

**12-311 PARKING AND LOADING**

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**12-311-1 GENERAL**

The parking and loading requirements in this section are intended to insure that the off-street parking and loading demands of various land uses will be met without negatively impacting nearby land uses or roads.

**12-311-1.01 Applicability**

Except as otherwise provided in these Regulations, the parking and loading standards of this section shall apply to:

- a. All new structures and all new uses,
- b. The expansion of any building or structure, or the change or addition of any use.

**12-311-1.02 Nonconforming Parking**

Nonconforming parking or loading is parking or loading that was provided in compliance with the parking requirements in place at the time the property developed, but that no longer complies with the requirements, either the number of parking or loading spaces or the dimensional requirements, due to a change in the regulations.

- a. Additional parking and loading spaces are required only to serve the new or expanded structure or new or revised use; not the entire existing building or use. There is no requirement to address lawfully created non-conforming existing parking or loading deficits.

**12-311-2 PARKING REQUIREMENTS**

**12-311-2.01 Parking Group Table**

| Parking Group | Requirement   |
|---------------|---|
| 1             | 2 spaces per dwelling unit<br>1 space per ADU<br>1 space per manager’s residence<br>2 spaces per group home, limited<br>1 space per group home, general plus 1 per employee |
| 2             | 1 per 2 anticipated attendees unless activity will utilize busses or alternative forms of transportation  |
| 3             | 1 space per employee on largest shift, plus 1 per 5 stalls,<br>If lessons or spectator activities are provided, parking would be evaluated on anticipated attendance.       |
| 4             | 1 space per employee on largest shift, if 24 hour day operation, additional spaces as needed for shift change   |
| 5             | 1 parking space per vendor  |

|    |   |
|----|---|
| 6  | 1 per 200 gross square feet<br>(For ancillary sales or farm stand, the sales area is measured)  |
| 7  | 1 per 300 gross square feet   |
| 8  | 1 at each gas pump, with 1 at one end of the pump island + 1 per employee; additional parking required for convenience store  |
| 9  | 1 per 100 sq ft of customer service area plus 1 per employee on largest shift   |
| 10 | 1 per 3 occupants based on max. occupancy   |
| 11 | Elementary and middle school: 1 per employee on largest shift plus 1 space per 5 seats in the main assembly area.<br><br>High school: 1 per employee on largest shift plus 1 space per 5 seats in the main assembly area plus 1 space per 3 students. |
| 13 | Assembly/Spectator Entertainment: 1 per 4 seats in main assembly or spectator area<br>Participant Sports: 1 per 500 square foot of customer/activity area   |
| 14 | 1 per employee on largest shift   |
| 15 | 1 per guestroom   |
| 16 | 1 per 3 beds plus 1 per employee  |
| 17 | 1 per employee on largest shift plus 1 per 10 animals permitted   |
| 18 | 2 per service bay plus 1 per 5,000 square foot of outdoor display plus 1 per 500 square foot of indoor display area if any display is provided.   |
| 19 | 4 plus 1 per 100 storage units  |
| 20 | 1 per 5,000 square foot of outdoor display plus 1 per 500 square foot of indoor display area if any display is provided.  |
| x  | As determined by the Planning or Zoning and Codes Director, as applicable, after review of information provided by the applicant related to the intensity of use and demonstrated parking needs   |

**12-311-2.02 Calculating Parking Requirements**

- a. When the result of the calculation of required spaces results in a fractional number, the fraction shall be rounded up to the next consecutive whole number.
- b. The parking space requirements for a use not specifically assigned a use group shall be the same as for a listed use of similar characteristics of parking demand generation.
- c. In the case of mixed uses, uses with different parking requirements occupying the same building or premises, or in the case of joint use of a building or premises by more than one

use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately unless joint-use parking as provided in Section 12-311-5 is approved.

### **12-311-3. PARKING DESIGN STANDARDS**

#### **12-311-3.01 General**

- a. Paved parking areas shall be adequately marked with at least two (2) inch wide stripes of traffic paint, for channelization and movement of vehicles.
- b. Each row of parking in a paved parking area shall terminate in a curbed parking island, a minimum of 8 feet wide, which is landscaped with 1 tree and 3 shrubs or 2 trees.
- c. At a minimum, parking spaces are to be 9 ft wide and 18 ft long. Parking spaces size may need to be increased if trailers or large vehicles are anticipated.
- d. Additional plans may be required to be prepared and presented to assure proper design and construction of any off-street parking spaces and their access drives, if the County Engineer determines that the conditions of the site are such that compliance with these requirements may be difficult, may pose a potential problem with adjacent properties, or if the proposed use requires parking for buses, tractor-trailer semis, or other such large vehicles.
  - 1) Larger or additional spaces may be required to accommodate such vehicles.

#### **12-311-3.02 Surfacing**

- a. An off-street parking space is an all-weather surfaced area that is not located within a street or alley.
  - 1) All off-street parking spaces and their access drives, including residential, shall be paved with gravel at a minimum.
  - 2) All off-street parking spaces and their access drives required for all (non-residential) commercial and industrial uses shall be paved with an asphalt or concrete surface if the adjoining road is also paved with asphalt or concrete. Said paving shall be completed before the activity or use can commence.
    - i. This requirement does not apply to over-flow parking (parking in excess of that required for the use, typically for infrequent activities with heavier parking demand).

#### **12-311-3.03 Stormwater Drainage**

All off-street parking spaces, and their access drives, shall be planned and engineered to assure proper drainage of surface water. Positive drainage shall be provided on such lot or parcel and discharge of the same shall be through defined drainage courses. No drainage shall be directed over adjoining lands unless approved by the County Engineer.

#### **12-311-3.04 Location**

- a. When located in a residential zoning district, parking shall not be permitted within a required front yard setback except in permitted driveways.

- b. Parking area shall be located on the same lot or parcel with the use, unless off-site parking is provided in compliance with Section 12-311-5.

**12-311-4            PARKING PERFORMANCE STANDARDS**

- a. All required off-street parking spaces, access drives, and loading areas shall be maintained in good condition and free of all weeds, dust, trash and other debris.
- b. Required parking spaces shall be permanently reserved for the loading, unloading, and parking of licensed motor vehicles in operating condition.
  - 1) Required spaces may not be used for the display of goods for sale or lease or for long-term storage of vehicles or goods.
  - 2) No business shall be conducted on any parking lot except when conducted in compliance with these Regulations.

**12-311-5            JOINT-USE AND OFF-SITE PARKING**

- a. All required parking spaces shall be located on the same parcel or lot with the building or use being served, except that off-site parking spaces, spaces that are located on another parcel or lot. May be used to meet the parking requirement provided the spaces are not more than 300 feet from the main entrance of the use being served.
- b. Up to 50 percent of the parking spaces required for entertainment/spectator sport, indoor participant sports, restaurants or bars/taverns, and up to 100 percent of the parking spaces required for a religious institution may be provided and used jointly by banks, offices, retail stores, and similar uses not normally open, used, or operated during the same hours; provided, however, that a written agreement thereto is properly executed and filed as specified below.
  - 1) In any case where the required parking spaces are not located on the same lot or eligible parcel with the building or use served, and/or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by the County Counselor and shall be filed with the application for a building permit.

**12-311-6            ADA ACCESSIBLE PARKING**

- a. A portion of the total number of off-street parking spaces in each off-street parking area shall be specifically designated, located, and reserved for use by persons with physical disabilities.
  - 1) Single-family dwellings are exempt from the requirements to provide accessible parking spaces. However, accessible parking spaces shall be provided on request of residents with disabilities.
  - 2) The following table shows the minimum number of accessible parking spaces, auto and van, to be provided for persons with disabilities:

| <b>Total Parking Spaces Provided</b> | <b>Auto (Total)</b>                                   | <b>Van Accessible</b>     |
|--------------------------------------|---|---------------------------|
| 1-25                                 | 1   | 1                         |
| 26-50                                | 2   | 1                         |
| 51-75                                | 3   | 1                         |
| 76-100                               | 4   | 1                         |
| 101-150                              | 5   | 1                         |
| 151-200                              | 6   | 1                         |
| 201-300                              | 7   | 1                         |
| 301-400                              | 8   | 1                         |
| 401-500                              | 9   | 1                         |
| 501-1000                             | 2% of total spaces                                    | 1 per 8 accessible spaces |
| Over 1000                            | 20 spaces plus 1 space for every 100 spaces over 1000 | 1 per 8 accessible spaces |

- 3) Facilities providing medical care and other services for persons with mobility impairments shall provide accessible parking spaces as follows:
- i. Hospital outpatient units and facilities shall provide 10 percent of the total number of parking spaces provided serving each such outpatient unit or facility.
  - ii. Units and facilities that specialize in treatment or services for persons with mobility impairments shall provide 20 percent of the total number of parking spaces provided serving each such unit or facility.
  - iii. Single-family dwellings are exempt from the requirements to provide accessible parking spaces. However, accessible parking spaces shall be provided on request of residents with disabilities.

**12-311-6.01 ADA Accessible Design Standards**

- a. The location and minimum stall size of such an accessible parking space shall meet the standards adopted in the Americans with Disabilities Act Accessibility Guidelines (ADAAG) for buildings and facilities, appendix A to 28 CFR part 36.
- b. Accessible parking spaces for persons with disabilities shall also be signed in accordance with said standards under the ADAAG of 1990 and State Statutes. Curb ramps shall be provided wherever an accessible route crosses a curb in the parking lot in accordance with said standards under the ADAAG of 1990.
- c. Required spaces for persons with disabilities shall be located in close proximity to building entrances and be designed to permit occupants of vehicles to reach the building entrance on an unobstructed path.
- d. All parking spaces reserved for persons with disabilities shall comply with the parking space dimension standards of this section, provided that access aisles shall be provided immediately abutting such spaces, as follows:
  - 1) Car-accessible spaces shall have at least a 5-foot wide access aisle abutting the

designated parking space.

- 2) Van-accessible spaces shall have at least an 8-foot wide access aisle abutting the passenger access side of the designated parking space.

**12-311-7      LOADING REQUIREMENTS**

**12-311-7.01      Applicability**

Except as otherwise provided in these Regulations, when any building or structure is hereafter erected or structurally altered to the extent of increasing the floor area by 50 percent or more, or any building is hereafter converted for the uses listed in Column 1 of the chart below, when such buildings contain the floor areas specified in Column 2, accessory off-street loading spaces shall be provided as required in Column 3, or as required in subsequent sections of this article.

**12-311-7.02      Loading Chart**

| <b>Column 1</b>  | <b>Column 2</b>                       | <b>Column 3</b>                |
|--|---------------------------------------|--------------------------------|
| <b>Use or Use Category</b>   | <b>Gross Area</b>                     | <b>Loading Spaces Required</b> |
| Restaurant, Wholesale, Retail Sales, Warehouse, Repair, Manufacturing or Industrial, General Service | 2,000 – 10,000 sq ft                  | 1                              |
|  | 10,001-20,000 sq ft                   | 2                              |
|  | 20,001-40,000 sq ft                   | 3                              |
|  | 40,001-60,000 sq ft                   | 4                              |
|  | Each 50,000 over 60,000 sq ft         | 1 additional                   |
| Lodging, Offices or Office Building, Veterinary Clinic or Hospital                                   | 5,000 – 10,000 sq ft                  | 1                              |
|  | 10,001 – 100,000 sq ft                | 2                              |
|  | 100,001 – 200,000 sq ft               | 3                              |
|  | Each 100,000 sq ft over 200,000 sq ft | 1 additional                   |
| Funeral Home or Mortuary   | 2,500 – 4,000 sq ft                   | 1                              |
|  | 4,001 – 6,000 sq ft                   | 2                              |
|  | Each 10,000 sq ft over 6,000 sq ft    | 1 additional                   |

**a.      Interpreting the Chart**

- 1) The loading space requirements apply to all Districts.
- 2) The loading requirements in this section do not limit special requirements which may be imposed in connection with Conditional Uses.
- 3) Where a building is used for more than one use and where the floor area used for each use for which loading space is required is below the minimum for required loading spaces but the aggregate floor area used is greater than such minimum, then off-street loading space shall be provided as if the entire building were used for that use in the building for which the most spaces are required.

**12-311-7.03      Design Standards**

- a. A loading space is a space within the main building or on the same lot or eligible parcel, providing for the standing, loading, or unloading of trucks, having a minimum dimension of 12 by 35 feet and a vertical clearance of at least 14 feet.

- b.** No unenclosed loading platform, space or area shall be constructed on any side of a building that is adjacent to a residential zoning district or area.