

Effective Date: 2/1/05

SECTION 10. PARKING AND LOADING SPACE

10.01. Parking:

On any premises upon which a building or use of the types listed below is erected or enlarged after the adoption of these regulations, parking facilities shall be provided off the street right of way and off the sidewalk area with space, exclusive of passageways and driveways, according to the table below. Each parking space shall be at least 10 x 20 feet in area.

10.01.01.

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>	<u>LOCATION</u>
1. Automatic Type Service Laundry	1 space for each 2 washing machines	No more than 500 feet distant from building
2. Bus Stations	1 space for each 3 employees plus adequate space to facilitate arrivals and departures.	" " "
3. Churches	1 space for each 4 seat spaces	" " "
4. Dwellings, all types	2 spaces per family unit	On premises
a. Dwellings for Elderly and/or Handicapped Persons	1 space per dwelling	On premises
5. Fraternal, social or civic organizations clubhouse or hall	1 space for each 4 seats or similar accommodation	Not more than 500 feet distant from building
6. Hospitals and Convalescent Homes	1 space for each 3 patients plus 1 space for each 2 employees	" " "
7. Hotel, Motel	1 space for each guest room	" " "
8. Indoor Theatre, Auditorium, Pool or Bowling	1 space for each 4 seats or similar accommodation	

<u>TYPE OF USE</u>	<u>PARKING SPACES REQUIRED</u>	<u>LOCATION</u>
9. Industrial Plant or 500 feet Wholesale House	1 space for each 1 1/2 employees during the the largest daily work shift period	No more than distant from building
10. Medical Offices	7 spaces per doctor	" " "
11. Office, Professional - Office Personal, Service Shops, and Financial Institutions	1 space for each 150 square feet of office area	" " "
12. Restaurant, Tavern - Grill, Bar or Dance Hall	1 space for each 50 square feet of public floor area	" " "
13. Retail Stores	1 space for each 200 square feet of gross floor area	" " "
14. Home Occupations	2 spaces in addition to those required by 10.01.01.4.	" " "
15. Gasoline Stations Repair Shops	1 space per employees plus 3 spaces per bay on premises	" " "
16. For uses not listed or combinations of uses, the Commission may require the number of parking spaces which it deems necessary to protect the general health, welfare and safety.		

10.02. Loading Space:

Every hospital, convalescent home, hotel, retail store, office building, industrial plant or wholesale house developed after the adoption of these regulations shall have on the premises one permanently maintained loading space of not less than 10 feet in width, 30 feet in length and 14 feet in height plus such additional loading space as, in the opinion of the Zoning Commission, is deemed necessary to meet the traffic needs of the location.

10.03. Parking Area Buffering:

The objective of this section is to protect and promote public health, safety and general welfare by requiring the landscaping of parking lots which will serve to reduce noise and glare of automobile lights onto adjacent properties, return precipitation to the ground, reduce storm

water problems, provide shade, stabilize property values, and facilitate a harmonious relationship between land uses on adjacent properties.

10.03.01.

Parking lots of one-hundred (100) or more spaces shall provide for an aggregate landscaped area or areas in the interior of the lot at a ratio of 200 square feet for every eight (8) parking spaces. The interior landscaped parking area is to be part of an integrated site development plan for the property. Planting which is required along the perimeter of the parking lot shall not be considered as part of the interior landscaping requirement. Where a parking lot abuts buildings on the subject property, the border plantings adjacent to those buildings shall not be considered as part of the interior landscape requirement.

10.03.02.

Peripheral landscaping shall be required along any side of a parking lot of twenty (20) or more spaces that abuts adjoining property that is not a right-of-way. A landscaping strip four (4) feet in width shall be located between the parking area and the abutting property lines. One (1) tree for each fifty (50) feet shall be planted in the landscaping strip. Where planting is required for screening along the side of any parking lot abutting adjoining property, said plantings shall not be considered part of the peripheral landscaping requirement of this section.

10.03.03.

Street landscaping shall be required along any side of a parking lot of twenty (20) or more spaces that abuts the right-of-way of any street, road or highway. A landscaping strip ten (10) feet in depth shall be located between the abutting right-of-way and the parking lot. One (1) tree shall be planted for each forty (40) linear feet of the landscaping strip.

10.03.04.

All parking lot landscaping shall be of such quality as to improve and enhance the site and its surrounding areas. The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other planting material may be used to complement the tree landscaping, but shall not be the sole contribution to the landscaping. Effective use of earth berms and existing topography is also encouraged as a component of the landscape plan.

The landscaping and planting areas shall be reasonably dispersed throughout the parking lots. The interior dimensions of any planting area or planting median shall be sufficient to protect the landscaping materials planted therein and to insure proper growth. In those instances where plant material exists on a parking lot site prior to its development, such landscape materials may be used if approved as meeting the requirements of this section.