

**CHAPTER 11. OFF-STREET PARKING, LOADING, STORAGE.**

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## **CHAPTER 11. OFF-STREET PARKING, LOADING, STORAGE.**

### **ARTICLE 1. GENERAL.**

#### **Sec. 11.1.1. PURPOSE.**

All developments within the City, except where expressly provided otherwise, shall provide off-street parking spaces for the purpose of reducing on-street traffic congestion, minimizing vehicular and pedestrian conflicts and generally to improve traffic flow on public streets.

#### **Sec. 11.1.2. APPLICATION.**

11.1.2.1. Off-street parking facilities shall be provided as required by this Chapter. For purposes of this Chapter, an off-street parking space shall consist of a space adequate for parking a standard size automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. Required off-street parking areas for 3 or more automobiles shall have individual spaces marked, except as provided below, and shall be so designed, maintained and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk or alley, and in such a manner that any automobile may be parked and unparked without moving another.

11.1.2.2. For purposes of rough computation an off-street parking space and necessary access and maneuvering room shall be estimated at 400 sq. ft. and the minimum width shall be 10 feet; however, off-street parking requirements shall be considered to be met only where actual spaces meeting the requirements above are provided and maintained and improved in the manner required by this Chapter and in accordance with all other regulations of the City.

11.1.2.3. Except as provided below, all off-street parking spaces, loading areas and related access areas shall be constructed in accordance with Chapter 13, Subdivision Regulation construction requirements for minor streets and maintained in a manner permitting safe and convenient use, and so as to avoid adverse effects on neighboring property as a result of dust or drainage.

11.1.2.4. Driveways, access aisles, and parking spaces for public and private schools offering academic courses, churches and other large non-commercial areas of assembly may be surfaced with turf in areas involving only occasional use, which shall be considered not in excess of an average of 3 times per week.

11.1.2.5. When it can be demonstrated to the satisfaction of the Administrative Official that an alternate method of surfacing the parking and driving areas meet the intent and requirements of more conventional surfacing methods, then the Administrative Official may permit such improvements. However, the burden of proof is on the developer and not the City to demonstrate that the alternative method of surfacing parking areas exceeds asphalt or concrete in the areas of stability, level of maintenance, wear and durability. The applicable minimum requirements for minor streets contained in Chapter 7 if the APM shall be used as the standard upon which the alternative will be judged. Where City service and emergency are to have access, the roadway shall be stabilized to accommodate such vehicles and approval must be secured from the applicable department head for the requested alternative method of surfacing. Examples of surfacing materials which may be used are turf blocks, cypress mulch on compacted shell base and concrete.

**Sec. 11.1.3. PARKING FOR EXISTING BUILDING OR USES.**

11.1.3.1. Buildings existing as of the effective date of this Chapter may be modernized, altered, repaired or expanded up to 10 percent of the existing floor area at the time of permit petition without providing additional off-street parking or off-street loading facilities. Any increase in the existing floor area beyond the original allowable 10 percent, whether at the time of first petition or any future petition shall cause the remaining applicable requirements of this Chapter to be met.

11.1.2.2. Where a building or use existed as of the effective date of this Chapter and such building or use is enlarged in floor area, volume, capacity or space occupied, except as provided above, off-street parking and off-street loading as herein specified shall be provided for the additional floor area, volume, capacity or space so created or used,

11.1.2.3. Where change in use of a building or land requires additional parking or loading spaces, such spaces shall be provided in addition to the number existing for the prior use. Where the change in use decreases requirements, only the number required for the new use need be maintained.

11.1.2.4. The required off-street parking facilities shall be located on the same lot or parcel of land they are intended to serve; provided, that the Administrative Official may approve the establishment of such off-street parking facilities a maximum of 400 feet from the premises they are intended to serve when:

11.1.2.4.1. Practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve;

11.1.2.4.2. The owner of the parking area shall enter into a written agreement with the City, with enforcement running to the City providing that the land comprising the parking area shall never be disposed of except in conjunction with the sale of the building which the parking area serves, so long as the facilities are required; and

11.1.2.4.3. Owner agrees to bear the expense of recording the agreement with the Polk County Clerk of Court and agrees that the agreement shall bind his heirs, successors and assigns. The written agreement shall be released by the City if equivalent off-street facilities are provided elsewhere in accord with this Chapter.

#### **Sec. 11.1.4. PLANS FOR OFF-STREET PARKING.**

Except for an individual single family detached dwelling on an individual lot, a plan shall be submitted with every application for a building permit for any building or use that is required to provide off-street parking. The plan shall accurately designate, by dimensions the required parking spaces, access aisles and driveways, the relation of off-street parking facilities to the uses or structures such facilities are designed to serve and materials to be used for surfacing the parking area.

#### **Sec. 11.1.5. COMBINED OFF-STREET PARKING.**

11.1.5.1. Two or more owners or operators of buildings or land uses requiring off-street parking facilities may make collective provision for such facilities; provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately.

11.1.5.2. No part of an off-street area required for any building or use shall be included as a part of an off-street parking area similarly required for another building or use unless the Administrative Official shall find that the type of use indicates that the period of usage will not overlap or be concurrent with each other.

#### **Sec. 11.1.6. EMPLOYEE PARKING.**

Where off-street parking facilities are specified on the basis of number of employees, such parking shall be clearly marked and reserved for use of such employees. Where a use is required to provide and reserve a certain number of spaces for employees and the number of employees increase after the building is occupied, then the amount of off-street parking provided shall be increased in ratio to the increase in the number of employees. Plans submitted shall make provision for projected full or peak employment.

**Sec. 11.1.7. NONCONFORMING USES.**

Where major repairs, alterations or extensions of use are to be made in a building occupied by a nonconforming use, no such repairs, alterations or extensions shall be permitted unless and until the off-street parking requirements for a conforming use of the type involved in the district in which such use is first permitted are applied to the existing building or use and full provision for off-street parking facilities is made.

**ARTICLE 2. OFF-STREET LOADING**

**Sec. 11.2.1. ACCESSIBILITY TO STREET AND INTERIOR OF BUILDING.**

Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space. Such loading space shall be accessible from the interior of the building it serves and shall be arranged for convenient and safe ingress and egress by straight truck and/or tractor trailer combination or service vehicle.

**Sec. 11.2.2. CHANGE OF USE OR ENLARGEMENT OF STRUCTURE.**

When the use of a structure or land or any part thereof is changed to a use requiring off-street loading facilities, the full amount of off-street loading space required shall be supplied and maintained. When any structure is enlarged or any use extended so that the size of the resulting occupancy requires off-street loading space, the full amount of such space shall be supplied and maintained for the structure or use in its enlarged or extended size.

**Sec. 11.2.3. COMBINED LOADING FACILITIES.**

Collective, joint or combined provisions for off-street loading facilities for two or more buildings or uses may be made; provided, that such off-street loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are designed, located and arranged to be usable by the uses so involved.

**Sec. 11.2.4. MINIMUM REQUIREMENTS.**

Off-street loading spaces shall be provided and maintained as follows:

11.2.4.1. Each retail store, storage warehouse, wholesale establishment, industrial plant, factory, freight terminal, market, restaurant, mortuary,

laundry, dry cleaning establishment or similar use(s) which has an aggregate floor area of:

Square feet		Square feet	<u>No. of Spaces</u>
Over 5,000	but not	10,000	1
10,000	over	40,000	2
40,000		100,000	3
100,000		200,000	4
200,000		300,000	5

plus one additional off-street loading space for each additional 100,000 sq. ft. over 300,000 sq. ft. or major fraction thereof.

11.2.4.2. For each multiple family dwelling, motel or hotel having at least 20 dwellings or units but not more than 50 dwellings or units; 1 space.

11.2.4.3. For each multiple family dwelling, motel or hotel having over 50 dwellings or units; one space, plus one space for each additional 50 dwellings or units, or major fraction thereof.

11.2.4.4. For each auditorium, office building, hospital, stadium, welfare institution or similar use which has an aggregate floor area of:

Over 10,000 sq. ft. but not over 40,000 sq. ft., one space; plus for each additional 60,000 sq. ft. over 40,000 sq. ft. or major fraction thereof, one space.

11.2.4.5. For any use not specifically listed, the requirements for off-street loading facilities for a use which is so listed and to which the unlisted use is similar shall apply.

11.2.4.6. An off-street loading space for straight type trucks shall have minimum dimensions of:

Length: 25 feet  
 Width: 12 feet  
 Height: 14 feet

11.2.4.7. An off-street loading space for tractor trailer space for tractor shall minimum dimensions of:

Length: 50 feet  
 Width: 12 feet  
 Height: 14 feet

## **ARTICLE 3. PARKING, STORAGE OR USE OF RECREATIONAL EQUIPMENT**

### **Sec. 11.3.1. GENERAL**

For the purposes of these regulations, recreational equipment is defined to include boats and boat trailers, houseboats, travel trailers, buses, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, pop-up tent trailers and similar vehicles, and cases or boxes used for transporting recreational equipment, whether occupied with such equipment or not.

### **Sec. 11.3.2. APPLICATION.**

11.3.2.1. No recreational equipment shall be parked or stored on any lot in a residential district within a required front yard; provided, that such equipment may be parked anywhere on residential premises for not to exceed 48 hours during loading or unloading.

11.3.2.2. Any recreational equipment less than 8 feet in height above the ground or less than 20 feet in length may be stored in any required side or rear yard except when such yard is adjacent to a street. Minor portions of such equipment not exceeding 3 sq. ft. in vertical cross section as viewed perpendicular to the adjacent lot line shall be permitted to extend above the 8 foot limit.

11.3.2.3 Where a fence, wall, or hedge over 8 feet in height, but not exceeding maximum heights permitted elsewhere in these development regulations, is placed and maintained in such a manner as to screen portions of recreational equipment above the height limits established in the preceding paragraph from view across side and/or rear lot lines within 10 feet of the nearest portion of the recreational equipment, permissible height of such equipment shall be increased to the height of the fence, wall, or hedge, with minor portions above such height.

11.3.2.4. Recreational equipment 8 feet or more in average height above the ground or 20 feet or greater in length shall be considered as accessory buildings and all minimum required yards shall not be encroached upon by these vehicles any more than would an accessory building.

11.3.2.5. Storage of vehicles or trailers shall not be permitted in any residential zoning district except in conjunction with the principle residence. No vacant lots or parcels within any residential zoning district shall be used for storage of any such above referenced vehicles.



**Sec. 11.3.3. OCCUPANCY.**

No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

**ARTICLE 4. PARKING OF CERTAIN OTHER VEHICLES WITHIN THE CITY.**

**Sec. 11.4.1. GENERAL.**

11.4.1.1. Within any zoning district, no vehicles or trailers or any kind without applicable current license plates and in excess of one ton capacity, including recreational equipment in excess of 8 feet or more in average height above the ground or 20 feet in length, shall be parked for storage purposes, including overnight, on any public right-of-way or on private property except within and under a carport or other enclosed structure.

**Sec. 11.4.2. RESIDENTIAL DISTRICTS.**

Off-street parking of vehicles other than automobiles, pickup trucks, vans and similar sized motor vehicles in residential districts is recognized as a necessity under certain conditions. However, residential districts are to be protected from the adverse effects of parking of certain vehicles on a short and long term basis. The following requirements shall apply to the parking of these vehicles in residential districts:

11.4.2.1. Trailers of less than one ton capacity, including cargo trailers, may be parked on non-public residentially zoned property; provided that such vehicles are not to be parked or stored within any required front yard. Such equipment may be parked anywhere on residential premises for not to exceed 48 hours during loading or unloading.

11.4.2.2. Storage of vehicles or trailers shall not be permitted in any residential zoning district except in conjunction with the principle residence. No vacant lots or parcels within any residential zoning district shall be used for storage of any such above referenced vehicles.

11.4.2.3. Heavy industrial equipment such as trucks, tractors, bulldozers, draglines, cranes, heavy tree trimming and tree removal equipment and similar equipment may be parked on private residential property in a residential district only during periods when actually in use on such property, and for 48 hours preceding and after such use.

11.4.2.4. The parking of tractor units (used for pulling trailers), tractor trailers, full trailers, straight, panel, dump trucks, buses and any vehicle rated greater than one ton by the manufacturer, except as provided otherwise herein, is not permitted in any residential district. Such vehicles may be parked on private property only in the course of making deliveries or pickups or in rendering services on the premises for the occupants.

**Sec. 11.4.3. OTHER ZONING DISTRICTS.**

11.4.3.1. The overnight parking of tractor trailers and similar equipment shall be prohibited on public right-of-way in any zoning district within the City.

11.4.1.6. The overnight parking of tractor trailers and similar equipment shall be prohibited in any commercial district except at truck stops or truck parking lots approved under the provisions of these development regulations.

11.4.1.4. The parking of public utility emergency vehicles is permitted in any zoning district.

**Sec. 11.4.4. PARKING AT INTERSECTIONS.**

11.4.4.1. No motorized vehicles, boat trailers or any other type trailers shall be parked on public right-of-way or on private property within the visibility triangle of any street intersections, or within 50 feet of any street intersection.