

April 30, 1974

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Section 8.3 - Requirements for Off-Street Parking: There shall be provided at the time of the erection of any main building or structure or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, floor area or seats, minimum off-street parking space with adequate provisions for ingress in accordance with the following requirements:

1. OFFICE AND PROFESSIONAL BUILDINGS: Provide at least two parking spaces for each three hundred (300) square feet of usable floor space up to three thousand (3,000) square feet, and no less than one for every three hundred (300) square feet of usable floor space thereafter, exclusive of hallway, stairway, or elevator space and similar common areas. In no event shall there be fewer than five spaces provided per building.
2. MULTIPLE FAMILY DWELLINGS AND TRANSIENT LODGING FACILITIES:
  - A. Multiple family dwellings and transient lodging facilities which provided

cooking facilities in the dwelling units - one and one-half (1 - 1/2) parking spaces per dwelling unit.

- B. Transient lodging facilities which do not provide cooking facilities in the dwelling units - one and one-fourth (1 - 1/4) parking spaces per dwelling unit for the first one hundred (100) dwelling units; one space per dwelling unit for the next one hundred fifty (150) dwelling units; and one-half space per dwelling unit thereafter.
  - C. Multiple family dwellings and transient lodging facilities which provide meeting rooms or auditoriums which will accommodate one hundred (100) or more persons, restaurants or cocktail lounges - 60% of the parking spaces which would be required if these uses were not associated with a multiple family dwelling or transient lodging facility.
3. HOSPITALS, NURSING HOMES, CONVALESCENT HOMES, SANITARIUMS, ETC.:
- A. Hospitals: Provide one parking space per bed.
  - B. Nursing Homes, Convalescent Homes, Sanitariums, Etc.: Provide one parking space for each two beds. In no event shall there be fewer than five spaces provided per building.

4. COMMERCIAL USES:

- A. Automobile, Heavy Construction Machinery, Trailer and Mobile Homes Sales and Repair Agencies: Provide 10 parking spaces, plus one space for each 200 square feet of office and principal showroom space, plus one space for each 1000 square feet of repair and maintenance space, none of which may be used for merchandise inventory parking. In no event shall there be less than one space for each 10,000 square feet of gross land area.
- B. Other Commercial Uses: Provide one parking space for each 300 square feet or any part thereof of gross floor area for the first 9000 square feet, and one parking space per 400 square feet or any part thereof of gross floor area in excess of 9000 square feet for the following commercial uses: Food or grocery stores, drug and sundry stores, department stores, banks, post offices, clinics, waiting rooms and stations for common carriers, and shopping centers. For all other commercial uses except as otherwise provided in these regulations, there shall be provided three parking spaces for the first 2500 square feet of floor area and one parking space for each additional 500 square feet or any part thereof of floor area. In no event shall there be fewer than five spaces provided per building.

5. **RESTAURANTS (OTHER THAN DRIVE-IN), BARS, COCKTAIL LOUNGES, NIGHT CLUBS, CHURCHES, THEATRES, AUDITORIUMS, MEETING ROOMS, FRATERNAL LODGES, STADIUMS, FUNERAL HOMES, OR ANY BUILDING USED AS A PUBLIC GATHERING PLACE:** Provide one parking space for each four seats. In addition, one parking space must be provided for every four persons employed or intended to be employed.
6. **DRIVE-IN RESTAURANTS AND SIMILAR PLACES SERVING FOOD, DRINK OR REFRESHMENTS TO VEHICULAR PATRONS OUTSIDE OF BUILDING:** Parking layout shall be subject to the approval of the appropriate Planning Commission or the Zoning Director. In no event shall there be fewer than five spaces provided per building.
7. **GOLF COURSES & OUTDOOR RECREATIONAL FACILITIES:**
  - A. Golf Courses: Provide four parking spaces for each golf hole. Where restaurants, bars, cocktail lounges and transient accommodations are made an integral part of a golf course enterprise, then 50% of the spaces required for the golf course shall be credited to the parking requirements of such supplemental facilities.
  - B. Outdoor Recreational Facilities: Other outdoor recreational facilities not otherwise covered herein, such as skeet, archery range, tennis courts, miniature golf course, driving range, etc., shall require one parking space for each two anticipated participants, as may be determined by the appropriate Planning Commission or the Zoning Director. In no event shall there be fewer than five spaces provided per facility.
8. **SCHOOLS:**
  - A. High Schools: One parking space for each eight seats in auditorium, plus two spaces for each classroom.
  - B. Junior High Schools and Elementary Schools: One parking space for each ten seats in auditorium, plus one space for each classroom.
9. **INDUSTRIAL USES, INCLUDING THOSE LIGHT INDUSTRIAL USES PERMITTED OR ALLOWABLE IN THE "C-4" LIGHT INDUSTRIAL DISTRICT:**
  - A. Off-Street Parking: Provide one parking space (exclusive of service roads, entrances and exits) for each 1,000 square feet of the gross floor area in the building up to 10,000 square feet, and then one parking space for each 2,000 square feet of gross floor area thereafter, or one parking space for each two anticipated employees, whichever requires the greater number of parking spaces. If retail sales are conducted in connection

with such industrial use, additional off-street parking shall be provided as required by the provisions hereof relating to such commercial uses. The portion of the structure allocated for retail sales shall be used as a basis for determining the additional off-street parking to be provided. In no event shall there be fewer than five (5) parking spaces provided per building.

10. PRIVATE OR PUBLIC RECREATIONAL & ENTERTAINMENT USE INVOLVING THE ASSEMBLING OF PERSONS & NOT GOVERNED BY ANY OF THE PRECEDING PROVISIONS: Provide one parking space for every 200 square feet of floor area of the assembly rooms or one space for each four seats, whichever is greater.
11. PARKING OF COMMERCIAL VEHICLES: Commercial vehicles and mobile machinery or equipment shall not habitually, customarily, or regularly be parked in any residential district between the hours of 8:00 p.m. and 8:00 a.m. unless effectively screened from streets and abutting property. This prohibition shall not apply during construction as authorized by the Zoning Director.

Section 8.4 - Requirements for Off-Street Loading and Unloading.

1. Uses with 10,000 Square Feet or More Gross Floor Area: Every single-occupancy permitted use having a floor area of ten thousand (10,000) square feet or more gross floor area requiring the receipt or distribution by vehicles of materials or merchandise shall have at least one permanently maintained off-street loading/unloading space for the first 10,000 square feet, and one additional space for each 20,000 square foot or fraction thereof of gross floor area over and above the first 10,000 square feet.
2. Uses With Less Than 10,000 Square Feet Gross Floor Area: Single occupancy retail operations, wholesale and industrial operations with a gross floor area of less than 10,000 square feet shall provide sufficient receiving space on the property so as not to hinder the movement of vehicles and pedestrians over a sidewalk, street or alley.
3. Multiple-Family Dwellings and Transient Lodging Facilities: Shall be provided with one off-street loading space for the first 20 units, two spaces for 21 to 40 units, three spaces for more than 40 units.
4. Location and Dimension: Each space shall have direct access to an alley or street and shall have the following dimensions: length, 25 feet; width, 12 feet; height, 14 feet. Loading and unloading areas are to be marked as such so that service vehicles may use this space without interfering with the use of streets, sidewalks, alleys or parking areas.

Section 8.5 - Permanent Reservation. Areas reserved for off-street parking, loading or unloading, in accordance with the requirements of these regulations, shall not be reduced in area or changed to any other use unless the allowed or allowable use which it serves is discontinued or modified, except where equivalent parking or loading space is provided to the satisfaction of the Planning Commission or Zoning Director.

Section 8.6 - Exceptions to Off-Street Parking and Loading Requirements.

1. CENTRAL BUSINESS DISTRICT: Unless otherwise provided, areas designed as the Central Business District of a community shall not be required to meet the requirements for off-street parking and loading herein.

Such Central Business Districts may be designed on a map or such other documents and materials as are necessary, adopted by the County Commission upon recommendation of the Planning Commission for the purpose of exempting such area from off-street parking and loading regulations.

2. USES NOT LISTED: The requirement for off-street parking for any uses that are not specifically mentioned in this section shall be the same as provided in this section for the use most similar to the one sought, it being the intent to require off-street parking facilities with all uses except those uses in designated Central Business Districts. Such determinations are to be made by the enforcement official. When units or measurements determining the number of required off-street parking spaces result in requirement of a fractional space, any such fraction equal to or greater than one-half shall require a full space and any fraction less than one-half shall be dropped.
3. MIXED USES: In case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately and off-street parking space for one use shall not be considered as providing the required off-street parking for any other use, except that when in the opinion of the enforcement official, one or more uses of a mixed use occupancy are subordinate to and basically dependent upon, a primary use, the enforcement official may reduce the requirements of such subordinate use or uses to a percentage deemed appropriate. Where a greater number is not elsewhere required in this ordinance, each and every separate and individual store, office or other business shall be provided with at least one off-street parking space.

## ARTICLE IX

## PROVISIONAL USES

Section 9.1 - Procedure for Obtaining Permit. The enforcement official shall issue a building permit/certificate of occupancy for any uses permitted in any district as a provisional use only after the County Commission, upon recommendation of

the Planning Commission, has found as a fact that such use complies with the spirit and intent of the Zoning Ordinance and with particular provisions specified for such use. Any party wishing to obtain a building permit/certificate of occupancy for a provisional use shall comply with the following procedure:

1. Submit an application in form specified by the enforcement official listing, among other things, the type of use requested to be permitted, the zoning district in which the use is permitted as a provisional use, the exact location of the use, and such other information as may be required. A filing fee shall be submitted to defray the cost of advertising and holding a public hearing upon such application, as may be set from time to time by the County Commission.
2. Concurrent with the application, a plot plan shall be submitted showing among other things, the following particulars, where applicable:
  - A. The actual shape, proportion and dimensions of the lot to be built upon or used.
  - B. The shape, size, height and location of all buildings to be erected, altered, or moved as well as the disposition and use of structures and buildings already upon the lot.
  - C. The use and intended use of all buildings and structures and land area.
  - D. The setback lines of buildings upon adjoining lots and such other information concerning the lot or parcel or adjoining lots and parcels and rights-of-way as may be essential for determining that the provisions of this ordinance are being observed.
  - E. Information on any proposed excavation or other alteration of the ground level or water course.
  - F. Major points of access onto and off the site; internal circulation ways for vehicular movement; and location and treatment of off-street parking and loading spaces.
3. The enforcement official shall submit the application and plot plan to the Planning Commission for review. The Planning Commission shall hold a public hearing, after due public notice has been given as required. The Planning Commission shall then forward its finding and recommendation to the County Commission for final action.
4. Upon receipt of the Planning Commission's finding and recommendation, and prior to final approval, the County Commission must find as fact that the proposed use complies with the spirit and intent of the Zoning Ordinance.