

## ARTICLE XIII – PARKING/LOADING

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### Sect. 1300 Off-street Parking

1.) All-weather off-street automobile parking, paved with bituminous, concrete, crushed stone, gravel, or slag shall be provided on all lots on which any of the following uses are established; such space shall be provided with vehicular access to a street or alley. Following are minimum requirements for specific uses:

a.) Dwellings- two spaces for each single family dwelling unit. Three spaces per unit for multi-family dwellings.

b.) Hotels- including clubs, lodging houses, summer resorts and cabins, boarding and rooming houses, dormitories, sororities, fraternities, and all other similar places offering over-night accommodations – at least one off-street parking space for each two guest rooms.

c.) Motel - and tourist accommodations – one space for each room offered for tourist accommodations.

d.) Hospitals - including sanitariums, asylums, orphanages, convalescent homes, homes for aged and infirm, institutions of a charitable or philanthropic nature and all other similar institutions, at least one off-street parking space for each two (patient) beds, plus at least one additional off-street parking space for each doctor employed by the hospital or who is on the active medical staff authorized to practice at the hospital, plus at least one additional off-street parking space for each three employees (including nurses).

e.) Places of Public Assembly – including private clubs, lodges and fraternal buildings not providing overnight accommodations, assembly halls, theaters, exhibition halls, town halls, convention halls, auditoriums, skating rinks, dance halls, bowling alley, athletic fields, sports arena, stadiums, gymnasiums, amusement parks, race tracks, fairgrounds, circus grounds, churches, morgues, mortuaries, mausoleums, crematories, community buildings, libraries, museums and all other similar places of relatively infrequent public assembly - at least one off-street parking space for each five (5) seats provided for patrons' use, or at least one off-street parking space for each 200 square feet of gross floor area use or intended to be used for service to the public as customers, patrons, students, members, communicants or clients, whichever, requires the greater number of parking spaces.

f.) Schools - including academies, colleges, universities, elementary schools, junior high schools, high schools, and all other similar institutions of learning - nunneries, religious retreats, fire and police stations, cemeteries, demonstration and experimental proving grounds, grain storage, public utility

substations, booster stations, radio and television relay towers, repeater stations, sawmills, seed processing plant, sewage treatment plant, waterworks - at least one off-street parking space for each three employees including administrators, teachers, and building maintenance personnel.

g.) Airports - and landing fields, golf courses and golf driving ranges, greenhouses, gun clubs, fish and game preserves, boat liveries, kennels, public parks, picnic grounds, television and radio stations, riding academy or commercial stable, veterinary establishment, truck gardening, home occupations, and all other places of similar use - at least one off-street parking space for each two patrons, clients, or members using the facility. The number of parking spaces shall be determined by the greatest number of patrons, clients, or members to use the facility at the time of its peak use.

h.) Wholesale - storage and manufacturing establishments - one space for each five employees, on the busiest shift.

i.) Retail Establishments- one space for each 400 square of gross floor area.

j.) Office Uses - one space for each 300 square feet of gross floor area.

k.) Mobile Home Park - two (2) spaces per mobile home site.

2.) If off-street parking space for non-residential uses as required above cannot be provided on the same lot on which the principal use is conducted, parking space may be provided on other off-street property provided such space is within four hundred (400) feet of an entrance to the principal use. Such off-street parking space shall thereafter be deemed to be required open space associated with this permitted use and shall not be reduced nor encroached upon in any manner.

3.) Whenever there is a change in use, or an increase in floor area, or in the number of employees, and such change or increase creates a need for three (3) or more off-street parking spaces, then appropriate additional off-street parking spaces shall be provided.

4.) Parking areas larger than 20,000 square feet shall be broken by contour strips which shall be seeded and planted with shrubs and trees and shall provide for necessary surface drainage.

5.) Except where conditional use has been granted, no person shall keep two autos, trucks, trailers or boats, unlicensed for the current year in any residentially zoned area unless:

a.) The autos, trucks, trailers or boats are garaged; or

b.) The owner obtains an annual permit from the Spencer County Zoning Administrator for a fee of twenty-five (\$25.00) dollars. The Administrator shall grant permits using the following guidelines:

- 1.) Antique vehicles actually undergoing restoration; or
  - 2.) the item is concealed from view from neighboring properties and from the road front.
- 6.) The enforcement provisions of Article II, Section 214 shall apply to violations of this section.

### **Sect. 1301 Parking Exceptions**

In order to provide for adjustments in the strict application of these regulations, the following waiver to the regulations is permitted if the Board of Adjustment, after public hearing, finds that such use will not be contrary to the intent and purposes of this regulation and will not adversely affect the neighboring property.

An off-street parking area may be permitted in a district where it is ordinarily prohibited provided it serves a use for a building, which was existing at the time of the effective date of these regulations, and for which no off-street parking space was provided, and where the provision of such parking space will materially relieve traffic congestion on the streets. Such parking area shall conform to the following specifications:

- 1.) The area shall be located within 200 feet of the property on which the building to be served is located.
- 2.) Walls, fences or planting shall be provided in a manner to provide protection for and be in harmony with surrounding residential property;
- 3.) The minimum front, street side, and side yards required in the district shall be maintained free of parking;
- 4.) All driveways and the area used for the parking of vehicles shall be surfaces with a hard, durable, dust-proof material, and be properly drained;
- 5.) The area shall be used exclusively for transient parking of motor vehicles belonging to invitees of the owner or lessee of said lot;
- 6.) The approval of all plans and specifications for the improvement, surfacing, drainage, entrances and exits, or lights, for said parking area shall be obtained from the County Road Engineer, City Engineer or authority responsible for issuing such permits at such location.
- 7.) The area shall conform to such other requirements as the Board in the exercise of sound discretion may require for the protection of surrounding property, persons and neighborhood values.

## **Sect. 1302 Off-street Loading**

Every new building or structure intended for use in wholesale or retail business shall provide not less than one (1) off-street or alley loading and unloading space that will accommodate vehicles servicing that business while loading and unloading merchandise. The loading space shall have access to a public alley or street.