

ARTICLE 15

OFF-STREET PARKING AND LOADING

15.1 PURPOSE AND INTENT

The purpose and intent of these regulations is to assure adequate parking and loading facilities for all land uses in order to maximize traffic movement for the convenience of the public.

15.2 GENERAL REQUIREMENTS

In all zoning districts, off-street parking facilities for the storage or parking of motor vehicles for use of the occupants, employees, or the patrons of the buildings hereafter erected, altered, or extended, and all uses of the land after the effective date of this Ordinance, shall be provided and maintained as herein prescribed. However, where a building permit has been issued prior to the date of adoption of this Ordinance and provided that construction has not begun within ninety (90) consecutive calendar days of such effective date, off-street parking facilities in the amounts required by this Ordinance shall prevail.

1. Off-Street Parking. The number of off-street parking spaces required in connection with any particular land use shall not be less than that set forth in this Article. In determining the number of parking spaces required, if such spaces result in fractional parts, the number of required spaces shall be the next highest whole number. All zoning districts, except the "C-1" Central Business Districts (See Article 9.8), shall comply with the parking requirements established herein.
2. Permanent Parking to be Provided. Whenever a structure is erected, converted, or structurally altered there shall be provided on the same lot, adjacent lot, or group of lots, accessible off-street parking spaces, including drives, as required by this Article. Said spaces may be provided in a garage or surfaced area. The parking area and its access to the street shall be surfaced with asphalt, concrete, or similar dust free surface as recommended and approved by the City Engineer.
3. Continuing Obligation. The required off-street parking facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or vehicle loading facilities continues. It shall be unlawful for any owner of any building or use to discontinue or dispense with the required vehicle parking facilities without providing some other vehicle parking area which meets the requirements of this Article.

4. Nonconforming Facilities. Any use of property which, on the effective date of this Article, or of any subsequent amendment thereto, is nonconforming only as to the regulation relating to off-street parking facilities, may continue in the same manner as if the parking facilities were conforming. Such existing parking facilities shall not be further reduced, however.
5. Addition to Buildings. Wherever the intensity of use of any building, structure, or premises shall be increased through addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein, then additional hard surfaced drives and parking spaces shall be provided in the amounts hereafter specified for that use.
6. Location of Off-Street Parking Facilities. All off-street parking facilities shall be located on the same lot or zoning lot as the building or use served except the following:
 - a) Multiple family dwellings, or any use permitted in an industrial zone may supply off-street parking within two hundred feet from such lot served, upon approval of the Planning Commission, providing that such off-street parking is located within the same zoning district as the establishment being served and that off-street parking requirements of this Ordinance are complied with at all times. Further, the applicant must also show sufficient proof that such off-street parking facilities would be impossible to provide, as required herein, on the same lot.
 - b) Where single, two, or multiple family dwellings, which are permitted herein, are existing at the time of adoption of this Ordinance, occupy a lot of such size that off-street parking could not be provided on the same lot as the use being served, the off-street parking may be permitted to locate within a distance not to exceed two hundred feet from the dwelling upon approval of the Planning Commission. In addition, the off-street parking lot shall be located in the same zoning district as the use being served and constructed in accordance with the municipal standards.
7. Collective Parking Provisions. Collective off-street parking facilities may be provided; however, such facilities shall be no less than the sum that would otherwise be individually required.
8. Access. Non-residential parking lots or areas adjacent to streets, roads, highways, or deeded right-of-ways shall have driveways or openings not less than twenty-four (24) feet in width and no more than thirty-five (35) feet in width at the curb line. These curb cuts shall be so located as to minimize traffic hazards and congestion. There shall not be more than two (2) access

points from any one property to a public street, road, highway, or deeded right-of-way for each four hundred (400) feet of street frontage. No residential driveway width at a street, road, highway, or deeded right-of-way junctions shall be more than twenty feet.

9. Approval of Curb Cuts Required in Commercial and Industrial Zones. Detailed plans shall be submitted to the Planning Commission for approval of all curb cuts or driveway openings in commercial and industrial zones before a building permit may be obtained.
10. Parking Spaces and Driveways. Each parking space shall be a minimum of nine (9) feet in width and twenty (20) feet in length, including a two (2) foot bumper allowance. Such parking space shall have a vertical clearance of at least seven (7) feet. Each parking space shall be appropriately dimensioned for automobile parking. All parking lots shall be laid out with the following minimum access drive widths.
 - a) Ninety (90) degree perpendicular parking: Twenty-four (24) feet in either one or two-way circulation.
 - b) Sixty (60) degree angle parking: Eighteen (18) feet one-way circulation and twenty-four (24) feet two-way circulation.
 - c) Forty-five (45) degree angle parking: Thirteen (13) feet one-way circulation and twenty-four (24) feet two-way circulation.
 - d) Thirty (30) degree angle parking: Twelve (12) feet one-way circulation and twenty-four (24) feet two-way circulation.
 - e) Zero degree parallel parking: Twelve (12) feet one-way circulation and twenty-four (24) feet two-way circulation.

Minimum access drive widths for irregular angle parking lots not provided for above, shall be determined by the City Engineer.

11. Off-Street Parking Space to be Used for Parking Only. Any vehicle parking space shall be used for parking only. Any other use of such space, including repair work or servicing of any kind other than in an emergency, shall be in violation of the provisions of this Ordinance.
12. No Building Shall be Erected in Off-Street Parking Space. No building of any kind shall be erected in any off-street parking lot except a parking garage containing spaces equal to the requirements set forth in this section of the Ordinance, or a shelter house booth for a parking attendant providing the number of spaces required are not reduced. The required parking area on

any lot, as set forth in this Ordinance, shall not be reduced or encroached upon in any manner.

13. **Parking Plan Approval Required.** Plans for all parking lot facilities including parking garages, excepting that required for single and two family development, shall be submitted to the Code Enforcement Administrator for review and for compliance with the provisions of this Ordinance and such other pertinent Ordinances of the City of Rossville. Such plans shall show the number of spaces and the arrangements of parking aisles, location of driveway entrances and exits, provisions for vehicular and pedestrian circulation, locations of sidewalks and curbs on or adjacent to the property, cross-sections of pavement, both the base and sub-base in accordance with municipal regulations, location of lighting facilities and such other information or plans as the circumstances may warrant.

15.3 SPECIFIC PARKING REQUIREMENTS FOR VARIOUS USES

The amount of off-street parking space required of uses, buildings, or additions thereto shall be determined according to the following requirements, and the space so required shall be stated in the application for a zoning and building permit and shall be reserved for such use. Where more than one use is located in the same building, each individual use shall be in accordance with the off-street parking requirements of this section of the Ordinance.

Except as otherwise provided in this Zoning Regulation the number of off-street parking spaces for various uses will be as follows:

<u>USE</u>	<u>REQUIRED PARKING SPACES</u>
1. Auditorium	One (1) parking space for each four (4) seats up to eight hundred (800) seats, plus one (1) parking space for each eight (8) seats over eight hundred (800) seats.
2. Automobile Sales	One (1) space for each four hundred (400) sq. ft. of retail floor area, in addition to all cars available for sale.
3. Auto Service Station & Garage	Four (4) spaces for each garage service bay and each gasoline pump station. Service bays and pump stations may be included when counting parking spaces.

4. Automatic Car Wash
Five (5) spaces for each car wash bay. Individual car wash bays may be included when counting parking spaces.
5. Banks, and Business Buildings
One (1) space for each two hundred (200) sq. ft. up to one thousand (1,000) sq. ft. and one (1) space for each four hundred (400) sq. ft. of additional space thereof.
6. Bowling Alleys
Five (5) spaces for each lane or alley.
7. Churches
One (1) space for each three (3) seats in the auditorium or one (1) space for each seventeen (17) classroom seats, whichever is the larger.
8. Dance Halls, Assembly Halls, and Exhibition Halls, without fixed seats.
One (1) space for each one hundred (100) sq. ft. used for assembly.
9. Dental Clinics or Offices
Two (2) spaces for each examination chair plus one (1) for each dentist and employee.
10. Dwellings, Single Family and Two Family.
Two (2) space shall be provided for each dwelling unit. All parking shall be located behind the front building line and may be in the side or rear yard.
11. Dwellings, Three, Four, and Multiple Family.
One and one-half (1-1/2) spaces shall be provided for each dwelling unit containing one (1) bedroom, and two (2) spaces shall be provided for each dwelling unit containing two (2) or more bedrooms. All parking shall be located behind the front building line of each structure.

12. Funeral Homes and Mortuaries. One (1) space for each four (4) seats in any chapel or parlor room, or one (1) space for each fifty (50) sq. ft. of floor area, whichever is greater.
13. Furniture and Appliance Stores One (1) space for each eight hundred (800) sq. ft. of floor area.
14. Home Occupations Two (2) spaces, in addition to those required for dwelling purposes, to be located behind the front building line in the side or rear yard.
15. Hospitals One (1) space per two (2) beds plus one (1) space per three (3) employees plus one (1) space per staff doctor.
16. Hotel, Motel, Rooming and Boarding houses One (1) space for each living or sleeping unit. For a facility with a restaurant, see restaurant requirements.
17. Industrial Uses One (1) space per two (2) employees on maximum shift and one (1) space for each company vehicle.
18. Laundromat One (1) space for each two (2) washing machines.
19. Libraries, Museums, Art Galleries, etc. One (1) space for each four (4) seats in rooms for public use, or one (1) space for each fifty (50) square feet of gross floor area for use by the public, whichever is greater. In addition, there shall be provided one (1) space for each two (2) employees.

20. Manufacturing Uses, Research and Testing Laboratories, Creameries, Bottling Establishments, Bakeries, Canneries, Printing and Engraving Shops, Etc. One (1) space per two (2) employees on maximum shift and one (1) space for each company vehicle.
21. Medical Clinics or Offices Three (3) spaces for each examination room plus one (1) for each doctor and employee.
22. Motor Vehicle and Machinery Repair, Sales or Wholesaling One (1) parking space for each eight hundred (800) sq. ft. of floor area.
23. Nursing Homes, Rest Homes, Institutional Homes, Clinics with Beds. One (1) space for each three (3) beds shall be located behind the front building line in the side or rear yard.
24. Offices not providing customer services or sales on the premises. One (1) parking space for each four hundred (400) sq. ft. of gross floor area.
25. Personal Service Establishments in Commercial Zones, including:
- (a) Barber Shops.
 - (b) Beauty Shops.
 - (c) Shoeshine and Shoe Repair Shops.
 - (d) Custom Dressmaking, Furrier, Millinery, and Tailor Shops.
- One (1) space for each two hundred (200) sq. ft. of floor area.
26. Professional Offices of Attorneys, C.P.A.'s, Architects, Engineers, etc. Four (4) spaces per one thousand (1000) sq. ft. of gross floor area. For offices less than one thousand (1000) sq. ft. the minimum requirement shall be four (4) spaces.
27. Public Buildings. One (1) space for each three (3) employees, plus one (1) space for each one hundred (100) sq. ft. used for public assembly.

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| 28. Restaurants and Night Clubs | One (1) space for each three (3) seats. |
| 29. Retail Stores, except as otherwise specified herein. | One (1) parking space for each two hundred (200) sq. ft. of retail floor area. |
| 30. Schools; Elementary and Intermediate (Public and Private) | Two (2) spaces per classroom; but not less than one (1) space per teacher and staff. |
| 31. Schools; Secondary and Vocational (public & private) | One (1) space per teacher and staff, and one (1) space for three (3) students of driving age. |
| 32. Shopping Centers | One (1) space for each one hundred seventy-five (175) feet of sales floor area. |
| 33. Taverns, Pool and Billiard Halls | One (1) space for each three (3) seats, or three (3) spaces for each fifty (50) square feet of floor area used for assembly, whichever is greater. |
| 34. Theaters | One (1) parking space for each four (4) seats up to eight hundred (800) seats, plus one (1) parking space for each eight (8) seats over eight hundred (800) seats. |
| 35. Warehouses and Wholesale Storage Buildings (dead storage or high volume distribution.) | Two (2) parking spaces for each employee on the maximum shift. |

15.4 PARKING REQUIREMENTS FOR USES NOT SPECIFIED

The parking requirements for land uses which are not specified in this Article shall be determined by the City Engineer. Said determination shall be based upon the requirements for the most comparable use specified herein.

15.5 GENERAL PROVISIONS FOR OFF-STREET PARKING

The following General Provisions shall apply to off-street parking requirements in this Article:

1. Design Standards:
All off-street parking facilities shall be so designed and constructed to meet the requirements set forth by the City Engineer.
2. Maintenance:
All areas used for parking shall be maintained in good condition free of holes, dust, and debris.
3. Lighting:
Any lights provided to illuminate any parking area permitted by this Article shall be arranged so as to reflect the light away from adjacent properties.
4. Exceptions:
Off-street parking requirements in Districts "C-1", "C-2", "I-1", or "I-2" may be waived by the City Engineer when it can be established that off-street parking to satisfy the above requirement is available, either private or public, on adjoining property or within two hundred (200) feet of the proposed use. In determining whether or not sufficient off-street parking is available to satisfy the requirements of this section, vacant land or spaces allotted to other uses shall not be considered.

15.6 LOADING AND UNLOADING REGULATIONS

Loading and unloading spaces shall be provided off-street and on the premises and in the side or rear yard for such uses involving receipt or distribution of materials or merchandise by motor vehicle or rail. All loading and unloading operations shall be so located to avoid undue interference with traffic and public use of streets, alleys, and walkways. Such space shall include a twelve (12) foot by fifty (50) foot area for loading and unloading operations and shall have a minimum height clearance of fourteen (14) feet. The number of spaces shall be provided as follows:

<u>Number of Spaces</u>	<u>Square Feet of Building</u>
1	3,000 to 20,000
2	20,000 to 40,000
3	40,000 to 60,000
4	60,000 to 80,000
5	80,000 to 100,000
6	100,000 to 150,000

One additional space shall be provided for each 50,000 square feet above 150,000 square feet.