

Article V OFF-STREET PARKING

SECTION 1. Off-Street Parking Facilities

- A. Any structure or use, erected or constructed after the date of passage of this ordinance, shall provide off-street parking facilities in accordance with the following minimum requirements:
1. Dwelling and Apartments - two (2) parking spaces for each dwelling unit.
  2. Tourist Court or Motel - five (5) parking spaces plus one (1) parking space for each unit or room.
  3. Restaurant, Theater, Church or other place of public assembly - One (1) parking space for every four (4) seats or for every four (4) persons of capacity.
  4. Hospital or Institution - One (1) parking space for every two (2) beds.
  5. Office Use - One (1) parking space for every two hundred and fifty (250) square feet of floor area plus one (1) parking space for every two (2) employees.
  6. Retail or Personal Service Business - One (1) parking space for every seventy-five (75) square feet of floor area.
  7. Manufacturing, Industrial, Storage or Wholesale Use - Two (2) parking spaces for every three (3) employees and one (1) parking space for each truck operated by the concern.
  8. Any other non-residential Use - One (1) parking space for every two hundred fifty (250) square feet of floor area.
- B. Plans and specifications for the required parking facility and its access drives shall be submitted at the time of application for a Permit for the main use. In allocating area for off-street parking facilities, each parking space shall have a minimum width of nine (9) feet, a minimum length of eighteen (18) feet, and shall be served by suitable aisles to permit access into all parking spaces. In no case shall the gross area per parking space be less than three hundred (300) square feet.
- C. All parking facilities, provided under this Section, shall be constructed on or adjacent to the site of the main use. Off-street parking lots of more than two (2) motor vehicle capacity shall conform to the following standards of construction:

1. The area shall have a dust-free, hard surface and shall be provided with bumper guards or tire stops when needed.
  2. Where such area adjoins or lies within a residential district, an opaque hedge or fence not less than five (5) feet in height shall be erected and maintained between such area and the adjoining residential district.
  3. Any lighting used to illuminate the parking area shall reflect away from adjoining residential areas and away from adjacent traffic arteries.
- D. In a Residential zone, the parking or storage of commercial vehicles of over one and one-half (1.5) tones capacity and of commercial or house trailers shall not be permitted except where such parking or storage is directly related to and is accessory to a permitted use or legal non-conforming use.

#### SECTION 2. Parking or Storage of Major Recreational Equipment

1. In the Rural, Farming, Residential zones, the parking or storage of major recreation equipment, owned by the legal occupant, which includes travel trailers, pick-up campers or coaches, motorized dwellings, tent trailers, boats, and boat trailers, but does not include mobile homes, must comply with the following regulations:
  - a) No major recreational equipment, while parked or stored, shall be used for living, sleeping or housekeeping purposes.
  - b) No major recreational equipment shall be stored out of doors in the Rural, Farming, Residential zones unless it is in condition for safe and effective performance of the function for which it was intended or can be made so within a six (6) month period.

#### Article VI OFF-STREET LOADING REQUIREMENTS

All commercial and industrial structures shall provide off-street loading facilities. Plans and specifications for such loading facilities shall be submitted at the time of application for a permit for the main use.

##### A. Location of Facilities:

1. The off-street loading spaces required by this ordinance shall in all cases be on the same or contiguous lot or parcel of land as the use or structure they are intended to serve. In no case shall any required off-street loading space be part of an area used to satisfy the off-

- street parking requirements.
2. Loading bays shall be located at the side or the rear of the structure they are intended to serve. Where practicable such loading bays shall not be visible from a public highway.
  3. No area designated as a loading space shall be located within fifty (50) feet of a Rural, Farming, Residential District Boundary.
  4. Where a loading facility abuts a Rural, Farming, Residential District the restrictions contained in Article V, Section 1-C shall apply.

B. Requirements:

1. For each non-residential use or structure under one thousand (1,000) square feet of gross floor area or ground area in which commodities are sold, displayed, serviced, repaired, altered or fabricated as the principal use of the parcel or lot, one off-street loading space of a least three (300) square feet in area shall be provided.
2. For each non residential use or structure of over one thousand (1,000) square feet of gross floor area or ground area in which commodities are sold, displayed, serviced, repaired, altered or fabricated as the principal use of the parcel or lot, one (1) off-street loading space with minimum dimensions of a least sixty (60) feet by twelve (12) feet with minimum overhead clearance of fourteen (14) feet shall be provided.
3. Additional off-street loading spaces shall be required by the Zoning Inspector when necessary to provide adequate area for off-street loading. Detailed plans for off-street loading space provision and use may be required before the issuance of a zoning permit.

Article VII SPECIAL REGULATIONS

SECTION 1. Substandard Lots of Record

A. Prior Recorded Lots

A lot or parcel of land having a lot width or area of lesser amounts than required in Article II may be considered as coming within the minimum requirements of Article II, provided such lot or parcel of land was shown on a recorded plat or on a recorded deed on the effective date of this Ordinance and