

DIVISION 60: OFF-STREET PARKING AND LOADING REGULATIONS

60-010 **Statement of Purpose.** The purpose of this section is to provide for the regulation of accessory off-street parking and loading facilities, and to specify the requirements for off-street parking and loading facilities for different uses. The regulations and requirements that follow are established to promote the safety and general welfare of the community by:

- A) Increasing the safety and capacity of public streets by requiring off-street parking or off-street loading facilities to be provided.
- B) Minimizing adverse effects of off-street parking and off-street loading facilities on adjacent properties through the requirement of design and maintenance standards.
- C) Lessening congestion and preventing the overtaking of public streets by regulating the location and capacity of accessory off-street parking or off-street loading facilities.

60-020 **General Requirements.**

- A) **Scope of Regulations.** The off-street parking and loading provisions of this Ordinance shall apply as follows:
 - 1) For all buildings and structures erected and all uses of land established after the effective date of this Ordinance, accessory parking and loading facilities shall be provided as required by the regulations of the districts in which such buildings or uses are located.
 - 2) When the intensity of use of any building, structure, or premises shall be increased through addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required herein shall be provided for such increase in intensity of use.
 - 3) Whenever the existing use of a building or structure is changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if the said building or structure was erected prior to the effective date of this Ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use if the latter were subject to the parking and loading provisions of this ordinance.
- B) **Central Business District.** Developments in the B-3 Central Business District are exempt from the provisions of providing off street parking, except that parking and loading spaces voluntarily established shall comply with the size and location requirements of this Ordinance.

- C) **Certificate of Compliance Required.** A Certificate of Compliance is required for all parking areas over 1,800 square feet in size or with more than six (6) parking spaces, unless said parking area is included as part of a zoning application under the terms of this Ordinance.
- D) All required parking areas must be completed and landscaped prior to occupancy of any structure except as provided in Division 62, Landscape Regulations. An exception to this requirement may be granted by the Zoning Administer when seasonal conditions prevent the completion of parking areas.
- E) Accessory off-street parking or loading facilities in existence on the effective date of this Ordinance and located on the same lot as the building or use served shall not hereafter be reduced below, or if already less than, shall not be further reduced below the requirements for a similar new building or use under the provisions of this ordinance.

60-030 **Location of Off-Street Parking**

- A) **General Location.** All parking spaces required by this ordinance shall be located on the same zoning lot as the use served except that parking facilities may be located on land other than the zoning lot on which the building or use served is located, provided:
 - 1) Such parking facilities are located within one thousand (1,000) feet walking distance of a main entrance to the use served and are subject to the provisions of the district within which such parking is located; and
 - 2) Such parking facilities are provided for nonresidential uses; and
 - 3) Such parking facilities shall be in the same possession, either by deed, long-term lease, or easement, as the zoning lot occupied by the building or use to which the parking facilities are accessory. The owner of the land on which the parking facilities are to be located shall be bound by a covenant filed and recorded in the office of the Goodhue County Recorder, requiring the owner, and his/her heirs or assigns, to maintain the required number of off-street parking spaces for the duration of the use served.
- B) **Setback and Yard Requirements.** Off-street parking spaces may be located on a lot according to the following rules:
 - 1) **In all Districts:**
 - a) Off-street parking spaces that are located on the ground and open to the sky may be located in any required yard unless otherwise required for screening, buffering, landscaping, or unless prohibited by other provisions of this

Ordinance or the City Code. A parking space shall have dimensions as specified in the chart and diagram in Section 60-110, unless an exception is granted by the Zoning Administrator due to the shallow depth of a parcel, the location of existing trees, or other similar circumstances.

- b) Parking structures, detached garages, and carports shall be subject to the minimum yard and setback requirements applicable in the zoning district in which the structure is located.
- c) In all non-residential districts, the required setback for all parking areas shall be five (5) feet, unless the parking area is immediately adjacent to a public right-of-way. The required setback for parking areas adjacent to a public right-of-way shall be ten (10) feet and landscaped according to Section 62-110.
- d) In all non-residential districts, no off-street parking shall be located within five (5) feet of a principal structure.
- e) No off-street parking area shall be located closer than five (5) feet from a lot zoned or used for residential purposes except when adjoining an existing parking area on the adjacent lot.

2) In a Residential District:

- a) In the R-1 district, the required setback for all parking areas shall be three (3) feet. In the R-2 district, there shall be no required setback for off-street parking areas. In the RM-1 and RM-2 districts, the required setback areas shall be five (5) feet.
- b) In a front yard or street side yard on an established driveway. One additional space may be provided outside of the driveway, but not in that part of the front yard in front of the dwelling located upon the lot, if the following conditions are met:
 - i) Such space is improved with an all weather surface.
 - ii) The area of the driveway and associated space does not cover more than 25 percent of the front yard or side street yard.
 - iii) Access to the space is from the driveway and not the result of a separate or wider curb cut.
 - iv) The space is landscaped along the side away from the established driveway with a minimum of five shrubs meeting the requirements of Division 52, Landscape Regulations.

- c) The Zoning Administrator may permit the encroachment of circulation aisles into the front yard for a multifamily residential use when such arrangement will permit the development of a larger, more usable open space on the site. Such aisles shall not cover more than 50% of the front yard and shall not be closer than eight (8) feet to the right-of-way line. Landscaping shall be provided between the aisles and the right-of-way equal in intensity to Bufferyard A as defined in Section 62-040. A berm at least four (4) feet in height may be substituted for required canopy and understory trees.
- d) In the R-1 and R-2 districts, no off-street parking shall be located within three (3) feet of a principal structure. In the RM-1 and RM-2 districts, no off-street parking shall be located within five (5) feet of a principal structure.

3) In a Non-residential District:

- a) In a side or rear yard.
- b) Off-street parking in the B-3 Central Business District is not allowed between a building and any street.
- c) Off-street parking areas within all other Business, Industrial, or Special districts are not allowed within a front or street side yard unless a decorative wall, hedge, or other substantial architectural feature is placed between the street right-of-way and parking area according to the standards of Section 62-110 of this Ordinance.

C) Off-Street Parking in Driveway in Front of Residential Garages

- 1) In Residential Districts, driveways can be used to provide Off-Street parking requirements of this ordinance provided that no stalls shall be allowed that would stack vehicles so that parked vehicles can not maneuver without moving a vehicle in the way.
- 2) In Residential Districts, Off-Street parking stalls can be provided on driveways in front of garages provided that the space for such stalls is not part of a maneuvering lane and that there is at least twenty (20) feet between the garage and the property line.

60-040 Utilization of Off-street Parking Facilities.

- A) **Use of Off-street Parking Areas.** Areas designated for off-street parking space shall not be used for the open storage of goods or the commercial repair of vehicles.
- B) **Parking of Trucks in Residential Districts.** No trucks or other commercial vehicles of a rated weight over 3/4 ton shall be parked in any Residential District for more than four (4) hours consecutively, except:
 - 1) On non-residential properties;

- 2) In a fully enclosed garage or other similar permanent structure; or
 - 3) On a site under construction where the vehicles are related to the construction activity in progress.
- C) **Unlicensed Vehicles.** Automotive vehicles or trailers of any kind without current legal license plates or that are inoperable shall not be stored or parked on any property zoned residential except in a completely enclosed building.

60-050 **Design and Maintenance of Off-street Parking Areas.**

- A) **General Design Requirements.** The following requirements shall apply to all off-street parking areas:

- 1) Parking spaces, aisles, and driveways shall be paved with asphalt, concrete, or comparable all-weather, dust free surfacing except that in Residential Districts, off-street parking areas for three (3) stalls or less shall not require paving but shall have a crushed rock, gravel, or similar surface if not paved with asphalt, concrete, or comparable all-weather, dust free surfacing.
- 2) Parking areas shall have provision made for the on-site collection of drainage to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting property, unless the parking area is included as part of an approved storm water management plan.
- 3) Lighting of parking areas shall be directed or deflected so as not to shine directly onto adjacent dwellings or cause hazards to motorists on adjacent streets, and shall observe the performance standards of Section 55-100.

- B) **Access.** Unobstructed vehicular access to and from a public street or alley shall be provided for all off-street parking spaces. Vehicular access shall be provided in such a manner as to protect the safety of persons using such access or traveling in the public street from which such access is obtained and in such a manner as to protect the traffic-carrying capacity of the public street from which said access is obtained.

- 1) The maximum width for access drives serving non-residential uses is 32 feet.
- 2) The maximum width for access drives servicing residential uses is 24 feet. There shall be only one driveway access for each residential lot.
- 3) Any driveway access drive to a non-residential use shall be set back at least twenty-five (25) feet from an adjacent property located in a Residential District.
- 4) Vehicular access to public rights-of-way shall be governed by the standards of Section 55-080 of this Ordinance.

D) Construction Standards.

- 1) Unless otherwise stated, all parking spaces must be striped or permanently marked to designate the space.
- 2) Parking areas at automobile sales and repair establishments and bed and breakfasts do not require lines or striping.
- 3) Off-street parking areas, including aisles and driveways may, upon approval of the Zoning Administrator, be exempt from provision A(2) above if such facilities are for a temporary purpose.

E) **Maintenance.** The property owner shall be responsible for maintaining any parking area in good condition and free of refuse and debris and all landscaping in a healthy and growing condition, replacing it when necessary as determined by the Public Works Department.

F) **Signs.** No signs shall be located in any parking area except as necessary for orderly operation of traffic movement; such signs shall meet all applicable requirements of Division 65, *Sign Regulations*.

60-060 **Joint Parking Facilities.** Joint use of required parking spaces is encouraged where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times.

A) **Joint Use Parking Requirements.** Joint use of required non-residential parking spaces is allowed if the following documentation is submitted in writing to the Zoning Administrator as part of a building permit or zoning application:

- 1) The names and addresses of the uses and of the owners or tenants that are sharing the parking.
- 2) The location and number of parking spaces that are being shared;
- 3) An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and
- 4) A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

60-070 **General Criteria for Determining Parking.** The following criteria and definitions shall be utilized in determining the number of off-street parking spaces to be provided:

A) **Multiple Use Buildings.** When a building includes a combination of spaces as set

forth in this Division, the required parking will be the sum of the required parking for each use.

- B) **Uses not Defined.** Where the parking requirement for a particular use is not defined in this Division, and where no similar use is listed, the Zoning Administrator shall determine the number of spaces to be provided based on requirements for similar uses, location of the proposed use, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information.
- C) **Floor Area, Usable.** As defined in Section 10-020 (68).
- D) **Places of Public Assembly.** In places of public assembly where patrons occupy benches, pews, or other similar seating facilities, each 20 inches of seating shall be counted as one seat for the purpose of determining the requirements for off-street parking.
- E) **Employee(s).** Reference to “employees on the largest work shift” means the maximum number of employees employed at the facility regardless of whether such person is a full time employee. The largest working shift may be a particular day of the week, daily work shift, or peak period such as the lunch or dinner period in the case of a restaurant.
- F) **Capacity.** The maximum number of persons which may be accommodated by the use as defined by building or fire code requirements.
- G) **Calculating Space.** When the calculation of the number of required off-street parking spaced results in a fraction, the fraction shall be rounded up to the next highest number.

60-080 **Schedule of Required Off-street Parking Facilities.** Accessory parking spaces shall be provided according to the following schedule:

A) **AGRICULTURAL USE CLASSIFICATIONS**

- 1) **Agricultural Production** – 2 spaces per new dwelling unit
- 2) **Agricultural Services** – See Section 60-090
- 3) **Agricultural Support** – See Section 60-090
- 4) **Animal Husbandry** – No requirement
- 5) **Commercial Stable** – 1 space per employee on the largest work shift, plus one space for every 4 animals stabled

- 6) **Farm Employee Housing** – 2 spaces per dwelling unit
- 7) **Forestry Operations** – No requirement
- 8) **Private Kennel** – No requirement
- 9) **Private Stable** – No requirement
- 10) **Wayside Stand** – 1 space per 100 square feet of gross floor area, 3 spaces minimum

B) **RESIDENTIAL USE CLASSIFICATIONS**

- 1) **Congregate Housing** – 1 space for each 4 units, plus 1 space for each employee on the largest work shift
- 2) **Duplex (Two Family Residential)** – 2 spaces per dwelling unit, 1 per unit must be located in a garage
- 3) **Family Day Care and Group Family Day Care** – 1 space per employee on the largest work shift, plus one space for loading and unloading
- 4) **Group Home** – 1 space per employee on the largest work shift
- 5) **Group Residential Facility** – 1 space per employee on the largest work shift
- 6) **Halfway House** – 1 space per employee on the largest work shift, plus 1 space per 2 persons of residential capacity unless residents are prohibited from owner or operating personal automobiles
- 7) **Home Occupation** – No requirement unless approved as a Conditional Use
- 8) **Manufactured Home Park** – 2 spaces per dwelling unit
- 9) **Multiple Family Residential** – 2 spaces per dwelling unit, 1 per unit must be located in a garage. If a building in existence on the effective date of this Ordinance is converted to a Multiple Family Use, than both spaces may be left uncovered.
- 10) **Semi-Transient Accommodations** – 1 space per 2 guest rooms, plus 2 spaces per permanent residence
- 11) **Single Family Residential (Detached and Attached)** – 2 spaces per dwelling unit, 1 per unit must be located in a garage

C) **INSTITUTIONAL AND PUBLIC USE CLASSIFICATIONS**

- 1) **Campgrounds and Trailering** – 1 space at each campsite, plus spaces required for other uses
- 2) **Cemetery** – No requirement
- 3) **Colleges and Universities** – 1 space per teacher, employee, or administrator, plus 1 space per each 5 students
- 4) **Community Services** – 1 space per 500 square feet of gross floor area
- 5) **Correctional Facilities** – 1 space per employee on the largest work shift
- 6) **Golf Course** – 50 spaces per nine holes, plus spaces as required for other uses
- 7) **Marina** – No requirement
- 8) **Membership Organization** – 1 space per 5 persons based on maximum occupancy
- 9) **Outdoor Recreation Facility** – 1 space per 3 persons based on maximum occupancy load, plus one space per employee on the largest work shift. Specific Outdoor Recreation Facilities as follows:
 - a) **Driving Range** – 1.25 spaces per driving bay
 - b) **Miniature Golf** – 1.5 spaces per hole
 - c) **Swimming Pool** – 1 space per 100 square feet of water surface area
 - d) **Tennis and Racquet Court Games** – 3 spaces per court
- 10) **Parks and Open Areas** – No requirement
- 11) **Public and Private Schools** – 1 space per teacher, employee, or administrator, plus 1 space per each 3 students in 11th and 12th grades
- 12) **Public Assembly** – 1 space per 4 seats
- 13) **Religious Institutions** – 1 space per 6 seats, or 1 space per 10 feet of pews in the main unit of worship

D) **COMMERCIAL USE CLASSIFICATIONS**

- 1) **Adult Establishment** – As determined by specific Use Classification

- 2) **Automobile Maintenance Service** – 1 space per 400 square feet of office space, plus 3 spaces per service bay, plus 1 space per employee on the largest work shift
- 3) **Automobile Parts/Supply** – 1 space per 200 square feet of usable floor area
- 4) **Bed and Breakfast** – 1 space per guest accommodation, plus 2 spaces per permanent residence
- 5) **Broadcasting and Communication** – No requirement
- 6) **Business Center** – See Section 60-090
- 7) **Business Services** – 1 space per 400 square feet of gross floor area
- 8) **Car Wash** – As follows:
 - a) **Full Service** - 1.5 spaces per bay, plus 1 space per employee on the largest work shift for full service, plus stacking as required in Section 60-100
 - b) **Self Service** – 1.5 spaces per bay, plus stacking as required in Section 60-100
- 9) **Commercial Vehicle Repair** – 1 space per 400 square feet of office space, plus 3 spaces per service bay, plus 1 space per employee on the largest work shift
- 10) **Commercial Kennel** – 1 space per 500 square feet of gross floor area
- 11) **Communications Services** – 1 space per 400 square feet of gross floor area, plus 1 space per company vehicle stored on the site
- 12) **Day Care Center** – 1 space per employee on the largest work shift, plus 1 space per 20 children, plus 1 space for each vehicle associated with the facility
- 13) **Drinking and Entertainment** – 1 space per 3 persons base on maximum capacity of the building.
- 14) **Educational Service** – 1 space per 3 students plus 1 space per employee at maximum class attendance period
- 15) **Fast Food and Drive-in Restaurants** – 1 space for each 100 square feet of usable floor area or 1 space for each 2 persons allowed within the maximum capacity, whichever is greater, plus stacking as required in Section 60-100
- 16) **Financial Institution** – 1 space per 100 square feet of usable floor area
- 17) **Funeral Home** – 1 space for each 50 square feet of usable floor area

- 18) **Garden Center** – 1 space per employee on the largest work shift, plus 1 space per 200 square feet of floor area devoted to customer sales and service
- 19) **Gasoline Station** – 1 space per employee on the largest work shift, plus one stall per service vehicle, plus stacking as required in Section 60-100
- 20) **Indoor Athletic Facility** – 1 space per 3 persons based on maximum occupancy load, plus one space per employee on the largest work shift. Specific Indoor Athletic facilities as follows:
 - a) **Swimming Pool** – 1 space per 100 square feet of water surface area
 - b) **Tennis and Racquet Court Games** – 3 spaces per court
- 21) **Indoor Recreation** – 1 space per 4 seats or similar accommodations, plus 1 space per two employees on the largest work shift. Specific Indoor Recreation uses as follows:
 - a) **Bowling Alley** – 5 spaces per each bowling lane
 - b) **Amusement Arcades, Bingo Parlors, Billiard Halls** – 1 space per 3 persons based on maximum occupancy
- 22) **Medical Facilities** – 1 space per bed, plus 1 space per 2 employees on the largest work shift, including doctors
- 23) **Neighborhood Convenience Store** – 1 space per 100 square feet of usable floor area
- 24) **Nursing and Personal Care** – 1 space for each 4 beds, plus 1 space per employee on the largest work shift
- 25) **Offices** – 1 space per 200 square feet of usable floor area. Specific Office uses as follows:
 - a) **Clinic** – 3 spaces per examination or treatment room, plus 1 space per employee on the largest work shift including doctors
 - b) **Medical Office** – 5 spaces per medical professional, or 1 space per 200 square feet of gross floor area, whichever is greater.
- 26) **Outdoor Entertainment** – 1 space per 4 patrons expected at maximum capacity
- 27) **Personal Services** – 1 space per 300 square feet of gross floor area

- 28) **Repair and Maintenance Shop** – 1 space per 400 square feet of gross floor area, plus 1 space per service company vehicle stored on the site
- 29) **Restricted Recreation** – 1 space for every 3 patrons expected at peak usage time
- 30) **Retail Trade** – 1 space for each 200 square feet of usable floor area. Specific Retail uses as follows:
 - a) **Furniture and Appliance Sales** – 1 for each 800 square feet of usable floor area
- 31) **Sales and Storage Lots** – See Section 60-090
- 32) **Self Service Storage Facility** – See Section 60-090
- 33) **Shopping Center** – 1 space for each 200 square feet of usable floor area
- 34) **Standard Restaurant** – 1 space for each 100 square feet of usable floor area or 1 space for each 2 persons allowed within the maximum capacity, whichever is greater
- 35) **Transient Accommodations** – 1 space per each occupancy unit plus one space per employee on the largest work shift
- 36) **Transportation Services** – 1 space per 150 square feet of usable floor area, plus one space per rental/company vehicle
- 37) **Veterinary Service** – 3 spaces per examination or treatment room, plus 1 space per employee on the largest work shift including veterinarians

E) **INDUSTRIAL USE CLASSIFICATIONS**

- 1) **Heavy Industrial** – See Section 60-090
- 2) **Landfill** – See Section 60-090
- 3) **Laundry Plant** – See Section 60-090
- 4) **Light Industrial** – See Section 60-090
- 5) **Motor Freight and Warehousing** – See Section 60-090
- 6) **Non-production Industrial** – See Section 60-090
- 7) **Railroad Transportation** – 1 space per 2 employees on the largest work shift

- 8) **Research and Testing** – See Section 60-090
- 9) **Resource Extraction** – 1 space per employee on the largest work shift
- 10) **Scrap and Salvage Services** – 1 space per employee on the largest work shift, plus 1 space per 10,000 square feet of lot area
- 11) **Trade Shop** – 1 space per employee on the largest work shift, plus 1 space per 200 square feet of usable floor area
- 12) **Wholesaling** – See Section 60-090

F) SPECIAL USE CLASSIFICATIONS

- 1) **Air Transportation** – No requirement for private facilities, public uses to be determined as part of Conditional Use process.
- 2) **Local Transit** – See Section 60-090

60-090 **Alternative Schedule for Off-street Parking.** The following schedule sets forth minimum parking requirements for uses with a combination of functions or operating characteristics (all measurements of area represent gross floor area):

FUNCTION OF ELEMENT	REQUIREMENT
Office, Research, and Development or Administrative Activity	1 space per 400 square feet
Indoor Display or Service Area	1 space per 500 square feet
Indoor Sales	1 space per 250 square feet
Motor Vehicle Service Bays	3 spaces per service bay
Outdoor Sales, Display, or Service Area	1 space per 2,000 square feet
General Equipment Servicing or Manufacturing	1 space per 800 square feet
Indoor Storage or Warehousing	1 space per 2,000 square feet
Outdoor Storage or Warehousing	1 space per 5,000 square feet

60-100 **Stacking Spaces for Drive Through Facilities**

- A) Stacking spaces shall be provided for any use having a drive-through facility or areas

having drop-off and pick-up areas. The following general standards shall apply to all stacking spaces and drive-through facilities:

- 1) Stacking spaces and lanes for drive-through stations shall not impede on and off site traffic movements, shall not cross or pass through off street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.
 - 2) Drive through lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked or otherwise distinctly delineated.
 - 3) Approach lanes for drive-through facilities shall have the following minimum widths:
 - a) One lane = 12 feet.
 - b) Two or more lanes = 10 feet per lane.
 - 4) All drive-through facilities shall be provided with a bypass lane with a minimum width of 10 feet.
 - 5) Alleys or driveways in residentially zoned areas adjacent to drive-through facilities shall not be used for circulation of customer traffic.
 - 6) Each stacking space shall be a minimum of 10 feet by 20 feet.
- B) The number of stacking spaces shall be provided as follows:
- 1) Financial institutions with drive-through windows: 4 stacking spaces for the first drive-through window and 2 stacking spaces for each additional window.
 - 2) Car wash: 4 stacking spaces per bay/stall for self-service establishments 5 stacking spaces per bay/stall for an automated establishment.
 - 3) Drive-In or Fast Food Restaurant: 6 stacking spaces per drive-through window measured from the order board or station.
 - 4) All other uses: 3 stacking spaces for each window

60-110 Off-street Parking Facility Design Parameters.

- A) **Parking Stall Dimensions.** Parking areas for automobiles shall meet the following standards (vehicle dimensions in feet):

<i>Parking Angle</i>	0°	30° to 53°	54° to 74°	75° to 90°
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<i>Maneuvering Lane Width</i>	12	12	15	20
<i>Parking Space Width</i>	8	8.5	8.5	9
<i>Parking Space Length</i>	22	20	20	20
<i>Total Width for One Tier</i>	20	32	36.5	40
<i>Total Width for Two Tiers</i>	28	52	58	60

- 1) All parking areas, except those serving one and two-family dwellings on local streets and parking areas with access on to a public alley, shall be designed so that cars shall not be required to back into the street. If deemed necessary for traffic safety, turn-around areas may be required for one and two-family dwellings.
- 2) All maneuvering lanes shall be designed for one-way traffic movement, except that a 90° parking pattern may permit two-way movement.

B) Parking Space Length Reduction. A portion of a parking space may be landscaped instead of paved where the landscaping provided is comprised of ground cover plants as follows:

- 1) Parked vehicles may overhang a landscape area or walkway with a corresponding two (2) foot reduction in paved stall length if a curb or wheel stop is provided.
- 2) Parked vehicles may overhang both sides of a landscape area at least seven (7) feet wide or a walkway at least eight (8) feet wide according to the preceding section (60-110 B, 1).

C) Residential Conversion Projects. All residential conversion projects requiring off-street parking facilities in accordance with this Ordinance shall meet the following standards (vehicle dimensions in feet):

<i>Parking Angle</i>	0° to 90°
<i>Maneuvering Lane Width</i>	5
<i>Parking Space Width</i>	9
<i>Parking Space Length</i>	20
<i>Total Width for One Tier</i>	25

- 1) Where covered parking exists, the Zoning Administrator may estimate the number of stalls that may be provided in a structure. In no case shall a parking stall located within a structure cover less than 200 square feet. All other stalls must meet the layout requirements of this Ordinance.

60-120 **Off-Street Loading Facilities.** Off-street loading berths accessory to uses allowed by this Ordinance shall be provided in accordance with the regulations set forth herein as well as in Section 60-020.

- A) **Utilization.** Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities. An off-street loading berth shall be available for its designated purpose when needed.
- B) **Size.** Unless otherwise specified, a required off-street loading berth shall be ten (10) feet in width by thirty-five (35) feet in length, exclusive of isle and maneuvering space, and shall have a vertical clearance of least fourteen (14) feet.
- C) **Access.** Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. No such access shall be located within twenty-five (25) feet of the intersection of right-of-way lines of any two (2) intersecting streets.
- D) **Design and Maintenance.**
 - 1) **Surfacing.** All open off-street loading berths, access drives, aisles, and maneuvering spaces shall be improved with bituminous pavement, Portland cement concrete pavement, or similar materials so as to provide a permanent, durable, and dustless surface.
 - 2) **Screening.** Where applicable, screening shall be provided as set forth in Section 60-060.
- E) **Location.** All required off-street loading berths shall be located on the same lot as the use to be served, and no portion of the vehicle shall project into a street or alley. A loading berth shall not be located in a required front yard, side yard, or side yard adjoining a street. A loading berth located in a required rear yard shall be open to the sky.
- F) **Number of Off-Street Loading Spaces.** Accessory off-street loading berths shall be provided as follows:
 - 1) Buildings where all of the floor area is in residential use must meet the following standards:
 - a) No loading spaces are required where there are less than 50 dwelling units in

a structure.

b) One loading space is required for all other residential structures.

2) Buildings where any of the floor area is in uses other than residential must meet the following standards:

a) No loading spaces are required for buildings with less than 20,000 square feet of floor area.

b) One loading space is required for buildings with 20,000 or more square feet, up to 50,000 square feet of floor area.

c) Two loading spaces are required for buildings with more than 50,000 square feet of floor area.

3) Uses for which off-street loading facilities are not required shall be provided with adequate receiving facilities off any adjacent alley, service drive, or open space on the same zoning lot which is accessible by motor vehicles.