

OFF-STREET PARKING REGULATIONS

154.415 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. 51-05, § 8.08.04, passed 5-10-2005)

154.416 APPLICABILITY.

All new development, additions to buildings or structures, or conversions of use for which an improvement location permit is required by this chapter 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. 51-05, § 8.08.04A, passed 5-10-2005)

154.417 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 chapter shall not be further reduced.

(Ord. 51-05, § 8.08.04B, passed 5-10-2005)

154.418 LOCATION OF PARKING AREAS.

Off-street parking areas shall be located:

(A) On the same lot or combination of lots as the building, structure or use served by the off-street parking area; *(Ord. 66-19, 7/9/2019)*

(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-street parking area shall be located within a district which permits the use for which the off-street parking is provided. *(Ord. 66-19, 7/9/2019)*

(Ord. 51-05, § 8.08.04C, passed 5-10-2005) Penalty, see § 154.999

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154.419 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 stricter of the regulations contained in this subchapter, or the minimum specifications prescribed by the County Engineer.

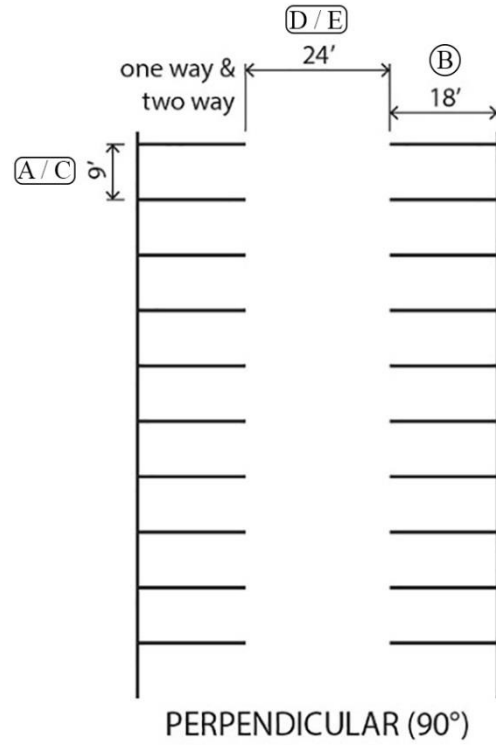
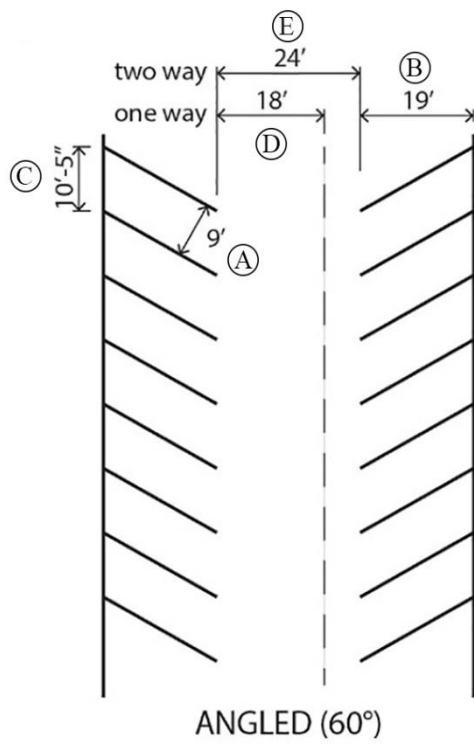
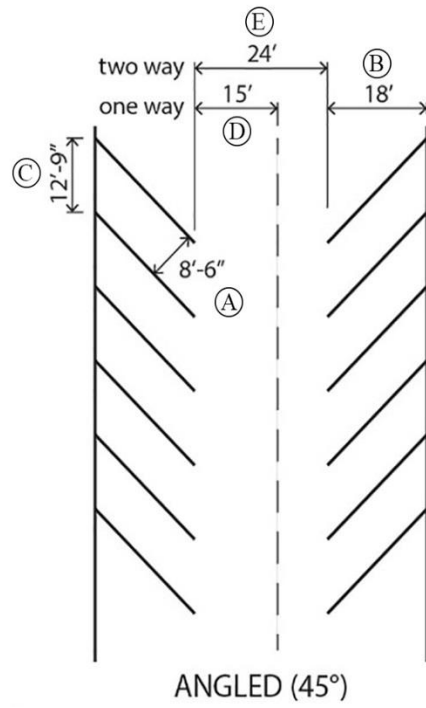
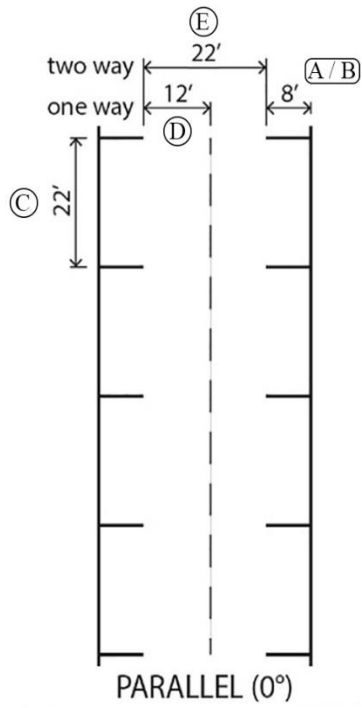
(A) *Design of parking areas.*

(1) *Layout.* The layout of all off-street parking areas shall be in compliance with Table 154-4: Parking Lot Design. An alley adjacent to the lot may be used to meet the requirement for drive aisle width. (Ord. 66-19, 7/9/2019)

Table 154-4: Parking Lot Design					
Space Angle	Minimum Space Width (A)	Minimum Parking Row Depth (B)	Minimum Curb Width (C)	Minimum Drive Aisle Width: One-Way (D)	Minimum Drive Aisle Width: Two-Way (E)
Parallel (0°)	8'	8'	22'	12'	22'
45°	8' 6"	18'	12' 9"	15'	24'
60°	9'	19'	10' 5"	18'	24'
Perpendicular (90°)	9'	18'	9'	24'	24'

(Ord. 66-19, 7/9/2019)

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(2) *Landscaping.* Except for agricultural uses, individual single-family dwellings or two-family dwellings, the layout of all off-street parking areas shall comply with the design related regulations contained in §§ 154.334 and 154.337.

(3) *Lines and curbs.* Except for agricultural uses, individual single-family dwellings or two family dwellings, all off-street parking spaces shall be:

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

(b) 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) *Surface materials.* Except for agricultural uses or individual single family dwellings, 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, pervious pavement, pavers or other material to provide a durable, dust-free surface, which meets or exceeds the minimum specifications prescribed by the County Engineer, provided, however, a temporary or seasonal use permitted by the district in which such temporary or seasonal use is located may use an unimproved or gravel surface for the duration of the temporary or seasonal use. If a temporary gravel surface is provided, such gravel shall be removed and the off-street parking area shall be returned to its prior condition immediately upon cessation of the temporary or seasonal use. (*Ord. 66-19, 7/9/2019*)

154.420 MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES.

Off-street parking for all uses shall be provided in accordance with the minimum requirements set forth in Table 154-5: Minimum ADA Parking Spaces and Table 154-6: Required Off-Street Parking, except that the U: University District shall be exempt from the minimum requirements contained in Table 154-6: Required Off-Street Parking. 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. (*Ord. 45-21, 5/11/21*)

(A) *Increase in intensity of use.* Additional off-street parking spaces shall be required whenever a change of use, units, or size of a building or structure results in an increase in the minimum number of required off-street parking spaces of twenty-five (25) percent or more from the number of off-street parking spaces existing on the effective date of this Ordinance, whether such total increase occurs at one (1) time or in successive stages. (*Ord. 66-19, 7/9/2019*)

(B) *Units of measurements.* Gross floor area shall be determined per the definition of gross floor area in 154.636. (*Ord. 66-19, 7/9/2019*)

(C) *Credits to minimum required off-street parking spaces.* The number of minimum required off-street parking spaces can be reduced by any of the following conditions:

(1) Legal, on-street parking spaces located immediately adjacent to and on the same side of the street as the front lot line may be counted toward off-street parking space requirements;

(2) The minimum number of off-street parking spaces may be reduced by ten (10) percent (rounded down to the nearest whole number) if the lot is located within one thousand (1,000) feet of a public transit line; or

(3) The required number of off-street parking spaces may be reduced by one (1) for every two (2) bicycle parking spaces provided above those otherwise required by 154.421(C), up to a maximum of ten (10) percent rounded down to the nearest whole number.

(Ord. 51-05, § 8.08.04E, passed 5-10-2005); (Ord. 66-19, 7/9/2019); Penalty, see § 154.999

154.421 REQUIRED BICYCLE PARKING. (Ord. 66-19, 7/9/2019)

(A) *Applicability.* All uses shall provide a minimum number of bicycle parking as indicated below, except that the U: University District shall be exempt from Section 154.421 (B) - (F). (Ord. 45-21, 5/11/21)

(B) *Location.* Bicycle parking shall be placed within one-hundred (100) feet of, and clearly visible from, the main entrance to the use served.

(C) *Unit of measurement.* Bicycle parking spaces shall be used to determine the minimum required bicycle parking. One (1) bicycle parking space is equal to each bike that a bike rack is designed to hold. For example, a single bike rack that is designed for parking two (2) bicycles will be counted as two (2) bicycle parking spaces.

(D) *Minimum spaces required.* One (1) bicycle parking space for every ten (10) vehicle parking spaces rounded up to the nearest whole number. No more than sixteen (16) bicycle parking spaces shall be required. (Ord. 19-20, 2/18/20)

(E) *Surface materials.* All bicycle parking areas shall be hard surfaced with asphalt, concrete, pervious pavement, pavers, or other material to provide a durable, dust free surface.

(F) *Bike racks.* Bike racks shall be:

(1) Securely anchored;

(2) Able to support the bicycle frame in at least two places to prevent the bicycle from falling over; and

(3) Configured to allow the locking of the frame and at least one wheel with a U-lock.

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154.422 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 specified in Table 154-5: Minimum ADA Parking Spaces (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); provided, however, facilities which provide medical care and other services to persons with mobility impairments shall provide ADA Parking Spaces as follows:

Outpatient units and facilities	10% of the total number of off-street parking spaces
Units and facilities that specialize in treatment services for persons with mobility impairments	20% of the total number of off-street parking spaces

Table 154-5: Minimum ADA Parking Spaces

<i>Total Parking Spaces Provided</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 – 1000	2% of the total number of off-street parking spaces
1001 and over	20, plus 1 for each 100 off-street parking spaces over 1,000

154.423 REQUIRED OFF-STREET PARKING.

(A) *Minimum Required.* All uses shall provide a minimum number of off-street parking spaces as indicated below. (Ord. 66-19, 7/9/2019)

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(B) The U: University District shall be exempt from the minimum required off-street parking regulations provided in Table 154.6. (*Ord. 45-21, 5/11/21*)

<i>Table 154-6: Required Off-Street Parking</i>	
<i>Use</i>	<i>Minimum Number of Parking Spaces per One Thousand (1,000) Square Feet of Gross Floor Area of Buildings (except as noted)</i>
<i>Automobile Sales, Service & Related Uses</i>	<i>2</i>
<i>Commercial: Hotels, Motels & Other Sleeping Establishments</i>	<i>1 per guest room</i>
<i>Commercial: Retail & Service</i>	<i>2</i>
<i>Commercial: Restaurants & Bars</i>	<i>8</i>
<i>Industrial</i>	<i>0</i>
<i>Institutional: Schools, Colleges, Universities</i>	<i>0.75</i>
<i>Institutional: Hospitals, Clinics, Assisted Living</i>	<i>2.5</i>
<i>Office</i>	<i>3</i>
<i>Public Assembly, Civic, Religious and Recreational Facilities</i>	<i>4</i>
<i>Residential</i>	<i>1 per dwelling unit</i>
<i>Minimum parking required</i>	<i>Except for residential uses, in no case shall any individual, non-related and separately operated use provide less than 2 parking spaces</i>
<i>Uses not specified</i>	<i>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</i>

(*Ord. 51-05, Art. 8, passed 5-10-2005*); (*Ord. 66-19, 7/9/2019*); *Penalty, see § 154.999*