

**ARTICLE VII.
OFF-STREET PARKING AND LOADING**

Section 701. General Requirements.

701.1. No land shall be used or occupied, and no building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this ordinance. (Ord. No. 1670, 12-7-93)

701.2. The provisions of this article, except where there is a change of use, shall not apply to any existing building or structure. Also, it shall not apply to any use which is located in that downtown area bounded by Canal Boulevard from LA Hwy. 1 to West 5th Street and Jackson Street from West 5th Street to LA Hwy. 1. (Ord. No. 2235, 2-15-04)

701.3. Whenever a building or structure constructed after the effective date of this ordinance is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase in the number of existing parking or loading spaces, such additional spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing prior to the effective date of this ordinance is enlarged to the extent of 50 per cent or more in floor area, number of employees, number of housing units, seating capacity or otherwise, said building or structure shall then and thereafter comply with the full parking and loading requirements set forth herein.

Section 702. Required Parking Spaces.

<u>Use</u>	<u>Parking Space(s) Required*</u>
Residential	1 space per dwelling unit
Hotels and motels space for each 2 employees	1 space for each guest bedroom plus 1 additional
Clinics	1 space for each 500 square feet of gross floor area
Clubs and lodges	1 space for each 100 square feet of floor space
Hospitals	1 space for each 6 beds plus 1 space for each staff doctor, plus 1 space for each 6 employees
Nursing and convalescent homes and institutions for similar uses	1 space for each 8 beds
Churches, temples and other places of worship	1 space for each 4 seats
Theaters, auditorium and places of public assembly	1 space for each 5 seats
Bowling alleys	4 spaces per alley
Beauty salons, hair dressers Barber shops, nail salons & Tanning salons (Ord. 2201, 5-18-04)	3 spaces per each operator chair

***Each parking area space shall have vehicular access to a public street.**

<u>Use</u>	<u>Parking Space(s) Required*</u>
Schools, public and Private	Elementary: 2 spaces per classroom or other teaching room Junior or senior high: 4 spaces per classroom or other teaching room Colleges, Universities, Trade, Industrial and

Business Schools: 6 spaces per classroom or other teaching room

Business and professional offices 2 spaces for each 500 square feet of gross floor area, plus 2 additional spaces for each professional office in a residential district

Restaurants, bars, and nightclubs 1 space for each 200 square feet of floor area devoted to patron use, plus 1 space for each 4 employees

Grocery stores 2 spaces per each 300 square feet of gross floor area

Libraries and museums 1 space per 400 square feet of floor area devoted to public use.

Wholesale establishments and warehouses 1 space for each 5 employees or per each 3,000 square feet of floor area, whichever is greater

For uses not specifically listed above, the requirements listed below are applicable:

Other retail & service establishments 1 space per each 300 square feet of gross floor area unless otherwise specified in this ordinance

Manufacturing and/or industrial uses 1 space for each 5 employees plus 1 space for each company vehicle

***Each parking area space shall have vehicular access to a public street.**

(Ord. No. 1464, 11-29-88)

Section 703. Parking Space Dimensions.

The following minimum design standards shall be observed in laying out off-street parking facilities:

Parking Angle	Stall Width	Aisle Width	Stall Length	Curb to Curb
30°	10 ft.	10 ft.	20 ft.	44.0 ft.
45°	10 ft.	11 ft.	20 ft.	50.6 ft.
60°	10 ft.	18 ft.	20 ft.	60.6 ft.
90°	10 ft.	22 ft.	20 ft.	62.0 ft.

Section 704. Location of Parking Spaces.

704.1. Off-street parking for all single and two-family detached dwellings shall be located on the same lot or plot of ground as the building to be served.

704.2. No part of any parking area for more than 10 vehicles shall be closer than 20 feet to any dwelling unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by a wall or fence of solid appearance or a tight evergreen hedge having a height of not less than 6 feet.

704.3. When off-street parking for other uses is located on a lot other than the lot occupied by the use which required it:

- (a) Such facilities shall be located at a distance of no more than 300 feet from the principal use;
- (b) Such parking space to be used in conjunction with the principal use shall be reserved as such through an encumbrance of the title of the property to be designated as a required parking space with such encumbrance to be valid for the total period that the use for which the parking is needed is in existence, and such agreement or covenant shall be duly recorded in the office of the clerk of court and a certificate furnished the zoning commission; and
- (c) A site plan approval for both lots is required as provided for in article VIII of this ordinance.

Section 705. Joint Use of Required Parking Spaces.

Two or more nonresidential uses may jointly provide and use off-street parking facilities as long as the schedule of all uses are such that none of the uses require the facilities at the same time.

Section 706. Combined Parking Facilities.

Parking requirements for two or more uses of the same or different type may be satisfied by the allocation of a common or collective parking facility. Such facility shall be adequate in area to provide the sum total of spaces required of all uses.

Section 707. Loading Space Dimensions.

A loading space shall have minimum dimensions of not less than 12 feet in width, 50 feet in length, exclusive of driveways and other circulation areas, and a height of not less than 15 feet.

Section 708. Required Loading Spaces.

Every separate occupancy requiring delivery of goods shall provide and maintain off-street loading space(s) on the same lot according to the following schedule:

<u>Gross Floor Area</u> (square feet)	<u>Required Space(s)</u>
1,000--35,000	1
35,000--100,000	2
For each additional 100,000 over 100,000	1

Section 709. Design Requirements for Off-Street Parking and Loading Facilities.

709.1. They shall not be used for the sale, repair, dismantling or storage of any vehicles, equipment, material or supplies.

709.2. They shall be properly graded for drainage; surfaced with concrete, asphaltic concrete, asphalt, or other durable and dustfree surfacing; and maintained in good condition without holes, and free of weeds, dust, trash or debris.

709.3. They shall be provided with entrances and exits so located as to minimize traffic congestion and the effect of headlight glare.

709.4. They shall be provided with wheel or bumper guards so located and arranged that no part of any parked vehicles will extend beyond the boundaries of the parking lot.

709.5. Lighting facilities shall be so arranged that they neither unreasonably nor unnecessary disturb occupants of adjacent residential properties nor interfere with traffic.

Section 710. Reduction of Facilities.

Area(s) reserved for off-street parking or loading in accordance with the provisions of this article shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified except where equivalent off-street parking or loading space is provided.