

**ARTICLE 1317**  
**Off-Street Parking and Loading Requirements**

**1317.01 Minimum required off-street parking spaces.**

**1317.02 Minimum required off-street loading berths.**

**1317.03 Off-street parking and loading requirements.**

**CROSS REFERENCES**

Parking regulations generally - see TRAF. Art. 361

---

**1317.01 MINIMUM REQUIRED OFF - STREET PARKING SPACES.**

Uses	Minimum Required Off-Street Parking Spaces
Bowling alleys	Five parking spaces for each alley
Houses of worship	One parking space for each five permanent seats in the principal room of worship. When individual seats are not provided, each 20 inches of benches shall be considered one seat.
Community buildings, country clubs, social halls, lodges, fraternal organizations and similar uses.	One for each 200 sq. ft. of floor area occupied by all principal and accessory structures.
Doctors and dentists	Five spaces for each doctor's or dentist's office.
Motels, hotels	One for each rentable unit.
Funeral homes and mortuaries	Five parking spaces for each parlor.
Hospital, nursing and convalescent homes.	One for each two beds.
Manufacturing, industrial and general commercial uses not otherwise specified herein.	One for each 1,000 sq. ft. of floor area, plus one for each four employees on the maximum working shift.
Offices	One space for every 400 sq. ft. of rentable floor area.

Restaurants, bars and nightclubs	One for each four seats.
Retail stores, store groups, shops, etc.	One for each 300 sq. ft. of floor area where the floor area exceeds 1,000 sq. ft.
Mobile home trailer court	One for each trailer occupant.
New construction of R1, R2, R3	One for each family occupancy (Unless just cause can be shown why this is not feasible.)
Wholesale establishments or warehouses	One for each two employees on the maximum shift.
Convention halls, skating rinks, exhibition halls, stadia, sports arenas, auditoria, and other places of public assembly.	One parking space for each four permanent seats, plus one parking space for every 75 sq. ft. of floor area not containing seats.
Planned commercial development groups, shopping centers. (Passed 2-15-78)	One parking space for each 100 sq. ft. of floor area where the floor area exceeds 2,000 sq. ft.

### **1317.02 MINIMUM REQUIRED OFF-STREET LOADING BERTHS.**

Uses	Square Feet of Total Floor Area	Number of Berths
Offices; motels, retail commercial, wholesale, manufacturing, storage and miscellaneous uses.	From 10,000 - 25,000	1
	From 25,001 - 40,000	2
	From 40,001 - 60,000	3
	From 60,001 - 100,000	4
	For each additional 50,000 or fraction thereof	1 addition
Schools	15,000 or more	1
Hospitals (In addition to space for ambulances)	From 10,000-30,000	1
	For each additional 30,000 or major fraction thereof	1 addition

### **1317.03 OFF-STREET PARKING AND LOADING.**

(a) Requirement for Parking. In all districts there shall be provided, at the time any building or structure is erected, is enlarged, or increased in capacity, off-street parking spaces in accordance with the requirements set forth herein.

(1) Number of parking spaces required. The number of off-street parking spaces required shall be as set forth in 1317.01

- (2) Size. Each off-street parking space shall have a minimum area of 200 square feet, exclusive of access drives and aisles, and shall be of usable shape and condition.
- (3) Access. There should be adequate provision for ingress and egress to all parking spaces. Access drives or driveways should be no less than twelve feet wide for ingress and egress and twenty feet wide for both ingress and egress. No driveway or access drive shall be closer than fifty feet to any street intersection.
- (4) Location. All permitted and required accessory off-street parking and loading spaces, open or enclosed, should be located on or immediately adjacent to the same lot as the use to which such spaces are accessory but may be provided within a radius of 300 feet from the lot boundary. Such spaces shall be in the same ownership as the use to which they are accessory and should be subject to deed restrictions, binding the owner and his heirs, and all successors to maintain the number of spaces available throughout the life of such use. Parking is permitted on the roof of any structures, provided a four-foot wall is constructed around the perimeter of the roof.
- (5) Screening and landscaping. Off-street parking and loading areas for four or more vehicles shall be effectively screened by a fence or hedge on the side or sides adjoining or abutting an R-District.
- (6) Surfacing. Any off-street parking or loading area for four or more spaces shall be surfaced with asphalt or concrete pavement or any durable all-weather surface. All areas should be marked to provide for the orderly and safe loading, parking and storage of vehicles.
- (7) Lighting. All lighting used to illuminate any off-street parking or loading area should be so arranged as to reflect the light away from adjoining premises.
- (8) Drainage. Any off-street parking and loading area should be graded and drained to dispose of all surface water without detriment to surrounding uses.

(b) Parking for Houses of Worship. The number of required off-street parking spaces may be eliminated or reduced if there exists, within 500 feet of the houses of worship, public or private parking lots containing a sufficient number of off-street parking spaces to satisfy the requirements of Section 1317.01. The house of worship shall provide the difference if the number of parking spaces in the private or public lots is below the number required by Section 1317.01. Any spaces provided in public or private lots must be shown to be available for worshipers on the day or days of greatest uses.

(c) Off-street Loading.

- (1) In commercial or industrial zones there shall be provided and maintained, on the same lot with the principal use, off-street loading berths in accordance with requirements of 1317.02.
- (2) Each loading space shall not be less than fourteen feet in width, forty feet in length, and have a minimum clearance of fifteen feet, may occupy all or any part of any required yard, except the front yard.

(d) Joint Facilities for Parking or Loading. Off-street parking and loading facilities for separate uses may be provided jointly if the total number of spaces so provided is not less than the sum of the separate requirements for each use, and provided that all regulations governing the location of accessory spaces in relation to the use served are adhered to. Further, no accessory space or portion thereof shall serve as a required space for more than one use unless otherwise approved by the Board in accordance with the purpose and procedures set forth herein.

(e) Service Station. Parking Areas and Garages. No filling station or commercial parking areas or garage for twenty-five or more motor vehicles shall have an entrance or exit for vehicles within 200 feet along the same side of a street on which is located a school, public playground, church, hospital, public library or institution for dependents or for children, except where such property is in another block or on another street on which the lot does not abut. Such access shall be not closer to the intersection of any two streets than fifty feet.

- (1) Location of oil drainage pits and hydraulic lifts. No oil draining pit or hydraulic lift shall be located closer than twenty-five feet to any R-District, except when such pit or lift is within a building.
- (2) Work area. In any filling station or other establishment where motor vehicles are permitted to be serviced or repaired, all repair operations shall be conducted within a building. (Passed 2-14-78.)