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## **Sec. 113-211. Off-street automobile parking.**

- (a) *Plans required.* A parking plan for all non-residential and multi-family uses shall be submitted to the town with the site plans.
- (b) *Design standards.* All parking facilities, including entrances, exits and maneuvering areas, shall:
  - (1) Have access to a public street;
  - (2) Be graded and paved (including access drive(s)), including access drive(s), and be curbed when needed for effective drainage control as determined by the Town of Tyrone Engineer and Environmental Specialist;
  - (3) Have all spaces marked with paint lines, curb stones or other similar designations;
  - (4) Be drained so as to prevent damage to abutting properties or public streets;
  - (5) If a parking area is established within a residential zoning district for a non-residential use, provide a 20-foot wide continuous visual buffer at least four feet in height between the parking area and the abutting residential property;
  - (6) Provide adequate lighting if the facilities are to be used at night. The lighting shall be arranged and installed so as not to reflect or cause glare on abutting properties or streets;
  - (7) Not be established in the front yard of any residential zoning district except for a single-family residential use; no more than 35 percent of the front yard may be paved or used for parking; and
  - (8) The provisions of paragraphs (2), (3), (5), and (6) of this subsection shall not apply to single-family residential uses where three or less spaces are required.
- (c) *Parking area:*
  - (1) Parking stalls shall have a minimum width of nine feet and a minimum length of 18 feet;
  - (2) There shall be provided adequate interior driveways to connect each parking space with a public right-of-way;
  - (3) Interior driveways shall be:
    - a. At least 24 feet wide where used with 90 degree angle parking;
    - b. At least 18 feet wide where used with 60 degree angle parking;
    - c. At least 12 feet wide where used with 45 degree angle parking;
    - d. At least 12 feet wide where used with parallel parking, or where there is no parking;
    - e. At least 12 feet wide for one-way traffic movement; and
    - f. At least 24 feet wide for two-way traffic movement.
  - (4) Curb return radii shall not exceed 15 feet nor be less than ten feet.
- (d) *Joint use of parking facilities.* The required parking space for a number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use at the same time, except that one-half of the parking spaces required for churches, theatres or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.
- (e) *Shared parking arrangements.* Two or more uses may share parking without providing the minimum number of on-site required spaces for each use, under all of the following conditions:

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- (1) The minimum required number of parking spaces for the combined uses may be reduced by 20 percent for shared parking when hours of operation overlap.
  - (2) Off-site spaces shall be within 1,000 feet walking distance of a building entrance or use as measured from the parking area entrance along pedestrian walkways. If the pedestrian walkway access is to cross an arterial street, appropriate safety measures must be present to help the pedestrian cross the street. In any event, safe and convenient pedestrian access, such as a sidewalk, crosswalk, or path, must exist or be provided from the structure or use to the parking area.
  - (3) When the hours of operation do not overlap, the parking area to be shared must contain at least the minimum required spaces of the largest individual use sharing the lot and shall be developed to the extent of at least being designated according to the standards of this chapter.
  - (4) The parking area to be shared must be owned by the owner of one of the uses or leased for at least a 20-year term or through a permanent easement by the owner of the uses being served.
  - (5) No changes shall be made to the shared parking area which would reduce the parking provided for the uses, unless the owner of one of the uses makes other arrangements to provide parking. No such changes shall be made without Town approval.
  - (6) Handicap parking spaces cannot be shared, unless the uses that are to share the spaces are adjacent to the handicap spaces and no inconvenience to the users of such spaces would be created.
  - (7) Loading spaces shall not be shared.
  - (8) Any proposed change in the use of a structure that shares a parking area will require proof that adequate parking is available.
- (f) *Proximity to public parking.* If a site lies within 1,000 feet walking distance of a public parking area, the minimum parking requirements shall be 20 percent less than otherwise required by this section.
- (g) *Use of area.* No parking area may be used for the sale, repair, dismantling, servicing or long-term storage of any vehicles or equipment unless such activity is allowed in the zoning district in which the parking area is located.
- (h) *Location and surface of parking areas.* The parking of any vehicle on any lot in any zoning district on other than a surface treated and hardened to accommodate the vehicle is prohibited. In addition, parking of vehicles in the front yard or in front of the principal building line in a residential zoning district shall be prohibited except on a hard-surfaced driveway or in a carport or garage.
- (i) *Parking of business vehicles.* In any residential or multi-family zoning district, no prohibited business vehicle or school bus used for transporting students to either public or private schools shall be allowed to park on parcels so zoned or on streets abutting such parcels except during daylight hours and only for the purpose of making deliveries, pickups and providing services. A prohibited business vehicle is defined as a vehicle with a gross vehicle weight rating (GVWR) in excess of 26,000 pounds, or a vehicle with more than two axles, or a vehicle designed to transport at least 15 passengers (including the driver). Business vehicles with a GVWR of less than 26,000 pounds, or less than three axles, or those designed to carry less than 15 passengers (including the driver) shall not be parked on streets abutting such parcels. This provision shall not be construed as restricting in any way the normal business vehicle activity associated with development and construction.
- (j) *Required spaces.* The number of parking spaces or area required for a particular use shall be as follows:
- (1) *Automobile sales and repair garage.* One space per employee plus one space for each 150 square feet of gross floor area;
  - (2) *Automobile service station.* Three spaces for each service bay, with a minimum of ten spaces required;

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- (3) *Business, professional offices and clinics.* One space per 250 square feet of gross floor area;
  - (4) *Bowling alleys, religious institutions and other places of assembly.* One space per four seats in the main auditorium or 100 square feet in the largest assembly room (10/18/07);
  - (5) *Commercial, manufacturing and industrial establishments.* One space per 2,000 square feet of gross office, plant and storage area;
  - (6) *Delivery, ambulance and other similar services.* One space for each vehicle, plus one additional space for each two employees;
  - (7) *One-, two- and three-family dwellings.* Two spaces per dwelling unit plus one space for each 200 square feet of clubhouse, or other common structure;
  - (8) *Food stores.* One space per 100 square feet of gross floor area;
  - (9) *General business, commercial or personal service establishments.* Five and one-half spaces per 1,000 square feet of gross floor area;
  - (10) *Hospitals, care homes and similar institutions.* One space per two beds plus one space for each staff member or visiting doctor, plus one space for each employee;
  - (11) *Hotels and motels.* One space for each guest room plus one space for each 200 square feet of accessory uses such as convention halls, banquet rooms, lounges, restaurants or similar accessory uses;
  - (12) *Lodges, fraternal or social organizations.* One space per 100 square feet of gross floor area;
  - (13) *Manufactured homes.* Two spaces for each manufactured home lot;
  - (14) *Restaurants, night clubs, taverns and similar establishments serving food or beverages and providing patron use area.* One space per 75 square feet of gross floor area;
  - (15) *Restaurants, drive-in (without area provided for patron use).* One space per 100 square feet of gross floor area;
  - (16) *Shopping centers.* Five and one-half spaces per 1,000 square feet of gross floor area;
  - (17) *Schools, public or private elementary.* Two spaces per classroom;
  - (18) *Schools, public or private middle, high, trade, exam preparation and tutoring, colleges and universities.* Five spaces per classroom;
  - (19) *Skating rinks, dance halls, poolrooms, and other places of amusement or assembly without fixed seating.* One space per 200 square feet of gross floor area;
  - (20) *Swimming pool, golf course, neighborhood recreation center or similar use.* One space per five members but not less than 20 spaces except that golf courses shall require a minimum of 20 spaces per nine holes;
  - (21) *Theaters, auditoriums funeral homes, gymnasiums, stadiums and other places of assembly with fixed seating.* One space per three seats;
  - (22) *Theaters, auditoriums, funeral homes, gymnasiums, stadiums and other places of assembly without fixed seating for the accommodation of movable seats in the largest assembly room.* One space per 25 square feet of gross floor area available; and
  - (23) *Wholesale establishments or other similar uses.* One space per 200 square feet of gross floor area devoted to sales or display plus two spaces per 2,000 square feet of gross storage area.

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(k) *Parking Study Provisions.* For any such development that desires to deviate from the Town's parking space requirements due to unique circumstances such as unlisted uses, topographic challenges, environmental considerations, stormwater considerations, or other such situations, may submit a parking study during the site planning process that provides justification for the number of off-street parking spaces proposed. After reviewing the parking study, the zoning administrator shall establish a minimum off-street standard for the proposed use to be approved by Planning Commission during the site plan approval process. Such study shall include:

- (1) Estimates of parking demand based on a traffic calculation that shows proposed Average Daily Trips (ADT) or other acceptable estimates as approved by the zoning administrator and should include other reliable data collected from uses or combinations of uses that are comparable with the proposed use. The study may also incorporate an analysis of available public parking or shared-parking agreements within 1,000 feet walking distance.
- (2) The study shall document the source of data used, means and methods of the data sourcing, and be prepared by a civil engineer, transportation engineer, transportation planner, or other suitable professional.
- (3) The study shall also include qualitative justification for the parking reduction outlining the practical challenges associated with the site and the stormwater or environmental considerations present on the property effecting parking construction.

( Ord. No. 2021-03 , § 1, 2-18-2021)