

PART C

SECTION III PARKING AND LOADING REQUIREMENTS

Article 2 Improvement and Maintenance of Off-Street Parking (Required and Otherwise)

1. Improvement and Maintenance: (also see Part C, Section I, Article 5)

a. Design Standards

- (1) All off-street parking facilities shall be provided with appropriate means of vehicular access to a street or alley in a number which will least interfere with traffic movements, as determined by the City Traffic Engineer.
- (2) No signs shall be displayed in any parking facilities, except such signs as may be permitted by the zoning regulations subject to restrictions and limitations as set forth elsewhere in this Ordinance or in the Building Code.
- (3) Each required parking space shall have an area of not less than eight (8) feet six (6) inches in width nor less than eighteen (18) feet in length. Aisles between parking vehicles shall be sufficient in width to permit free movement of cars along the aisle and during the process of parking. All off-street parking areas shall be so designed as to establish useable and workable parking facilities including an area of adequate size to permit on-site turnaround.

b. Setback

- (1) The parking area, if on the same lot with a main building, shall not be located within the front yard required for such building. If not on the same lot with the main building, the paved parking area shall setback at least five (5) feet from any street line, established building line, or required setback, whichever is farther from the street. Further, any wall, fence or hedge developed around the parking area shall conform to the yard requirements of this Ordinance.
- (2) Off-street parking facilities shall further be subject to restrictions and requirements governing setback lines for such buildings.

c. Screening

All off-street facilities shall be effectively screened on each side which adjoins or fronts property situated in a residential district or used for residential or institutional purposes by a wall, opaque fence or densely-planted compact evergreen hedge.

d. Surfacing

All open off-street parking areas shall be surfaced with an all-weather dustless material. Except for construction vehicles used during duly permitted periods of construction and emergency vehicles, no motor vehicles shall be parked on bare ground or grassed or vegetated areas.

e. Artificial Lighting

Artificial lights for illumination of parking space in any districts shall be so designed, constructed and maintained that there shall be no direct glare of the light beyond the boundaries of such property or to any adjacent property.

f. Encroachments and Use of Parking Facilities

(1) Except as specifically stated, off-street parking facilities developed for residential properties in any residential district in compliance with this Article, shall be used solely for the parking of personal passenger motor vehicles owned by occupants of dwelling structures intended to be served, or visitors, guests or employees of the occupants; other than for the customary delivery of goods or services to the premises, no residentially used property in a residential district shall provide parking, storage, or a base of operations for commercially used vehicles.

(2) Except for purposes of construction or demolition subject to permit by the Division of Code Enforcement or protection of health, safety, and welfare by duly authorized public agencies, no motor vehicle as defined herein shall encroach upon any area located between a street right-of-way and the required setback other than the driveway specifically leading to an off-street parking facility (open area or garage) established in accordance with the provisions of this Article. Any residential driveway located between a street right-of-way and the required setback shall not exceed twelve (12) feet in width and shall lead as directly as possible to the off-street parking facility, with the exception that multiple driveways and/or driveways wider than twelve (12) feet in such restricted areas may be permitted for residential uses other than one- or two-family dwellings by waiver by the City Planning Commission under Site Plan Review or Multi-Building /Planned Development Review.

g. Maximum Driveway Size Limitation:

The maximum percentages of parking and driveway surfaces allowed pursuant to the applicable residential zoning district and dwelling restrictions, as distinct from the maximum square footages for workable parking spaces, shall not be affected by the provisions in this paragraph. The areas of driveways, as passages to workable parking spaces, shall be limited to that necessary to connect to the workable parking spaces, in their permitted locations with respect to required setbacks. A width of twelve (12) feet shall be considered the maximum necessary for a driveway for any one- to four-family dwelling.

h. Non-Workable Parking Space Restrictions:

For properties lying within Residential Districts, Classes A-1, A, and AA, valet and non-workable parking spaces shall not be permitted, even if they are supplemental to required parking spaces.

i. Maximum Parking Open Surface Coverage Excluding Driveways:

While the total percentage of residential lots surfaced for driveway and workable parking spaces may not exceed the percentages stated in the Zoning Rules and Regulations for their respective locations, a maximum square footage limitation on workable parking spaces shall be applicable to any lots with the following uses in residentially zoned districts, irrespective of whether the maximum surface coverage percentage has yet to be exceeded:

Single Family Dwellings: 918 square feet.

Two-Family Dwellings: 1224 square feet.

Amended 5/92

Amended 10/9/07