Article 10.
Parking, Loading, and Access Management

Section 10.01 Intent and General Parking Requirements

1. **Intent.** The purpose of this article is to ensure the provision of off-street parking facilities that are sufficient in number, adequately sized and properly designed to meet the range of parking needs and demands that are associated with land uses now in place in the city or with land uses allowed by this chapter. The article is further intended to limit the amount of excess parking/impervious surface in the City to reduce stormwater runoff.

2. **General Provisions.** Unless otherwise noted in this Article or Zoning Ordinance, there shall be provided in all districts at the time of erection or enlargement of any main building or structure, or at the time of change of use, an off-street vehicle parking area with adequate access to all spaces. The number of off-street parking spaces, in conjunction with all land or building uses, shall be provided prior to the issuance of a Certificate of Occupancy, as hereinafter prescribed.

   A. **Use of Parking Spaces.** The use of required parking spaces for material storage, refuse storage and containers, storage and display of vehicles and/or other merchandise, or for vehicle or machinery repair or maintenance is expressly prohibited.

   B. **Location.** Off-street parking areas shall be sited, as follows:

      (1) **Residential Districts:** With the exception of parking associated with single-family, two-family, or multiplex dwellings, off-street parking is prohibited within the required front yard setback in residential districts. Parking areas shall be sited in a manner that achieves perimeter landscaping requirements, ***Section 11.06***, Parking Lot Landscaping.

      (2) **O-1, B-1, B-2, and B-3 Districts:** Off-street parking spaces shall be sited in a manner that achieves Perimeter Landscaping requirements, ***Section 11.06***, and Transitional Landscaping Requirements ***Section 11.04***.

      (3) **M-1/M-2 Districts:** Off-street parking is prohibited within the required front yard setback. Off-street parking spaces shall further be sited in a manner that achieves Perimeter Landscaping requirements, ***Section 11.06***, and Transitional Landscaping Requirements, ***Section 11.04***.

      (4) **Mixed-Use Districts (CC and MUI):** Off-street parking shall be located in the side or rear yard only, as further restricted in ***Article 6*** (City Center), ***Section 3.20*** (MUI-1), and ***Section 3.21*** (MUI-2). Parking areas within a side yard shall be located behind the front setback line of the principal building but shall in no case be located less than five (5) feet from the front property line or street side property line. Off-street parking spaces shall further be sited in a manner that achieves Perimeter Landscaping requirements, ***Section 11.06***, and Transitional Landscaping Requirements, ***Section 11.04***.

   C. **Landscaping.** Parking Lots shall be screened and landscaped in accordance with ***Article 11*** (Landscaping).