

Chapter 12 Off-Street Parking And Loading

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10-12-1 Purpose

The purpose of this chapter is to set forth the minimum requirements for off-street vehicular parking and loading for various buildings and land uses irrespective of the district in which they are located. (Ord. 313-08, 6-9-2008)

10-12-2 General Parking Requirements

- A. Off-street parking and loading facilities shall be shown on a site plan for a building permit or Administrator review at a scale not less than one inch equals one hundred feet (1" = 100'). This is not required for single-family or duplex construction on a lot with an attached garage for each unit.
- B. Commercial parking areas shall be used for automobile parking only, with no sales, storage, repair work or servicing of any kind conducted thereon. Trucks are allowed where the lot is constructed with adequate space to accommodate trucks of the appropriate class (or weight) as identified by Idaho Code 49 or its amendments.
- C. Whenever a land use is changed or altered (enlarged, increase in number of employees, seating capacity, etc.) in such a manner that will increase the parking space requirement specified by this title, a site plan showing the design for the additional parking spaces shall be submitted to the Administrator for approval.
- D. With the exception of residential districts, no inoperable or unlicensed vehicles shall be parked within public or private off-street parking areas. Inoperable or unlicensed vehicles located in residential districts shall be located within an enclosed building or an enclosed back yard, with a limit of two (2) vehicles that are not roadworthy. (See also section 4-2-2.)
- E. Groups of three (3) or more parking spaces, except those in conjunction with single-family or two-family dwellings on a single lot, shall be served by a service drive so that no backward movement or other maneuvering of a vehicle within a street, other than an alley, will be required. (Ord. 313-08, 6-9-2008; amd. Ord. 367-2020, 4-27-2020)

10-12-3 Location Of Parking Spaces

- A. An off-street parking lot for uses other than residential uses shall be located on the same lot as the principal use the parking lot serves. When a commercial/business enterprise is using an off-site parking area to satisfy its parking needs, a signed written agreement between the enterprise and the owner of the off-site parking area is required.
- B. Off-street parking for residences shall be located on a driveway in the side, rear or front. There shall be no parking in setback areas. (Ord. 313-08, 6-9-2008; amd. Ord. 367-2020, 4-27-2020)

10-12-4 Parking Area Improvements

All public or private parking areas which contain three (3) or more parking spaces shall be improved according to the following:

- A. Surface: All parking areas, except those in conjunction with single-family or two-family dwellings, shall have surfacing of asphalt concrete, or portland cement concrete. Other durable and dust-free surfacing materials may be approved by the Council for infrequently used parking areas, such as an auditorium, gymnasium, church or other similar use.
- B. Enclosures: All parking areas, including service drives, except those required in conjunction with single-family or two-family dwellings, which abut a residential district shall be enclosed along and immediately adjacent to any interior property which abuts any residential district with a sight obscuring fence, wall or hedge not less than three feet (3') nor more than six feet (6') in height. If the fence, hedge or wall is not located on the property line, said area between the fence, hedge or wall and the property line shall be landscaped and maintained with lawn or low-growing evergreen ground cover or rock mulch.
- C. Lighting: Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect the light away from any abutting or adjacent residential district.
- D. Residential Location: Parking areas for residential uses, except those required in conjunction with a single-family or two-family dwelling, shall not be located in a required front yard.
- E. Service Drives: Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety in traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site, but in no case shall two-way and one-way driveways be less than twenty feet (20') and twelve feet (12'), respectively. (Ord. 313-08, 6-9-2008; amd. Ord. 367-2020, 4-27-2020)

10-12-5 Parking Lot Design Standards

All parking spaces and parking lots shall be designed and constructed to the following minimum standards:

- A. Parking Space Dimensions: A standard parking space is nine feet (9') in width by twenty feet (20') in length, and a compact parking space is eight feet (8') in width by sixteen feet (16') in length. No more than twenty five percent (25%) of spaces in a parking area may be designed as compact parking spaces. Parking area aisle widths shall be as follows:

PARKING AISLE WIDTHS

	Parking Angle In Degrees			
	30	45	60	90
One-way traffic	12 feet	12 feet	24 feet	24 feet
Two-way traffic	24 feet	24 feet	24 feet	24 feet

B. Stalls:

1. Stalls must be clearly marked, and the markings must be maintained in good condition.
2. No stalls shall be such that cars must back over the property line to enter or leave a stall.

C. Driveway Entrances And Exits:

1. A driveway that serves no more than one dwelling unit: Ten feet (10') in width.
2. A driveway that serves two (2) or more dwelling units: Eighteen feet (18') in width. (Ord. 313-08, 6-9-2008; amd. Ord. 367-2020, 4-27-2020)

10-12-6 Number Of Parking Spaces Required

The minimum number of off-street parking spaces required shall be no less than as set forth in the following table:

Use	Parking Spaces Required
Residential types:	
Bed and breakfast	2 for the operator; 1 for each guestroom; 1 for each employee
Hotels, motels, motor hotels, etc.	1 for each guestroom, plus 1 for each 2 employees
Mobile/manufactured home park	2 for each dwelling unit
Multiple-family dwelling	2 for each dwelling unit, with 1 visitor space per 3 dwelling units
Vacation rentals	1 for each guest dwelling unit, plus 2 per owner/operator
Single-family or two-family dwelling	2 for each dwelling unit on a single lot
Institutional types:	
Churches, clubs, lodges	1 for every 4 persons at the rated maximum occupancy of the building
Daycare centers	1 per 350 square feet of gross floor area
Hospitals	2 for each bed
Libraries, museums, art galleries	1 for each 250 square feet of gross floor area
Nursing homes, homes for the aged, group care homes, etc.	1 for each 3 beds
Schools:	
Elementary or junior high	1.5 for each teaching station, plus 4 for every classroom, or 1 for every 42 square feet of seating area where there are no fixed seats in an auditorium or assembly area
High schools	1.5 for each teaching station, plus 8 for every classroom or 1 for every 28 square feet of seating area where there are no fixed seats in an auditorium or assembly area
Welfare or correctional institutions	1 for each 5 beds
Commercial types:	
Barbershops, beauty salons and spas	1 for each 200 square feet of gross floor area
Bowling alleys	2 for each bowling lane

Establishments for the sale and consumption on the premises of food and beverages	1 for each 60 square feet of gross floor area
Establishments or enterprises of a recreational or an entertainment nature:	
Spectator type, e.g., auditoriums, assembly halls, theaters, stadiums, places of public assembly	1 for each 2 persons at the rated maximum occupancy of the building
Participating type, e.g., skating rinks, dance halls	1 for each 2 persons at the rated maximum occupancy of the building
Medical/dental clinics	2 parking spaces for each treatment room
Office buildings, business and professional offices	1 for each 400 square feet of gross floor area
Pharmacies	1 for each 150 square feet of gross floor area
Retail establishments and automobile service garages, except as otherwise specified herein	1 for each 300 square feet of gross floor area
Retail stores handling bulky merchandise, household furniture, or appliance repair shops	1 for each 600 square feet of gross floor area
Industrial types:	
Except as specifically mentioned herein	1 for each 500 square feet of gross floor area
Laboratories and research facilities	1 for each 300 square feet of gross floor area
Machinery or equipment sales	1 for each 400 square feet of gross floor area
Wholesale and storage corporations	1 for each 700 square feet of gross floor area
The parking space requirements for buildings and uses not set forth herein shall be determined by the City Council, and such determination shall be based upon the requirements for the most comparable building or use specified herein.	
When multiple uses are proposed, the parking spaces requirement is set to the spaces required for the highest proposed use.	

(Ord. 313-08, 6-9-2008; amd. Ord. 367-2020, 4-27-2020)

10-12-7 Common Parking Facilities For Mixed Uses

- A. Number Of Spaces: In the case of mixed uses, the total requirements for off-street parking spaces shall be the sum of the requirements for the various uses. Off-street parking facilities for one use shall not be considered to provide parking facilities for any other use except as provided in subsection B of this section.
- B. Joint Uses Of Parking Facilities: The City Council may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility, provided that:
1. The applicant shows that there is no substantial conflict in the principal operating use of the building or use for which the joint use of parking facilities is proposed.
 2. The parties concerned in the joint use of off street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the City Attorney as to form and content. Such instrument, when approved as conforming to the provisions of this

title, shall be recorded in the Office of the County Recorder and copies thereof filed with the City Clerk-Treasurer. (Ord. 313-08, 6-9-2008; amd. Ord. 367-2020, 4-27-2020)

10-12-8 General Loading Requirements

The following provisions shall apply to off-street loading facilities:

- A. The provision and maintenance of off-street loading space is a continuing obligation of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use of property for which the building permit is issued and shall be conditioned upon the unqualified continuance and availability of the amount of loading space required by this title. Should the owner or occupant of any building change the use to which the building is put, thereby increasing off-street loading requirements, it shall be unlawful and a violation of this title to begin or maintain such altered use until such time as the increased off-street loading requirements are met.
- B. Owners of two (2) or more buildings may agree to utilize jointly the same loading spaces when the hours of operation do not overlap; provided, that satisfactory legal evidence is presented in the form of deeds, leases or contracts to establish the joint use.
- C. A plan drawn to scale, indicating how the off-street loading requirements are to be fulfilled, shall accompany an application for loading areas.
- D. Design requirements for loading areas are as follows:
 - 1. Areas used for standing and maneuvering of vehicles shall have durable surfaces, maintained adequately for all-weather use and so drained as to avoid flow of water across sidewalks. Drainage shall be kept on site and designed to percolate into the ground from the containment area.
 - 2. Loading areas adjacent to residential districts or adjacent to residential uses shall be designed to minimize disturbance of residents.
 - 3. Access aisles shall be of sufficient width for all vehicular turning and maneuvering.
 - 4. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line and a straight line joining said lines through points twenty feet (20') from their intersection. (Ord. 313-08, 6-9-2008; amd. Ord. 367-2020, 4-27-2020)

10-12-9 Number And Size Of Loading Berths

Buildings to be built or substantially altered that receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading areas. (Ord. 313-08, 6-9-2008; amd. Ord. 367-2020, 4-27-2020)