

the requirement of the various uses computed separately.

- b. A document must be filed with the city showing that the operating schedules of the facilities involved do not conflict and the separate facilities will be required to provide enough additional parking spaces to meet the requirements of this code.

**Sec. 10-360. Off-Street Parking Requirements**

The minimum requirement for the number of off-street parking spaces required for every land use and building occupancy must be calculated by using parking requirements table in this division. Parking standards in this division have been grouped by use and in some instances by occupancy. Where a specific use is not listed by name on this table, the base standard for its use group will govern.

Off-street parking spaces must be provided by all uses in the amount specified in the parking plan. For most groups, the parking requirement is based on the square footage of the building occupied by the use. The gross floor area of the building is the measurement to be used in determining the square footage of a building for the purposes of calculating the parking requirement.

- a. Where the calculation of the off-street parking requirement results in requiring a fractional space, any fraction less than 0.5 will be disregarded; any fraction of 0.5 or greater will require an additional space.
- b. A minimum of four off-street parking spaces must be provided for any non-residential use except that of home occupations.

**Table 10-360 Off-Street Parking Requirements**

Use Category	Specific Use	General Requirement	Additional Requirement
<b>Residential Uses</b>			
Household Living	Single-family, detached	2/dwelling unit (DU)	
	Single-family, attached	2/DU	
	Two-family	2/DU	
	Townhouse	2.5/DU	
	Multifamily dwelling	1.5 /1-br unit 2/ 2+ br unit	Additional 5 percent of total number of required spaces for visitor use
Group Living	Group home (6 or fewer residents)	2 / DU	1 visitor space
	Group homes (7 or more residents)	1 / 2 br	1 visitor space
	Nursing or convalescent home	.75/ resident bed + 1/ 2 employees	
	Retirement center apartment	.5 / 1-br unit 1 / 2-br unit 1.5 / 2+ br unit	Additional 5 percent of total number of required spaces for visitor use
	All other Group Living	1.25 / two br	
<b>Public and Civic Uses</b>			
Cultural Facilities	All	.25/100 sq. ft. public use area	
Day Care	Day care center	2/ <1,000 sq. ft. GFA + 1/each 400 sq. ft. >1,000 sq. ft.	
	Family home day care		
Educational Facilities	Group daycare home		
	Elementary Schools	1/classroom +1/250 sq. ft. admin offices	
	Middle Schools	Same as elementary	
	High Schools	7/classroom + 1/20 sq. ft. admin offices	
All other Educational Facilities	5/ classroom + 1/250 sq. ft.		

**ARTICLE VI. DEVELOPMENT STANDARDS**  
 DIVISION E. Off-Street Parking and Loading

Use Category	Specific Use	General Requirement	Additional Requirement
		admin offices	
Government Facilities	All	1 / 250 ft. GFA +1/fleet vehicle	
Medical Facilities	Hospitals	1 / 4 patient beds	
Parks and Open Areas	Linear Parks/Linkages	2 / access point	All other parks tbd by director
	Golf courses (public)	4/hole	1/250 sq. ft. accessory use structures
	Country clubs	1/5 members or 4/hole	
Passenger Terminals	Airports and Heliports	1/400 sq. ft. passenger terminal area	
	All other Passenger Terminals	1/125 sq. ft. GFA	
Places of Worship	Place of Worship < 2,000 sq. ft. of accessory uses	1/5 seats in main seating area	Additional spaces are required for accessory uses based on general requirements for such use.
<b>Commercial Uses</b>			
Eating Establishments	Restaurant—dine in	1/100 sq. ft. GFA	
	Drive Through	1/100 sq. ft. GFA	Drive-through stacking requirements apply.
	Private Club	1/100 sq. ft. GFA	
Entertainment	Indoor	1/250 ft GFA all uses 1/ 4 seats for theaters	
	Outdoor	1/5 seats + 1/additional 500 ft. GFA indoor structures	
Funeral and Interment Facilities	Funeral Homes	1/50 sq. ft. GFA of public gathering areas	
	Cemeteries	None	
	Mausoleums and Memorial Parks	1 / 150 interment plots plus 1/350 ft. GFA	
Offices	General Office	1/300 for <10,000 sq. ft. + .25/100 >10,000 sq. ft. GFA	
	Medical Office Building	1/200 for <10,000 sq. ft. + .5/100 for >10,000 sq. ft. GFA	
Overnight Accommodations	Hotels and Motels	1/guest room up to 100 rooms + 1/ 2 rooms over 100 rooms 1/300 sq. ft. of banquet or meeting space areas	
	Bed & Breakfasts	2 + 1/guest room	
Personal Services	All	1/300 sq. ft. GFA	
Retail Sales and Service	Shopping Centers > 50,000 ft	1/300 sq/ ft. GFA	
	All other Retail Sales and Service	1/ 300 sq. ft. sales and display area + .1/1000 sq. ft. storage areas	Drive through stacking requirements apply
Sports & Recreation	Indoor (all uses except as noted below)	1/300 sq. ft. GFA	
	Firing Ranges	1/firing point	
	Outdoor (all uses except as noted below)	1/300 sq. ft. activity area	
	Stadiums	1/5 seats	
Self-Service Storage	All	1/250 sq. ft. GFA office space	
Vehicle Sales and Service	Self-service car wash	1/service bay	Stacking requirements apply
	Auto service facilities	3/bay + 1/tow truck	
	Vehicle sales, rental or leasing	1/600 of enclosed floor area, +	

**ARTICLE VI. DEVELOPMENT STANDARDS**  
 DIVISION E. Off-Street Parking and Loading

Use Category	Specific Use	General Requirement	Additional Requirement
	facilities	.25/500 sq. ft. outside display area	
<b>Industrial Uses</b>			
<b>Manufacturing and industrial uses</b>	All	1/1.5 1,000 sq. ft. GFA	
<b>Warehouse and Freight Movement</b>	Warehouse and truck transfer	.5/1000 sq. ft. for indoor and outdoor storage areas + 1/250 sq. ft. interior office	
<b>Wholesale Trade</b>	Wholesale facility	2 spaces +1/ each additional 500 sq. ft. floor area >1,000 sq. ft.	

**Sec. 10-361. Off-Site Parking Allowance**

**a. Location**

1. If off-street parking spaces required by this code cannot be reasonably provided on the same lot on which the principal use is located, parking spaces may be provided elsewhere if approved by the planning director. In any case, all required parking spaces must be within 1,000 feet of the principal use served.
2. The 1,000 foot minimum distance is to be measured from the nearest point of the lot or tract which is the location of the off-site parking spaces, to the nearest point of the lot or tract which is the location of the principal use.

**b. Off-Site Parking Arrangements**

Off-site parking will normally not be approved by the planning director for commercial purposes except under circumstances of hardship. No off-site parking may be located on the same lot as a residential dwelling. All requests for approval of an off-site parking arrangement must be submitted in writing and must include the following:

1. A written statement by the owner(s) of the entire land area to be included within the parking plan, and by the owner(s) of all structures on the land, agreeing to all of the provisions of the plan.
2. Sufficient evidence to establish to the satisfaction of the planning director that those individuals requesting approval are the owners of the designated land and structures.
3. The location and size of the principal use(s) or structure(s) for which off-site, off-street parking is required.
4. A detailed sketch plan indicating pedestrian circulation routes between the principal use and the off-site parking lot or area that shows existing and proposed improvements to sidewalks, crosswalks, crossing signals, and pedestrian and vehicular access points at the off-site parking location.
5. The location and layout of the required off-street parking spaces and their relative location and distance from the principal use served.
6. A permanent and irrevocable easement, unless revocation approved by the city, covering the off-site parking spaces in favor of the principal use to be benefited thereby, must be dedicated and recorded as a condition of approval.

**c. Review, Approval, and Amendment**

1. The planning director will consider such requests and either approve or disapprove the off-site parking plan. Plan approval may establish necessary conditions and limitations.
2. All off-site parking plans which have been approved by the planning director will be binding upon the owner(s) of the land and structures included in the plan, and their successors, and will control all permits and certificates, and the use and occupancy of the designated land area and structures.
3. Off-site parking plans may be amended or withdrawn through the same approval process. The easement which conveys the right to use the off-site parking may be revoked only if both parties and the city agree that the need for the off-site parking no longer exists or that another source of off-street parking has been secured by the principal use.

**Sec. 10-362. Shared Parking Arrangements**

**a. Description**

Shared parking represents an arrangement in which two or more nonresidential uses with different peak parking periods (hours of operation) use the same off-street parking spaces to meet their off-street parking requirements.

**b. Authorization and Criteria**

1. The planning director is authorized to approve an alternative compliance parking plan allowing shared parking arrangements for nonresidential uses with different hours of operation.
2. The planning director may permit up to 100 percent of the parking required for one use to be supplied by the off-street parking spaces provided for another use if the planning director determines that the various activities will have peak parking demands at different periods of the day or week.
3. In order to approve an alternative compliance parking plan for shared parking, the planning director must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
4. A request for approval of a shared parking arrangement must be accompanied by such information determined by the planning director as necessary to evaluate the peak parking demand characteristics or difference in hours and/or days of operation, including, but not limited to, a description of the uses and their operational characteristics, a site plan, and a parking study prepared by a licensed professional traffic engineer or equivalent qualified professional which justifies the reduction in parking requested.

**c. Location of Shared Parking Facility**

A use for which an application is being made for shared parking is proposed must be located within 1,000 feet walking distance of the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking lot.

**d. Agreement**

An agreement providing for the shared use of parking areas, executed by the parties involved, must be filed with the planning director, in a form approved by the city attorney. Shared

parking privileges will continue in effect only as long as the agreement, binding on all parties, remains in force. Agreements must guarantee long-term availability of the parking, commensurate with the use served by the parking.

**e. Shared Parking at Schools and Places of Worship**

A facility or use located within 1,000 feet of the property line of a school or place of worship (measured by a straight line from the nearest points), may use the parking lot of such use to provide a maximum of 25 percent of its required off-street parking provided the operating schedules of the facility and the school or place of worship do not conflict.

**Sec. 10-363. Recreational Vehicle Parking & Storage**

The long-term parking or storage of any large recreational or other special vehicle, as defined in this section, in any residentially zoned district, must meet the following requirements:

**a. Vehicle Measurement and Description**

1. The length of a vehicle will be measured to include the trailer tongue and other connections, and any overhang of the vehicle or trailer, including the item(s) being transported on the trailer.
2. A large recreational or special vehicle is any camper, travel trailer or other trailer (including boats, autos, or any other item stored thereon), designed to be towed on public streets and which exceeds 22 feet in length; or any motor home, coach, bus or other self-propelled vehicle which exceeds 22 feet in length; or a truck-tractor (without trailer).
3. A truck-tractor is a vehicle designed and used primarily for drawing other vehicles and not so as to carry a load other than a part of the weight and load so drawn.
4. Commercial or heavy vehicles otherwise prohibited in residential areas will not be considered a large recreational or special vehicle for the purposes of this section (Ord. 0-2000-52, 7/26/00)

**b. Vehicle Storage**

Storage is defined as the continuous parking of the vehicle for 48 hours or longer.

**c. Recreation Vehicle Parking and Storage**

1. Only one large recreational vehicle, which is defined as a self-propelled vehicle or other vehicle designed to be towed on public streets and which exceeds 22 feet in length, may be stored per lot.
2. All large recreational vehicles parked or stored in a residentially zoned district must meet the following requirements.
3. A large recreational vehicle:
  - (a) may not be stored on required off-street parking.
  - (b) may not extend over a public easement or right-of-way.
  - (c) may not be used for housekeeping, living, or sleeping quarters.
  - (d) must be maintained in an operable condition.
  - (e) must be secured with wheel stops or maintained so as not to present a safety problem to the neighborhoods in which the vehicle is parked.

- (f) must be stored on an improved driveway or improved parking surface such as concrete, asphalt, paving stones, or brick. Gravel or crushed rock may be used in the side and rear yards, but not in the front yard. The parking surface must be continuous from a driveway or accessible from a rear alley.
  - (g) must be stored behind the rear building line of the principal building.
  - (h) Recreational vehicles stored in the side yard or rear yard behind the front building line must be screened from view from adjacent lots and side streets.
4. All large recreational vehicles parked in residential areas must have a valid federal or state license and registration if required.
  5. On a residential lot, all self-propelled vehicles not defined as a large recreational vehicle must be parked on an improved surface. (ORD. 0-97-62, 12/10/97)

## **Sec. 10-364. Commercial Vehicle Parking in Residential Areas**

### **a. All Residential Districts**

1. Commercial vehicles no larger than 22 feet in length, 7.5 feet in height, and weighing no more than 4 tons (8,000 lbs.) may be parked overnight in any residential district on public streets, private driveway, or other improved surface.
2. The following exceptions apply to the parking of commercial vehicles that exceed the maximum permissible size described in subsection a:
  - (a) Vehicles temporarily parked on or in front of a residential lot while loading, unloading, or rendering a service.
  - (b) If the principal use of the lot is other than residential (such as a church or office) and the vehicle is directly related to that use.
  - (c) Vehicles that are temporarily parked, weekdays between 9:00 a.m. and 3:00 p.m., off the street and on premises owned or occupied by the driver of the vehicle.
  - (d) Properly licensed and plated vehicles designed or used for accommodating the needs of disabled occupants of the site, which exceed the height limitations.
  - (e) Trailers otherwise restricted by this section may be parked or stored on a site when housed within a garage.

### **b. Mixed-use Districts**

1. Light- and medium-weight commercial vehicles are permitted without screening in the Planned Mixed Use District 1 (PMXD-1) and Planned Mixed Use District 2 (PMXD-2) where residential and nonresidential uses are vertically integrated in the same building.
2. In mixed-use districts where the residential uses are separated from the nonresidential uses, light- and medium-weight commercial vehicles are only be permitted in accordance with the standards of subsection a above.
3. This section should not be construed as to prevent the temporary parking of emergency vehicles, delivery trucks, moving vans, and similar vehicles used for delivery of goods and services nor the parking of commercial vehicles at an active job site or staging area.