

Chapter 6

OFF STREET PARKING REQUIREMENTS

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10-6-1: OFF STREET PARKING REQUIRED; PURPOSE:

A. At the time any building, structure or use is erected, enlarged, increased or changed, off street parking shall be provided according to the requirements of this chapter. Off street parking shall be on the same lot as the building or use served, except in cases where conditional off-site parking facilities have been granted by the city.

B. The purpose of this chapter is to set a minimum standard for off street parking, to ensure that ample parking for the generated demand of the use will be available on site (off street), to avoid the necessity of parking on the street, except in certain areas designated by the city where off street parking requirements cannot be met by past development and redevelopment and where other programs are in effect to mitigate the parking problem, or as may be required and established by a conditional use permit.

C. All off street parking within the city shall be permanently maintained in good condition for the duration of the uses served by the facility. (Ord. 2010-06, 5-18-2010)

10-6-2: ACCESS REQUIREMENTS:

Clearly defined driveways for adequate ingress and egress to and from all uses shall be provided as follows:

A. Residential Lots: For each residential lot, not more than one access driveway which shall be a maximum of thirty feet (30') wide at the street lot line, or as established by conditional use permit and not to exceed forty feet (40'). Lots with a frontage greater than one hundred feet (100') may provide two (2) access driveways each up to fifteen feet (15') wide for circular driveways and other special type circulation and parking.

1. No driveway shall be closer to a side property line than three feet (3').
2. No driveway shall be closer than thirty feet (30') to the point of the intersection of two (2) property lines at any corner of two (2) local streets as measured along the property line, and no driveway shall extend across such extended property line.
3. No driveway shall be closer than fifty feet (50') to the point of intersection of two (2) property lines at any corner where either street is a minor collector, major collector or minor arterial as measured along the property lines, and no driveway shall extend across such extended property line.

B. Other Than Residential Lots: For other than residential lots, access shall be provided to meet the following requirements:

1. Not more than two (2) driveways shall be used for each one hundred feet (100') of frontage on any street.
2. No two (2) of said driveways shall be closer to each other than twelve feet (12'), and no driveway shall be closer to a side property line than three feet (3') except in the case of shared driveways.
3. Each driveway shall be not more than forty feet (40') wide, measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii, or as established by conditional use permit. The entire flare of any return radius shall fall within the right of way.
4. No driveway shall be closer than fifty feet (50') to the point of intersection of two (2) property lines at any corner where either street is a minor collector, major collector or minor arterial as measured along the property line, and no driveway shall extend across such extended property line.

5. On a street where there are no curbs or gutters, all driveways shall be well marked and protection provided the entire length of the frontage, exclusive of the driveways, as per approved plans.

6. Where topography or other physical lot conditions do not allow for a driveway, a shared driveway may be allowed. Both property owners must sign and record a cross easement agreement benefitting both parties, and a copy of the agreement must be provided to the City. (Ord. 2010-06, 5-18-2010)

10-6-3: NONCONFORMING FACILITIES:

Any property use which, as of the effective date hereof, or of any following amendment of this chapter, is nonconforming with the regulations relating to off street parking facilities, may continue in the same manner as if the parking facilities were conforming, however, such existing parking facilities shall not be further reduced. (Ord. 2010-06, 5-18-2010) A building, structure or use which lacks sufficient parking as required by this Chapter may not be altered or enlarged or the use changed unless additional parking for the alteration or enlargement is supplied that meets the requirements of this Chapter.

10-6-4: PARKING FOR PERSONS WITH DISABILITIES:

In accordance with the Americans with disabilities act, the city shall require the following minimum number of accessible parking stalls for disabled persons:

A. Required Minimum:

STALLS REQUIRED FOR DISABLED PERSONS

Total Stalls In Lot Or Garage	Minimum Number Of Accessible Stalls For Disabled Persons
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 total stalls
1,001+	20, plus 1 for each 100 stalls over 1,000

B. Van Accessible Stalls: One (1) van accessible stall is required for every parking area and may be counted towards the required minimum number of accessible stalls for disabled persons. The dimensions of the van accessible stall shall be either nine (9) feet wide with an eight (8) foot wide loading zone, or eleven (11) feet wide with a five (5) foot loading zone. The loading zone may be shared with an adjoining stall for disabled persons.

C. Size Of Stall: Stalls provided for disabled persons shall be of standard size, plus ~~four-five~~ feet (45') of loading/unloading area parallel to the length of the stall. Loading area may be shared with an adjoining disabled persons stall.

D. Signage: All parking stalls for the disabled shall be designated as reserved by a sign showing the symbol of accessibility for the disabled. Stalls designated for accessibility for vans shall have an additional sign reading "Van Accessible" mounted below the symbol sign. (Ord. 2010-06, 5-18-2010)

10-6-5: MINIMUM OFF STREET PARKING STALL REQUIREMENTS FOR SPECIFIC USES:

Except as otherwise provided in this chapter, the number of parking stalls for various uses will be set forth in this section. ~~Final calculations of these requirements for any given use resulting in a fraction shall be rounded up to the next whole number.~~

A. Parking Calculations: The following provisions shall be used to calculate the total number of parking spaces required by this Section.

1. Final calculations of these requirements for any given use resulting in a fraction shall be rounded up to the next whole number.

2. When a lot or parcel contains more than one use, parking stalls shall be provided in an amount equal to the total of the requirements for each use unless shared parking is permitted pursuant to this Section.

3. Parking requirements based on square footage shall be calculated using gross floor area (“GFA”) unless otherwise provided in this Section or elsewhere in this Title.

4. Parking requirements based on the number of employees shall be calculated using the largest number of persons working on any shift.

AB. Manufacturing And Industrial:

Contractor's yard, business service	1 stall per 500 square feet of floor area in a building
Laboratory, research and development	1 stall per 500-1,000 square feet of floor area <u>or 1 stall per employee on highest shift, whichever is greater.</u>
Manufacturing, processing or assembly	1 stall per 500-1,000 square feet of <u>gross floor area or 1 stall per employee on highest shift, whichever is greater.</u>
On-site warehouse storage	2 stalls per 1,000 square feet of gross floor area for the first 10,000 square feet, plus 1 stall per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking ratios
Recycling or processing center	1 stall per 300 square feet of floor area
Self-service storage facility	1 stall per 2,000 square feet of floor area
Warehouse with freight movement	<u>1 space per 1,000 square feet of gross floor area or 1 stall per employee on highest employment shift, whichever is greater-</u>
Wholesale sales	1 stall per 500-1,000 square feet of sales-gross floor area <u>or 1 stall per employee on highest shift, whichever is greater</u>

BC. Commercial And Office:

Auto repair, body shop and parts	3 stalls per service bay; (3 may park in tandem); <u>plus 1 additional stall per every 300 square feet of retail floor area; separate storage area for vehicles under repair shall be provided</u>
Automobile sales	1 stall per 200 square feet of sales office area <u>plus 1 space for every 10 vehicles displayed,</u> or 5 stalls, whichever is greater; <u>separate storage area</u>

	<u>for vehicles for sale or under repair shall be provided.</u>
Bank <u>or financial institution</u>	Drive-up windows shall provide 4 stacking spaces from window, plus 1 stall per 250 square feet of floor area
<u>Call Center</u>	<u>1 stall per employee at peak shift</u>
Car wash, full service	2 stalls per bay, plus 3 6 required stacking spaces, <u>plus 1 stall per employee at highest shift.</u>
Car wash, self-service	2 stalls, plus 3 stacking spaces in front of each bay
Convenience store	1 stall per 200 square feet of floor space, plus 3 stacking spaces for drive-up windows
Daycare center	1 stall per staff member, 1 stall per company vehicle and 1 stall per 6 children
Dental/medical office, clinic	1 stall per 200 square feet of gross floor area <u>or 5 spaces per doctor, whichever is greater.</u>
Financial establishment	3 stalls for every 1,000 square feet of floor area
General commercial and retail sales	1 stall per 200 square feet of floor area for the first 50,000 square feet, 1 stall per 250 square feet thereafter
General office	1 stall per 250 square feet for the first 20,000 square feet, 1 per 300 square feet thereafter, plus 1 stall per company owned vehicle
Grocery store	1 stall per every 200 square feet of floor area
Hotel, motel	2 stalls, plus 1 stall per sleeping unit. Hotels with restaurants shall provide 1.25 stalls per sleeping unit <u>1 stall per sleeping unit, plus 1 stall for every 200 square feet of assembly, banquet, or restaurant floor area, plus 1 stall per employee on highest shift.</u>
Laundromat	1 stall per 3 washing machines
Service station, auto lube center	2 stalls per service bay, plus 3 required stacking spaces per bay; <u>separate storage area for vehicles under repair shall be provided.</u>

ED. Entertainment And Food Services:

Amusement center	1 stall per 75 square feet of gross floor area
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Assembly center/dance, reception, concert hall	1 stall per 50 square feet of gross floor area <u>4 seats of total seating capacity plus 1 stall per 100 square feet of assembly area within the main auditorium where there are no fixed seats.</u>
Auditorium	1 stall per 4 fixed seats
Bar or tavern	1 stall per each 50 square feet <u>of gross floor area</u>
Court, indoor or outdoor	3 stalls for every court
Dancing and entertainment establishment	1 stall per 50 square feet of gross floor area <u>4 seats of total seating capacity plus 1 stall per 100 square feet of assembly area within the main auditorium where there are no fixed seats.</u>
Fast food restaurant	1 stall per 75 square feet of floor area, but not less than 5 stalls, plus <u>3 required stacked parking stacking spaces for per</u> drive-thru lane in
Gyms, health and athletic clubs	1 stall per 125 square feet of building
Indoor/outdoor soccer facility	50 stalls for every playing field, plus 1 space for every 3 seats of spectator seating, plus 2 spaces for every 3 employees on highest employment shift, but in no case less than 100 stalls
Liquor store	1 stall per every 20 <u>50</u> square feet of retail space
Live theater	1 stall per 3 seats
Movie theater	1 stall per 5 fixed seats; nonfixed seating to be determined by the planning commission
Sit down restaurant	1 stall per 100 square feet of <u>gross floor space or 1 space for each 2 seats, whichever is greater;</u> plus 5 <u>1</u> stalls per employee during highest employment shift
Stadium or arena	1 stall per 5 <u>4</u> fixed seats

DE. Institutional And Public:

Adult daycare-	1 stall per each employee, 1 stall per company vehicle, plus 1 stall per 5 clients-
Asylum or sanitarium <u>Mental health facility</u>	2 stalls per 1,000 square feet of gross floor area

Church, synagogue or other place of worship	1 stall for every 5 seats or 12 feet in bench length, or 1 stall per 40 square feet of floor area in a primary meeting room. A conditional use permit may be granted by the planning commission for shared parking
Community correctional facility	1 stall per 5 bed capacity
Community service facility	1 stall per 250 square feet of building floor area
Golf course	1 stall per 2 employees, plus 3 stalls per golf hole
Governmental building	1 stall per 200 square feet of floor area used by the public, plus 1 stall per full time employee
Hospital	1 <u>2</u> stalls per 2 bed <u>based on total bed</u> capacity
Library, museum or gallery	1 stall per 300 square feet of floor area
Mortuary	1 stall per 500 square feet of gross floor area <u>40 square feet of floor area in assembly room plus 1 stall per employee on highest shift</u>
Public assembly and civic association	1 stall per 40 square feet of gross floor area in the primary meeting room or assembly area
Utilities	1 stall per 300 square feet of office area, plus 1 stall for each company vehicle

EF. Residential:

Dwelling Units:	
Single-family	2 side by side stalls <u>stalls per dwelling unit</u>
2 to 4 units	2 stalls per dwelling unit with minimum of 1 covered per unit
More than 4 units	2 stalls per unit, plus .25 stalls per unit for guest parking with minimum of 1 covered <u>stall</u> per unit
Guest/visitor parking	Off street parking stalls in multi-family development shall be distributed proportionally to the dwelling unit locations. Generally, such parking shall not be located more than 200 feet from the dwellings units intended to be served

Group Living:	
Assisted living facility	1 stall per employee on the highest shift, plus 1 stall per company vehicle, plus plus 1 stall per 3 bed capacity
Bed and breakfast	2 stalls per dwelling unit, plus 12 stalls per 3 guestrooms
Group home	1 stall per 2 beds, plus 1 stall per employee on the highest employment shift
Nursing home	1 stall per employee on the highest employment shift, 1 stall per company vehicle, plus 1 stall per 2.5 bed capacity
Protective housing facility	1 stall per 500 square feet of floor area every 4 residents, plus 1 stall per employee on highest shift
Rehabilitation treatment facility	1 stall per 400 square feet of floor area
Retirement home	1 stall per unit for the first 30 units, 0.75 stall per unit for the next 20 units, and 0.5 stalls in excess of 50 units

FG. Schools:

Grades K - 9	2 stalls per classroom plus school auditorium stalls
High school	10 stalls per classroom plus school auditorium stalls
Housing associated with a school	Number of stalls for school, plus 1 stall per 2 beds
Public/private college, trade vocational	As per conditional use permit granted by the planning commission
School auditorium	1 stall per 5 seats or 40 square feet in auditorium where there is no fixed seating

GH. Shopping Centers:

Under 15,000 net square feet	5 stalls per 1,000 net square feet (minimum); 5.5 stalls per 1,000 net square feet (maximum)
15,000 to 400,000 net	4 stalls per 1,000 square feet (minimum); 4.5 stalls per 1,000 square

square feet	feet (maximum)
400,000 to 600,000 net square feet	4 stalls per 1,000 net square feet (minimum); 5 stalls per 1,000 net square feet (maximum)
Over 600,000 net square feet	5 stalls per 1,000 square feet (minimum and maximum)

H. Unspecified Uses: All other uses not listed above shall be determined by the planning commission based on the recommendation from the community and economic development director and the city engineer, or the nearest comparable use standard.

I. Sufficient Parking To Be Provided:

1. Sufficient parking should be provided to assure:

- a. Maximum utilization of the facilities on site will not unduly impose on neighbors in the vicinity;
- b. Any reasonable future use will have adequate parking.

2. The community and economic development director, in conjunction with the planning commission, shall determine the minimum required off street parking requirements by conditional use, being guided by the requirements set forth herein for uses which are similar to the unspecified use. (Ord. 2010-06, 5-18-2010)

10-6-6: RECREATIONAL VEHICLE PARKING:

The parking of recreational vehicles shall conform to the standards set forth below:

A. Addition To Required Parking: Recreational vehicle parking stalls shall be in addition to, and not in lieu of, other required off street parking stalls.

B. Front Yard Setback Area: Recreational vehicle parking is prohibited in the front yard setback, unless it is in the driveway of or the side of the house. If parked in the driveway, no portion of the recreational vehicle may extend into the public right of way.

C. Enclosed Structures: Recreational vehicle parking is permitted in any enclosed structure conforming to the building code and zoning requirements for the zoning district in which it is located.

D. Side, Rear Yards: Recreational vehicle parking in side or rear yards may be permitted, subject to the following conditions:

1. Recreational vehicle parking permitted for each residence shall be limited to one motor home or travel trailer and a total of two (2) recreational vehicles of any type in excess of twelve feet (12').

2. Recreational vehicles may be parked in the rear yard only on an adequate hard surfaced pad with access provided by either a hard surfaced driveway, hard surfaced drive strips or an access drive constructed of turf block materials with an irrigation system.

3. Side yard parking shall only be permitted subject to the following conditions:

a. The parking area for the recreational vehicle must be in concrete, asphalt, turf block or other solid surface.

b. The recreational vehicle parking stall shall not interfere with access to other required parking for the structure.

c. Access to the recreational vehicle parking from the existing driveway on the property shall be tapered from the existing driveway and be hard surfaced.

d. The access or transition area from the existing driveway to the recreational vehicle parking stall shall not be used for any parking.

E. Use As Storage Prohibited: No parked recreational vehicle shall be used for storage of goods, materials or equipment other than those which are reasonably and customarily associated with the recreational vehicle.

F. Secure Manner Of Storage: All recreational vehicles must be stored in a safe and secure manner. Any tie downs, tarpaulins or ropes must be secured to prevent flapping in windy conditions.

G. Use As Dwelling Prohibited: Recreational vehicles shall not be occupied as a dwelling while parked on the property. (Ord. 2010-06, 5-18-2010)

10-6-7: DESIGN ELEMENTS:

A. Parking lots shall be designed to ensure safe and easy ingress, egress and movement through the interior of the lot. The number of curb cuts on to major roads shall be minimized. Shared access driveways between adjacent sites in all commercial and industrial zones are encouraged. Parking lot islands shall be provided on the interior of the parking lot to help direct traffic flow and to provide landscaped areas within such lots.

B. Use will not be detrimental to adjacent properties in the vicinity of the area.

C. Parking lots shall be designed in accordance with applicable city codes, ordinances and guidelines with respect to:

1. Minimum distances between curb cuts;
2. Proximity of curb cuts to intersections;
3. Provisions for shared driveways;
4. Location, quantity and design of landscaped islands; and
5. Design of parking lot interior circulation system. (Ord. 2010-06, 5-18-2010)

10-6-8: ACCESS TO INDIVIDUAL PARKING STALLS:

A. Off street parking areas shall allow vehicles to enter and exit from a public street by forward motion only. This regulation shall not apply to single-family, two-family and townhouse residential units.

B. All parking for single-family, two-family and townhouses must meet the minimum parking requirements without counting tandem, i.e., one space behind another, parking spaces in a driveway. (Ord. 2010-06, 5-18-2010)

10-6-9: GRADING:

Parking lots shall be properly graded to drain surface water in an approved manner to eliminate standing water and ice. Water shall not drain onto adjacent properties nor across the public sidewalk. Drainage plans are to be approved by the city engineer prior to the issuance of a building permit. (Ord. 2010-06, 5-18-2010)

10-6-10: GUEST PARKING:

Off-street guest parking stalls in multi-family developments shall be distributed proportionally to the dwelling unit locations they are intended to serve. Generally, such parking shall not be located more than two hundred (200) feet from the dwelling units intended to be served.

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10-6-11: LANDSCAPING:

A. Each off street parking area, except for residential, shall be adequately landscaped to comply with a plan approved by the planning commission through the site plan review process, and such landscaping shall be permanently maintained.

B. Off street parking stalls shall be located at least ten feet (10') from any street property line to provide a landscaped buffer zone from the street. (Ord. 2010-06, 5-18-2010)

10-6-12: LIGHTING:

Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining residential premises and from street traffic. Location and type of lighting will be subject to review and approval by the planning commission through the site plan review process. (Ord. 2010-06, 5-18-2010) Lighting is required for all parking lots to provide for safety and visibility of the lot.

10-6-13: LOCATION/CONDITIONAL USE/OFF-PREMISES REQUIREMENTS:

- A. Off-premises parking in lieu of required on-site parking is allowed only by conditional use permit.
- B. Off-street parking shall not be allowed in required front yard setbacks except by conditional use permit and then only in areas where the character of the street and general landscaping plan will not be adversely affected.
- C. Off-street parking facilities shall be provided with setback distances equivalent to the requirements of the zone district, and ingress and egress points shall be limited to protect the function of adjoining streets.
- D. Required parking for persons with disabilities shall not be located in an off-premises parking lot or structure.
- E. Such off-site parking facilities may be located in an adjoining zone district within six hundred (600) feet of the site served, such distance to be measured along the nearest pedestrian walkway from the nearest point of the site served to the nearest point of the separated off-street parking stalls; provided, that such off-site parking facilities shall not be located in a residential zone district or separated from the principle use by a street right-of-way with a width of more than seventy two (72) feet.
- F. To encourage combining of shopping trips and pedestrian activity and to reduce redundant driveways, adjacent developments are encouraged to link parking areas and access ways.

10-6-14: MAINTENANCE:

- A. All surfacing, landscaping, lighting, screening, along with any other parking area elements shall be continually and properly maintained in good condition.

10-6-15: MIXED-USE DEVELOPMENTS:

- A. Mixed-use developments shall minimize the impact of parking on the building's relationship to the street and pedestrian-oriented character and character of the neighborhood.
- B. Off-street parking shall be located to the side or rear of buildings.
- C. Parking lots shall not be located between the building and the primary street frontage.
- D. Mixed-use developments with residential uses shall meet access and driveway criteria for multiple-family residential developments. The Planning Commission shall resolve any conflicting provisions.

10-6-16: OFF-STREET LOADING SPACES:

- A. Commercial, industrial or other uses that require the delivery of materials or goods via motorized vehicle shall provide and maintain on-site loading areas meeting the following minimum requirements:

Gross Floor Area	Loading Spaces Required
Less than 5,000 sq. ft.	None
5,001 to 30,000 sq. ft.	1
30,001 to 70,000 sq. ft.	2
70,001 to 120,000 sq. ft.	3
Each additional 100,000 sq. ft. over 120,000 sq. ft.	+1

- B. Each loading space shall not be less than fourteen (14) feet in width and twenty-five (25) feet in length and shall ~~not~~ have an overhead clearance of not less than fourteen (14) feet in height.
- C. Sufficient room for turning and maneuvering vehicles shall be provided on the site.
- D. Adequate screening of trucks by a masonry wall not less than six (6) feet in height that matches the architecture of the structure shall be provided. Any lighting from the loading spaces shall also be deflected away from adjacent residential areas.

- E. Short term deliveries (30 minutes or less) by vehicles under 12,000 pounds G.V.W. may use general parking facilities.
- F. Loading spaces shall not obstruct or encroach on any setbacks or public right-of-ways, walkways, landscape areas, or other parking areas.

10-6-17: SCREENING:

- A. The sides and rear of any off-street parking lot which adjoins an area which is to remain primarily residential shall be screened from such area by a masonry wall or solid visual barrier fence six (6) feet in height.

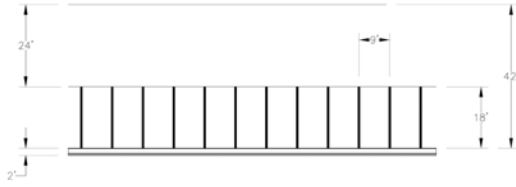
10-6-18: SIZE OF PARKING STALLS:

- A. The dimensions of each off-street parking stall, exclusive of access drives, shall be at least nine (9) feet by eighteen (18) feet with a minimum aisle width of twenty-four (24) feet for ninety-degree (90°) stalls.
- B. The dimension of parking spaces for commercial vehicles shall be determined by the Planning Commission.
- C. Twenty-four (24) feet of on-site aisle space shall be located behind every parking stall which is accessed by a two-way aisle.
- D. The following aisle widths shall be required where the parking stalls are accessed from a one-way aisle:
 - 1. Twenty-four (24) feet behind every ninety degree (90°) parking stall.
 - 2. Fifteen (15) feet behind every thirty degree (30°) parking stall.
 - 3. Fifteen (15) feet behind every forty-five degree (45°) parking stall.
 - 4. Sixteen (16) feet behind every sixty degree (60°) parking stall.
- E. Parking stalls for the disabled shall be at least nine (9) feet wide with a ~~sixty (60) inch~~five (5) foot aisle space adjacent to them. Stalls accessible to vans must have an ~~ninety six (96) inch~~eight (8) foot -minimum aisle space.

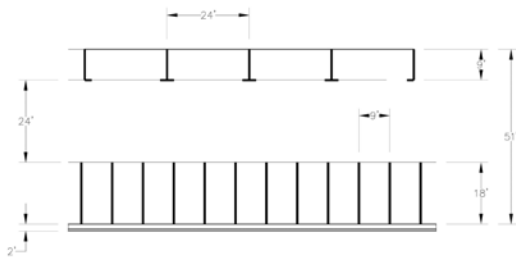
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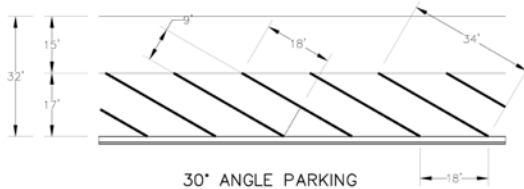
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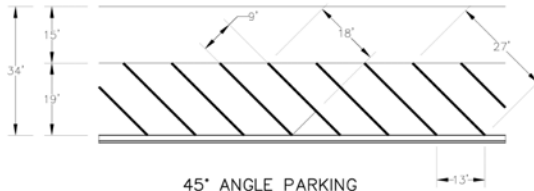
90° ANGLE PARKING



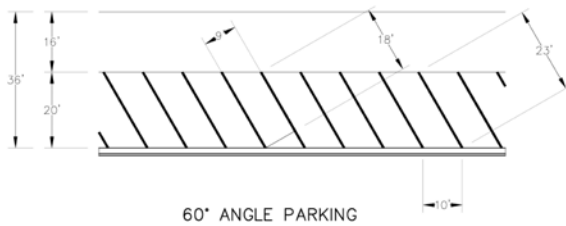
90° ANGLE AND PARALLEL PARKING



30° ANGLE PARKING



45° ANGLE PARKING



60° ANGLE PARKING

10-6-19: SHARED/OVERLAPPED PARKING:

- A. Where uses are contiguous, shared or overlapping parking is encouraged.
- B. Where multiples uses on one lot share the same off-street parking facilities, reduced total demand for parking stalls may result due to differences in parking demand for each use during the course of the day. The following schedule of shared parking is provided indicating how shared parking for certain uses can be used to reduce the total parking required for shared parking facilities.

SCHEDULE OF SHARED PARKING						
General Land Use Classification	Weekdays			Weekends		
	Midnight - 7:00 am	7:00 am - 6:00 pm	6:00 pm - Midnight	Midnight - 7:00 am	7:00 am - 6:00 pm	6:00 pm - Midnight
Office & Industrial	5%	100%	5%	0%	5%	0%
Retail	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	70%	45%	100%
Hotel	100%	65%	100%	100%	65%	100%
Entertainment	5%	20%	100%	5%	50%	100%
Place of Worship	0%	30%	50%	0%	100%	75%

- C. Determining the Total Requirements for Shared Parking Facilities
 - 1. For each applicable general land use category, calculate the number of stalls required or a use if it were the only use (refer to the schedule of minimum off-street parking requirements). Use those figures for each land use to calculate the number of stalls required for each time period for each use (6 time periods per use). For each time period, add the number of stalls required for all applicable land uses to obtain a grand total for each of the six (6) time periods. Select the time period with the highest total parking requirement and use that total as the shared parking requirement.

10-6-20: STACKING SPACES:

- A. Uses with drive-up service windows or devices shall provide on-site space for stacking of vehicles waiting to reach the drive-up window or device in accordance with the following:

Restaurants & Fast Food	Six (6) Three (3) stacking spaces for each service window or device.
Banks	Four (4) stacking spaces for each service window or device.
Car Wash (full service)	Six (6) stacking spaces for each service bay
All Others	Three (3) stacking spaces for each service window or device.
Each space shall measure nine (9) feet by twenty (20) feet and have a height clearance of fourteen (14) feet or as determined by the Fire Marshall. Such spaces shall not interfere with	

other required off-street parking or traffic circulation.

10-6-21: SURFACING:

- A. Each off-street parking lot shall be surfaced with an asphaltic or Portland cement or other binder pavement and shall be permanently maintained so as to provide a dustless surface. The Planning Commission may grant some industrial uses the ability to utilize dustless gravel for parking and outdoor storage areas through the site plan review process, provided that there is a detention area in the parking lot.
- B. The parking area shall be so graded as to dispose of all surface water.
 - 1. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

10-6-22: WALKWAYS:

- A. Customer parking shall be connected to any structure or space dedicated to customer use.
- B. Clearly marked walkways, continuous in material and design, shall be provided for walkways crossing drive aisles or internal roadways, the pedestrian crossing shall emphasize and place priority on pedestrian access and safety.
- C. Clear and direct lines of sight shall be provided in pedestrian settings to increase visibility, safety and security.