centers	<p><400,000 sq. ft. - If the total gross leasable floor area of an integrated center is less than 400,000 sq. ft., 4 parking spaces per 1,000 sq. ft. of gross leasable floor area shall be required</p> <p>400,000 - 600,00 sq. ft. - If the total gross leasable floor area of an integrated center is greater than 400,000 sq. ft., but less than 600,000 sq. ft., 4.5 parking spaces per 1,000 sq. ft. of gross leasable floor area shall be required</p> <p>600,000 sq. ft. - If the total gross leasable floor area of an integrated center is greater than 600,000 sq. ft., 5 parking spaces per 1,000 sq. ft. of gross leasable floor area shall be required</p> <p>Provided, however:</p> <p>(1) in no case shall any integrated center provide less than 5 spaces: and</p> <p>(2) the following individual uses: grocery store; hardware/paint/home improvement store; theaters; bowling alley; bar; tavern; nightclub; cabarets; or other establishments for the sale of beer or intoxicating liquor for consumption on the premises shall provide parking spaces as required for the individual use by this section</p>

<i>Use</i>	<i>Required Minimum Off-Street Parking Spaces</i>
	and such calculation shall be separate from the calculation of the gross leasable floor area calculation of the integrated center
Service or repair establishments	3.5 parking spaces per every 1,000 sq. ft. of gross floor area
Theaters, auditoriums, gymnasiums, stadiums, arenas, convention halls and places of assembly with fixed seats	1 parking space per every 5 seat, plus 1 parking space per every 2 employees
Veterinary hospitals, animal kennels and pounds	1 parking space per every 400 sq. ft. of gross floor area
Minimum parking required	Except for residential uses, in no case shall any individual, non-related and separately operated use provide less than 3 parking spaces
Uses not specified	For any use not specified above, specific requirements shall be determined by the Zoning Administrator and shall be based upon requirements for similar uses, expected demand and traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria

(Ord. 267-06, passed 7-13-2006)

§ 151.188 NONCONFORMING USES.

(A) Any nonconforming use which existed prior to the enactment of this subchapter which does not involve improvement to property, land or structures shall end immediately.

(B) Any nonconforming use which existed prior to the enactment of this subchapter and which was not legal at the time of the enactment of this subchapter shall end immediately.

(C) Nothing in this subchapter is to be construed so as to authorize the continuance of a pre-existing nonconforming use if such pre-existing nonconforming use was not legal or legitimate at either the time it came into existence or any subsequent time.

(D) Any other prior nonconforming use that existed prior to the enactment of this subchapter shall end within five years of the date of the enactment of this subchapter.

(Ord. 267-06, passed 7-13-2006) Penalty, see § 151.999

§ 151.189 PARKING OF ANY VEHICLES IN YARDS OR LAWNS.

Parking of any vehicle in yards or lawns for more than 48 hours is prohibited.

(Ord. 267-06, passed 7-13-2006) Penalty, see § 151.999

§ 151.190 LICENSURE OF VEHICLES.

All vehicles, regardless of where they are parked, must be currently and properly licensed by the state or originating jurisdiction.

(Ord. 267-06, passed 7-13-2006) Penalty, see § 151.999