

Sec. 30-583. - Off-street parking.

- (a) Off-street parking shall be provided within the city for motor vehicles. The minimum number of parking spaces, which shall be provided, are as follows:

Use	Spaces Required
Apartments and townhouses	2 per dwelling unit or floor area in square feet divided by 440, whichever is greater
Banks	1 per 150 square feet of floor space
Barbershops and beauty parlors	2 plus 1.5 per chair
Bed and breakfasts	1 per sleeping room
Bowling alleys	5 per lane in addition to spaces required for restaurant facilities
Churches, theaters, facilities for spectator sports, auditoriums, concert halls	0.35 times the seating capacity
Doctor and dentist offices	1 per 100 square feet of waiting room area, plus 1 per doctor or dentist
Fast food take-out establishments and drive-in restaurants	0.10 times the floor area in square feet
Funeral parlors	1 per 50 square feet of floor space
Furniture; appliance, household equipment, carpet and hardware stores; repair shops, including shoe repair; contractors' showrooms, etc., and museums and galleries	1.2 per 100 square feet of floor space
Gas stations	1 per pump, plus 2 per lift (in addition to stopping places adjacent to pumps)

Golf courses	7 per hole
Hotels and motels	1.2 per room in addition to spaces required for restaurant facilities
Laundromats	0.5 per machine
Mobile home subdivisions and parks	2 per mobile home
Offices	1 per 300 square feet of floor space
Restaurants, except drive-ins	1.2 per 100 square feet of floor space
Retail stores and service establishments	1 per 150 square feet of floor space and outdoor sales space
Roominghouses, fraternities, sororities, dormitories, adult foster care facilities, family or group day care homes	0.4 times the maximum number of occupants
Single-family and two-family dwellings	2 per dwelling unit
Warehouses	1 per 500 square feet of floor space
Other businesses and industrial uses	0.75 times the maximum number of employees on the premises at any one time

- (b) Where calculation of off-street parking space in accordance with the table set forth in subsection (a) of this section results in requiring a fractional space, any fraction of a space less than one-half shall be disregarded and any fraction of one-half or more shall require one space.
- (c) Required off-street parking shall be provided on the lot to which it pertains.
- (d) The use of any required off-street parking space for the storage of a motor vehicle for sale, or for any other purpose other than the parking of motor vehicles, shall be prohibited.
- (e) The zoning administrator may permit a modification of the required location of off-street parking facilities and/or the amount of off-street parking facilities required if, after investigation, he finds that such modification is necessary to secure an appropriate development of a specific parcel of land,

provided that such modification will not be inconsistent with the spirit and purpose of this section, public safety and substantial justice.

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

Parking Angle (degrees)	Stall Width (feet)	Aisle Width (feet)	Stall Length (feet)	Curb to Curb (feet)
0—15	9	12	23	30
16—37	10	11	19	47
38—57	10	13	19	54
58—74	10	18	19	61
75—90	10	24	19	63

(g) Landscaping of off-street parking lots.

(1) *Purpose.* The purpose of this Code section is to promote the general welfare of the city by requiring landscaping for off-street parking lots, as defined herein, intended to promote pedestrian safety through better traffic control; reduce air and water pollution; reduce stormwater impacts; to shade and cool parking areas; provide a buffer between adjoining land uses; and enhance the appearance of parking lots and their visual impact from public sidewalks and streets.

(2) *Definitions.*

- a. *Parking lot* means off-street surface parking lots and other areas used for the parking, service sale or storage of vehicles, where such parking lot or area consists of more than 10,000 square feet.
- b. *Perimeter parking lot landscaping* means landscaping located inside the area used for the parking, service, sale, and storage and maneuvering vehicles.
- c. *Interior parking lot landscaping* means landscaping located inside the area used for the parking, service, sale, and storage and maneuvering of vehicle.
- d. *Trees* means deciduous shade trees or coniferous trees as shown on an approved list prepared by the city forester.

(3) *Development standards.*

- a. Landscaping shall be required for all parking lots as defined herein. A landscaping plan shall be included as part of the required site plan and subject to the same approval process. Minor modifications to the landscaping requirements may be approved where the circumstances of the site require it.
- b. *Perimeter parking lot landscaping.* These requirements shall apply to all parking lots as defined herein. The perimeter of the parking lot shall be bordered by a landscaped strip of soil not less than five feet wide and consisting only of the following:

1. A mix of deciduous shade trees and/or coniferous trees uniformly distributed and spaced not more than 35 feet apart; and
 2. Ground cover covering 100 percent of the exposed soil which cover shall consist of:
 - i. Low-growing ground plantings such as grass or flowers; and/or
 - ii. A planting of shrubs not more than 48 inches in height.
 - iii. No loose mulch shall be allowed as ground cover except under the canopy of shrubs and within two feet of the base of trees.
 - iv. In addition to the above, decorative landscaping stone may be used as ground cover to the extent that it does not make up more than 30 percent of the total ground cover.
 3. Provided that further, that where the perimeter parking lot landscaping areas abut a structure or where the parking lot access is shared with an adjoining parcel, such areas shall be landscaped as described above, or, at the discretion of the parking lot owner or operator, with paved sidewalks not less than six feet wide and planted with trees spaced not more than 35 feet apart in three feet by five feet tree wells.
 4. Where a parking lot abuts a residential district, the landscaping as required above shall include a wall, a sight-obscuring fence or sight-obscuring landscaping not less than six feet in height.
- (4) *Interior parking lot landscaping.* These requirements shall apply to all parking lots as defined herein except those used for the service, sale or storage of vehicles. In addition to the perimeter parking lot landscaping requirements, parking lots shall have not less than ten percent of the gross area of the interior of the parking lot devoted to landscaping. Pedestrian walkways shall not be included as part of such ten percent requirement. Such interior landscaping shall consist of:
- a. Not less than one tree for each ten parking spaces; and
 - b. Ground cover covering 100 percent of the exposed ground which cover shall consist of:
 1. Ground plantings such as grass or flowers; and/or
 2. A planting of shrubs not more than 48 inches in height.
 3. No loose mulch shall be allowed as ground cover except under the canopy of shrubs and within two feet of the base of trees.
 4. Where there are more than 12 contiguous parking spaces in a row, there shall be a landscaped strip created separating each 12 spaces from the next contiguous space. Such landscaped strip shall be at least six feet in width and contain shade trees and/or ground cover as described in subsection (3)b.2. above.
- (5) *Tree requirements.* The trees used in the landscaping requirements hereunder may already exist on the site or may be planted. Not less than one-half of the total number of trees shall be of a type characterized by moderate growth and expected to reach a mature height of more than 30 feet. At the time of approval of the site plan, trees used for landscaping hereunder, whether existing on the site or planted, shall be not less than ten feet in height and have a trunk diameter of not less than two and one-half inches caliper size six inches above the ground.
- (6) *Protective requirements for landscaping.* All landscaping hereunder shall be provided with suitable curbing, which may consist of landscaping timbers, cast-in-place concrete or pre-cast concrete, for the purpose of protecting landscaped areas from damage by vehicles, snow removal operations or other activities on the site.
- (7) *Maintenance of landscaping.* In addition to the requirements of any other applicable ordinance or statute, the parking lot owner and/or operator shall be responsible for maintaining the landscaping required hereunder, which maintenance shall include:

- a. Any necessary cutting or trimming of shrubs to insure continued compliance with the requirements hereunder, such as height or spacing requirements.
 - b. Any replacement of trees, shrubs or ground cover, which are dead or dying or otherwise, removed and which are necessary to continued compliance with the requirements hereunder.
 - c. Any other replacement or repair necessary to insure continued compliance with the requirements hereunder.
- (8) Applicability of this section.
- a. The landscaping requirements hereunder shall apply to:
 - 1. Any parking lot as defined herein constructed on or after the effective date of this section.
 - 2. Any existing parking lot as defined herein to which substantial changes or improvements are made or after the effective date of this section, such as:
 - i. Enlarging the area of the parking lot by more than 25 percent, or
 - ii. Removing and replacing the surface of a paved lot or changing a gravel surface to a paved surface, where either action involves 50 percent or more of the area of the parking lot.

(Code 1976, § 150.19; Ord. No. 453, § 305, 12-8-1986; Ord. No. 468, § 2, 5-28-1991; Ord. No. 558, §§ 1—7, 2005; Ord. No. 564, § 2, 3-26-2007; Ord. No. 577, § 2, 5-11-2009)

Cross reference— Parking, § 54-101 et seq.