
ARTICLE 17

PARKING, LOADING AND INTERNAL ROADWAYS

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Table 17A Minimum Off-Street Parking Requirements

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Table 17C Required Loading Spaces

Section 1700 General Requirements

- A. Off-street parking shall be provided for all uses of land, structures, and buildings as well as for any expansion or change of such uses in accordance with the requirements of this Article.
- B. Off-street loading space shall be provided for all commercial and industrial uses as well as for any expansion of such uses or change in use requiring the regular delivery or shipping of goods, merchandise or equipment to the site by trucks, in accordance with the requirements of this Article.
- C. All handicapped parking spaces shall be developed in accordance with the Uniform Construction Code.

Section 1701 Methods of Providing Required Parking and Loading

- A. All required parking or loading spaces shall be located on the same lot as the principal use(s) it serves, except as provided below.
 - 1. In lieu of actual construction of required on-site parking spaces, all or any portion of the off-street parking required in this Article may be provided by satellite parking. Required parking for use(s) on a lot may be located on another lot, either by itself or combined with parking for other uses, subject to certification by the Zoning Officer that the following requirements have been met:

- (A) The use being served by the off-site parking shall be a permitted principal use, as provided for in this Ordinance, in the zoning districts within which the lot containing such parking is located;
 - (B) The off-site parking spaces shall be located within three hundred (300) feet walking distance of a public entrance to the structure or lot containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served; and,
 - (C) The continued availability of off-site parking spaces necessary to meet the requirements of this section shall be ensured by an appropriate condition that the continued validity of the zoning permit shall be dependent upon the permit holder's continued ability to provide the requisite number of parking spaces.
- B. Up to one-half of the parking spaces required for one use may be used to satisfy the parking requirements for a second use on the same zoning lot, subject to certification by the Zoning Officer; provided that the peak usage of the parking facility by one use will be at night or on Sundays (such as with churches), and the peak usage of the parking facility by the second use will be at other times.

Section 1702 Use of Required Parking and Loading Spaces

- A. Required parking areas shall be available for the parking of operable vehicles of residents, customers, and employees, and shall not be used for the storage of vehicles or materials, or for the parking of vehicles used for loading or unloading, or in conducting the use.
- B. Required loading space shall be available for the loading and unloading of vehicles, and shall not be used for the storage of vehicles or materials, or to meet off-street parking requirements, or in conducting the use.

Section 1703 Parking Design Standards

All parking spaces and associated vehicle accommodation areas shall meet the following minimum design requirements:

- A. All parking spaces and vehicle accommodation areas shall be surfaced with asphalt or concrete, which shall be maintained in a safe, sanitary, and neat condition.
- B. Except for single-family and two-family dwellings or for attendant parking, each parking space shall be arranged so that any vehicle may be parked and removed without moving another vehicle.
- C. Except for single-family and two-family dwellings, parking spaces shall be provided with adequate aisles or turnaround areas so that all vehicles may enter adjacent streets in a forward manner.

- D. No parking area or vehicle accommodation area shall be located within a street right-of-way. Parked vehicles in off-street parking spaces shall be prevented from intruding on travel lanes, walkways, public streets, sidewalks or adjacent properties by means of walls, curbs, wheel stops, or other appropriate means.
- E. No stacking lane required for vehicles awaiting service shall be located such that it creates interference with the use of the abutting street(s) or with travel lanes or aisles of the vehicle accommodation area.
- F. The size of parking spaces shall be adequate for the safe parking of vehicles and vehicle accommodation areas shall be provided so that parking and backing-up can be accomplished in one continuous maneuver.
- G. Parking facilities shall be designed to connect with similar facilities on adjacent lots where appropriate to eliminate the need to use the abutting street(s) for cross movements.
- H. Curbed islands shall be required at the ends of and between parking aisles for traffic control and drainage control for all new non-residential development in excess of 10,000 gross square feet.
- I. All parking spaces shall be delineated with painted lines.

Section 1704 Minimum Off-Street Parking Requirements

- A. Off-street parking spaces required for all land uses identified in this Ordinance are included in Table 17A, Off-Street Parking Requirements.
- B. For purposes of this Section, the number of employees shall be the number of persons employed on the largest shift.
- C. In the case of a land use classification not listed in Table 17A, the minimum parking space requirement shall be determined by the Zoning Officer. In making such determinations, the Zoning Officer shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the use, and studies of minimum parking space requirements for such use in other jurisdictions.
- D. A reduction of up to twenty (20) percent of the minimum number of required parking spaces may be permitted through the granting of a variance by the Zoning Hearing Board if, based on substantial evidence in the record of its proceedings, the Board finds that compliance with the full minimum off-street parking space requirements of this Section would not be warranted for the particular use(s) and site.

Section 1705 Parking Space Dimensions

- A. An off-street parking space shall include a rectangular area with a length of 21 feet and a width of 8.5 feet, exclusive of access drives, aisles, ramps, columns or outdoor work areas. Such space shall have a minimum vertical clearance of 8 feet.

- B. A compact parking space shall include a rectangular area with a length of 18 feet and a width of 7.5 feet, exclusive of access drives, aisles, ramps, columns or outdoor work areas. Such space shall have a minimum vertical clearance of 8 feet.
- C. A motorcycle parking space shall include a rectangular area with a length of eight (8) feet and a width of four (4) feet. Such space shall have a minimum vertical clearance of eight (8) feet.
- D. An off-street parking space designed for parallel parking shall include a rectangular area with a length of twenty (20) feet and a width of nine (9) feet.
- E. Parking aisles between parking spaces shall be required to comply with the standards contained in Table 17B, Dimensions and Angles of Parking Spaces.

Section 1706 Loading Space Design Standards

- A. Uses and buildings with a gross floor area of five thousand (5,000) square feet or more shall provide off-street loading spaces in accordance with Table 17C, Required Loading Spaces; provided that loading spaces shall not be required for uses which do not receive or transmit goods or wares by truck delivery.
- B. The loading and unloading area must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area given the nature of the development.
- C. All loading spaces and associated vehicle accommodation areas shall meet the following minimum design requirements:
 - 1. Off-street loading spaces shall be located and arranged so that a semi-trailer truck shall be able to gain access to and use such spaces by means of one (1) continuous parking maneuver beginning at a public right-of-way.
 - 2. All loading spaces and vehicle accommodation areas shall be surfaced with asphalt or concrete which shall be maintained in a safe, sanitary, and neat condition.
 - 3. No loading space shall be located so that a vehicle using such space intrudes on travel lanes, walkways, public or private streets, sidewalks or adjacent properties.
 - 4. Each required off-street loading space shall have a minimum width of twelve (12) feet, a minimum length of fifty-five (55) feet, and a vertical clearance of fourteen (14) feet above finished grade of the space.
- D. **Off-Street Loading Space Requirements**

The number of off-street loading spaces required by this Section shall be considered as the minimum and the number of spaces specified in Table 17C shall be provided.

Section 1707 Exceptions to Paved Parking

The following situations are exempted from the requirements of Section 1703:

- A. A parking lot used only for occasional use. (Occasional use is a use that occurs on two or fewer days per week.)
- B. When a proposed development is temporary in nature, the Zoning Officer may exempt the development from the paved parking requirements of Section 1703. The duration of the exception shall not exceed six (6) calendar months and shall be included as a condition of the approved permit.

Section 1708 Exemptions and Adjustments

- A. Whenever there exists a lot with one or more buildings on it, constructed before the effective date of this Ordinance, and a change in use that does not involve any enlargement of a building is proposed for such lot, and the parking requirements that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practically be used for parking, then the developer need only comply with the requirements to the extent that (1) parking space is practically available on the lot where the development is located, and (2) satellite parking space is reasonably available. However, if satellite parking space is not available, then it shall be a continuing condition of the permit authorizing development on such lot that the developer obtain satellite parking when it does become reasonably available.
- B. The minimum number of spaces required may be adjusted by the Zoning Officer when it has been determined that the reductions are necessary to preserve a healthy tree or trees with a twelve (12) inch or greater diameter from being damaged or removed, and where the site plan provides for the retention of said tree or trees.

Table 17A. Minimum Off-Street Parking Requirements

| Land Use | Minimum Off-Street Parking Requirement |
|---|--|
| Amphitheater | 1 space per 4 persons at maximum capacity |
| Animal Grooming Service | 1 space per 250 sq. ft. of GFA |
| Animal Shelter | 1 space per employee plus 1 space per 7 animals |
| Appliance Repair / Sales | 2 spaces per 1,000 ground floor area plus 1 space per employee |
| Art Gallery | 2 spaces per 1,000 sf. of GFA |
| Assisted Living Facility | 1 space per employee plus 1 space for every 3 residents for visitor use |
| Athletic Field | 4 spaces per 1,000 sq. ft. of GFA |
| Automotive Rentals | 2 spaces per 1,000 sq. ft. of GFA |
| Automobile Sales | 2 spaces per 1,000 sq. ft. of GFA of enclosed sales area plus 1 space per 2,500 sq. ft. of GFA of open sales area plus 2 spaces per service bay plus 1 space per employee (minimum 5 spaces required) |
| Automotive / Boat Repair | 1 space per 200 sq. ft. of GFA plus 1 space per employee |
| Automotive Paint Shop | 1 space per service bay and 1 space per employee |
| Automotive Supply | 2.5 spaces per 1,000 sq. ft. of GFA plus 1 space per employee |
| Automotive Tire Repair / Sales | 2 spaces per 1,000 sq. ft. of GFA |
| Bakery, Retail | 3 spaces per 1,000 sq. ft. of GFA plus 1 space per employee |
| Bakery, Wholesale | 5 spaces per 1,000 sq. ft. of GFA of sales area plus 1 space per employee |
| Bar | 1 space per 100 sq. ft. of GFA |
| Bed and Breakfast Inn | 1 space per guest room plus 2 for the resident owner or manager; on-street parking spaces directly in front of the inn may count towards the parking requirement except in residential parking permit required areas |
| Beer Distributor | 3 spaces per 1,000 sq. ft. of GFA |
| Boarding House | 1 space per leased bedroom plus 1 space for owner |
| Boat Slip | See Commercial, Marina |
| Building Materials | 5 spaces per 1,000 sq. ft. of GFA of sales area plus 1 space per employee |
| Carnival, Circus, Fairground, Amusement Entertainment | 5 spaces per sq. ft. of GFA plus 1 space per 3 persons that outdoor facilities are designed for at maximum capacity |
| Carwash / Detailing | 1 space per employee plus 1 drying and 2 stacking spaces per washing space (washing spaces shall not be counted toward the requirements) |
| Cemetery | 1 space per employee plus parking spaces along internal drives |
| Church / Place of Worship | 1 space per 4 fixed seats plus 1 space per 60 square feet of the main assembly where no fixed seats are used |
| Clinic, Medical / Dental | 1 space per exam room plus 1 space per employee including doctors |

| Land Use | Minimum Off-Street Parking Requirement |
|----------------------------------|---|
| Clinic, Veterinary | 2 spaces for every doctor plus 1 space for each additional employee |
| Community Center | 3 spaces per 1,000 sq. ft. of GFA plus 1 space per employee |
| Convenience Store, Neighborhood | 3 spaces per 1,000 sq. ft. of GFA of sales area plus 1 space per employee |
| Country Club | 1 space for 3 persons based on the maximum anticipated capacity of all facilities capable of simultaneous use |
| Dance / Social Club | 1 space for each 4 persons at maximum capacity |
| Day Care Facility, Adult | 1 space per 4 clients plus 1 space per employee |
| Day Care Facility, Child | 1 space per 4 clients plus 1 space per employee |
| Department Store | 3 spaces per 1,000 sq. ft. of GFA plus 1 space per employee |
| Domicile Care Facility | 1 space per employee plus 1 space per 5 residents (or if residents are unable to drive, 1 space per 1,000 sq. ft. of gross living area) |
| Driving Range, Golf | 1 space per 2 employees plus 1 space for every 1.5 tees |
| Drug Store | 2.5 spaces per 1,000 sq. ft. of GFA |
| Dry Cleaning & Laundry Pick-up | 3 spaces plus 1 space per employee |
| Dry Cleaning & Laundry Service | 3 spaces and 1 space per employee |
| Dwelling, Garage Apartment | 1 space |
| Dwelling, Mixed Use | 1.5 spaces per dwelling unit plus required spaces for non-residential use |
| Dwelling, Mobile Home | 2 spaces per unit |
| Dwelling, Multi-family | 1 bedroom unit - 1 space per unit 2 bedroom unit - 1.6 spaces per unit 3 bedroom unit - 1.8 spaces per unit 4 bedroom unit - 2 spaces per unit for each additional bedroom add 0.5 spaces |
| Dwelling, Overstore | 1.5 spaces per dwelling unit plus required spaces for non-residential use |
| Dwelling, Single Family Detached | 2 spaces per unit |
| Emergency Shelter | 1 space per employee plus 1 space per 2 bedrooms |
| Farmers' Market | 1 space per 100 sq. ft. of GFA |
| Financial Institution | 4 spaces per 1,000 sq. ft. of GFA plus 4 stacking spaces per drive-in lane plus 1 per employee |
| Flea Market | 1 space per 200 sq. ft. of gross sales area |
| Funeral Home | 1 space per 4 persons at maximum capacity |
| Furniture Sales / Rentals | 3 spaces per 1,000 sq. ft. of GFA |
| Garden Center | 2.5 spaces per 1,000 sq. ft. of GFA |
| Gasoline Station / Mini-mart | 1.5 spaces per fuel nozzle plus 3 spaces per 1,000 sq. ft. of enclosed floor area plus 1 space per 2 service bays |
| Gasoline Service Station | 3 spaces per 1,000 sq. ft. of enclosed floor area plus 1 space per 2 service bays |

| Land Use | Minimum Off-Street Parking Requirement |
|---------------------------------|--|
| Golf Course | 1 space per 2 employees plus 2 spaces per hole |
| Government Facility | 3 spaces per 1,000 sq. ft. of net floor area up to 20,000 sq. ft. plus 2 spaces per 1,000 sq. ft. of net floor area greater than 20,000 sq. ft. |
| Greenhouse, Commercial | 1 per 3 employees plus 1 per 125 sq. ft. of enclosed sales area |
| Greenhouse, Non-commercial | 1 per employee or volunteer |
| Grocery Store | 4.5 spaces per 1,000 sq. ft. of GFA |
| Group Home | 1 space per employee plus 1 space per 5 residents (or if residents are unable to drive, 1 space per 1,000 sq. ft. of gross living area) |
| Hardware Store | 2 spaces per 1,000 sq. ft. of GFA |
| Health / Sports Club | 5 spaces per 1,000 sq. ft. of GFA |
| Heavy Machinery Sales / Rentals | 2 spaces per 1,000 sq. ft. of GFA of enclosed sales area plus 1 space per 2,500 sq. ft. of GFA of open sales area plus 1 space per employee |
| Helipad / Heliport | 1 space per employee plus 1 space per vehicle used in the operation plus sufficient space to accommodate the number of vehicles at the peak hour |
| Home Improvement Center | 1 space per 250 sq. ft. of GFA |
| Home Occupation | See Dwelling unit requirements |
| Hospital | 1 space per 4 patients at design capacity plus 1 space per employee |
| Hospital, Animal | 2 spaces for every doctor plus 1 space for each additional employee |
| Hotel | One space per room or suite plus 1 space per 3 employees plus 1 space per 3 persons to the maximum capacity of the largest banquet or meeting room |
| Industrial Park | 1 space per employee plus 1 space per vehicle used in the operation of the industry plus 10 customer/visitor spaces |
| Industrial Supply Sales | 2 spaces per 1,000 sq. ft. of GFA and 1 space per employee |
| Industry, Heavy | 1 space per employee plus 1 space per vehicle used in the operation of the industry plus 5 customer/visitor spaces |
| Industry, Light | 1 space per employee plus 1 space per vehicle used in the operation of the industry plus 5 customer/visitor spaces |

| Land Use | Minimum Off-Street Parking Requirement |
|---|--|
| Instructional Studio | 3 spaces per 1,000 sq. ft. of GFA |
| Kennel, Commercial | 3 spaces per 1,000 sq. ft. of GFA |
| Laboratory | 3 spaces per 1,000 sq. ft. of floor area up to 20,000 sq. ft. plus 2 spaces per 1,000 sq. ft. of floor area greater than 20,000 sq. ft. |
| Laundromat | 5 spaces per 1,000 sq. ft. of GFA |
| Library | 1 per 250 sq. ft. of GFA plus 1 per employee |
| Marina, Commercial | 1 space for each boat slip plus 8 boat-trailer spaces per boat launching ramp |
| Mobile Home Park | 2 per dwelling unit |
| Mineral Extraction / Processing | 1 space per employee plus 1 space per vehicle used in the operation of the facility |
| Motel | Same as Hotel |
| Motorcycle Sales | 1.5 spaces per 1,000 sq. ft. of GFA of display area |
| Movie Theater | 1 space per 4 seats |
| Nursery, Plant | 1 space per employee plus 1 space per 400 sf GFA |
| Nursing Home | 1 space per 4 beds and 1 space per employee |
| Office Building | 3 spaces per 1,000 sq. ft. of net floor area up to 20,000 sq. ft. plus 2 spaces per 1,000 sq. ft. of net floor area greater than 20,000 sq. ft. |
| Office Park | 3 spaces per 1,000 sq. ft. of net floor area up to 20,000 sq. ft. plus 2 spaces per 1,000 sq. ft. of net floor area greater than 20,000 sq. ft. |
| Oil Change Facility | 3 spaces per 1,000 sq. ft. of enclosed floor area plus 1 space per service bay |
| Oil or Gas Well Operation | 1 space per employee plus 1 space per vehicle used in the operation of the facility |
| Organization, Charitable / Fraternal / Social | 1 space for each 4 persons at maximum capacity |
| Pawnshop | 1 space per 250 sq. ft. of GFA |
| Personal Care Home | 1 space per employee plus 1 space per 5 residents (or if residents are unable to drive, 1 space per 1,000 sq. ft. of gross living area) |
| Personal Service Establishment | 1 space per 250 sq. ft. of GFA |
| Personal Storage Facility | 3 spaces plus 1 space per 100 units plus sufficient aisle widths to allow parking in front of storage unit without unduly impeding traffic circulation |
| Professional Service Establishment | 3 spaces per 1,000 sq. ft. of GFA plus 1 per employee |
| Public Park / Playground | 1 space per 1,000 sq. ft. of indoor area or 15 spaces per acre of outdoor area |
| Recreation Facility, Commercial | 1 space per employee plus 5 spaces per acre of outdoor area |
| Recyclable Collection Center / Solid Waste Transfer Station | 1 space per employee plus 5 spaces for drop-off customers |

| Land Use | Minimum Off-Street Parking Requirement |
|--|---|
| Research / Development Facility | 3 spaces per 1,000 sq. ft. of net floor area up to 20,000 sq. ft. plus 2 spaces per 1,000 sq. ft. of net floor area greater than 20,000 sq. ft. |
| Restaurant | 1 space per 3 seats plus 1 space per 2 employees |
| Restaurant, Fast Food | 1 space per 2.5 seats plus 1 space per 2 employees plus 7-8 stacking spaces per window |
| Retail Establishment (not otherwise specified) | 3 spaces per 1,000 sq. ft. of GFA |
| School, Elementary / Middle | 1 space per classroom plus one space per employee |
| School, High School | 1 space per 4 students plus one space per employee |
| School, Nursery / Kindergarten | 1 space per classroom plus one space per employee |
| School, Technical / Trade | 1 space per 4 students plus one space per employee |
| Sexually-Oriented Business | 5 spaces per 1,000 sq. ft. of GFA |
| Shopping Center | |
| Less than 10,000 sq. ft. of GFA | 2.5 spaces per 1000 sq. ft. of GFA |
| 10,000-400,000 sq. ft. of GFA | 3.5 spaces per 1000 sq. ft. of GFA |
| 400,001-600,000 sq. ft. of GFA | 4.5 spaces per 1000 sq. ft. of GFA |
| more than 600,001 sq. ft. of GFA | 5.5 spaces per 1000 sq. ft. of GFA |
| State Liquor Store | 1 space per 200 sq. ft. of GFA plus 1 space per employee |
| Swimming Pool, Private | If located on a single family residential property, dwelling unit parking requirements. If part of a subdivision or gated community, 1 space per dwelling unit in subdivision or gated community. |
| Swimming Pool, Public | 1 space per 50 sq. ft. of water surface area |
| Tattoo Parlor / Body Piercing Studio | 1 space per chair plus 1 space per employee |
| Warehousing / Distribution | 1 space per employee plus one space per vehicle used in the operation of the warehouse |
| Wholesale Establishment | 1 space per employee plus 3 spaces per 1000 sq. ft. of sales floor open to the public |
| Wrecker Service | 1 space per employee and 1 space per vehicle used in operation |

GFA: Gross Floor Area

Sq. ft.: Square feet

Table 17B. Dimensions and Angles of Parking Spaces

| Parking Angle | Aisle Width | Aisle Traffic Flow |
|--|-------------|--------------------|
| 45 degrees | 13 feet | One-way |
| 60 degrees | 16 feet | One-way |
| 90 degrees or angled parking opening onto two-way aisles | 20 feet | Two-way |
| Parallel | 12 feet | One-way |

Table 17C. Required Loading Spaces

| Land Use | Floor Area (square feet) | Number of Loading Spaces Required |
|---|-------------------------------------|--|
| Manufacturing, distribution, wholesaling, storage and similar uses | 5,000 - 25,000 | 1 |
| | 25,001 - 60,000 | 2 |
| | 60,001 - 100,000 | 3 |
| | Each 50,000 above 100,000 | 1 |
| Office buildings, hotels and motels, retail sales, hospitals, institutions and similar uses | 5,000 - 60,000 | 1 |
| | 60,001 - 100,000 | 2 |
| | Each 20,000 above 100,000 | 1 |