

6.1 Off-Street Parking

6.1.1 General Requirements

- 1) An off-street vehicle parking space shall be at least nine (9) feet wide and twenty (20) feet long, exclusive of access drives.
- 2) All open off-street parking areas with four (4) or more spaces and all loading berths shall be: (a) gravel, concrete, or asphalt surfaces; and (b) graded to dispose of all surface water run-off but not be diverted to adjoining properties.

6.1.2 Special Requirements

No building shall be erected or enlarged without meeting the following parking requirements:

- 1) Commercial businesses, professional or public office buildings, studios, banks, medical or dental clinics: three (3) parking spaces plus one additional space for each four hundred (400) square feet of floor space over one thousand (1,000) square feet.
- 2) Private clubs or lodges: two parking spaces for each two hundred (200) square feet of service area.
- 3) Restaurants and other eating and drinking establishments: one parking space for each three (3) persons of seating capacity. Drive-through restaurants: one (1) space per 50 square feet of customer service area.
- 4) Industrial uses:
 - a) Indoor or Outdoor Storage or Warehousing-1 space per 5,000 square feet of floor area;
 - b) Equipment Servicing or Manufacturing-1 space per 1,000 square feet of floor area.
- 5) Residential uses: two (2) parking spaces for each dwelling unit.
- 6) Landscape and Screening Requirements

Unless otherwise noted, each unenclosed parking facility of over 3,000 square feet shall comply with the following regulations:

- a) Each unenclosed parking facility shall provide a minimum landscaped buffer of ten feet along any street property line.

- b) Each parking facility that abuts an agricultural or residential district shall provide a ten foot landscaped buffer along its common property line with the agricultural or residential district.
- c) Any parking facility which abuts property in an agricultural or residential district shall provide a fence, wall, landscape screen, or earth berm not less than four feet in height for the length of the common boundary. A grade change, terrace, or other site feature which blocks the sight line of headlights into a residential property may satisfy this requirement, subject to the determination of the Zoning Administrator

7) Lighting Requirements

Any lighting used to illuminate any off-street parking area shall be arranged to direct light away from adjoining properties in any residential district.

8) Safety Features

- a) Parking facilities shall be designed to provide visibility of and between pedestrians and vehicles when circulating within or entering or leaving the facility, and shall not create blind, hidden, or hazardous areas.
- b) Circulation patterns shall be designed in accord with accepted standards of traffic engineering and safety.

9) Maintenance

All parking facilities shall be maintained to assure the continued usefulness and compatibility of the facility. Acceptable maintenance includes keeping the facility free of refuse, debris, and litter; maintaining parking surfaces in sound condition; and providing proper care of landscaped areas.