

ARTICLE 23: PARKING AND LOADING AREAS

23.1 General:

The following requirements are intended to ensure that all uses provide adequate off-street parking areas. Parking spaces shall be, at minimum, nine feet (9') in width, and twenty feet (20') in length.

- A. Residential Uses - All residential uses shall provide the following number of off-street parking spaces:
 - 1. Single-family dwellings, duplex or two-family dwellings: two (2) spaces per dwelling unit.
 - 2. Townhouses: two (2) spaces per dwelling unit plus one-half (1/2) space per bedroom, per unit.
 - 3. Multi-family dwelling:
 - a. One bedroom or efficiency: two (2) spaces per unit;
 - b. Two bedrooms: two and a half (2.5) spaces per dwelling unit;
 - c. Three or more bedrooms: three (3) spaces per dwelling unit plus one (1) per eight (8) dwelling units.
 - 4. Resident Professionals/Home Occupations:
 - a. Minor-Impact home occupation/resident professional office: at least two (2), and no more than five (5) off-street parking spaces;
 - b. No-Impact home occupations: no additional off-street parking is required.
- B. Commercial uses - Commercial uses shall provide the following number of off-street parking spaces:
 - 1. GC and HS Zoning Districts: five and one half (5.5) spaces per one thousand (1,000) square feet of gross floor area, or as otherwise permitted by the Planning Commission during site plan review.
 - 2. B-1 District: two and one quarter (2.25) parking spaces per one thousand (1,000) square feet of gross floor area, or as otherwise permitted by the Planning Commission during site plan review.
 - 3. B-2 and B-3 Districts: provided that on-street parking is allowed in the area, no off-street parking spaces are required. If no on-street parking is available, uses shall provide off-street parking equivalent to that required in the B-1 District.

- C. Industrial uses: all industrial uses shall provide one (1) space per two (2) employees plus one (1) per business vehicle. Industrial uses which employ more than eighty (80) people shall also provide ten (10) visitor spaces.

23.2 Parking Lot Requirements:

Off-street parking facilities for more than five (5) automobiles shall meet the following standards:

- A. Screening - Parking lots shall be screened by a wall, fence, or compact planting when adjoining or facing the side or rear lot line of residential or institutional properties or when they are across the street from such uses. Screening shall be at least four feet (4') in height, except when located near an intersection. Within twenty feet (20') of an intersection the screening shall not be more than three feet (3') in height. Planting strips will be no less than five feet (5') wide, planted with shrubs or trees which are of a type and spaced at intervals which may be expected to form a year-round dense screen three to six feet (3'-6') in height (as appropriate) within (3) years. Planting shall not encroach on adjoining property.
- B. Surface - Parking lots shall feature an impervious surface and shall be properly drained, unless otherwise permitted during site plan review.
- C. Lighting - Any fixture used to illuminate any parking lot shall be so arranged as to reflect the light away from residential lots.
- D. Bicycle parking - Commercial parking lots with more than one hundred (100) parking spaces shall provide a bicycle rack designed to accommodate at least ten (10) bicycles.
- E. Parking lots shall be set back at least eight feet (8') from the edge of the street pavement.

23.3 Loading Areas:

In any district, in connection with every building or part thereof hereafter erected having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt of or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, at least one (1) off-street loading space plus one (1) additional such loading space for each twenty thousand (20,000) square feet or major fraction thereof gross floor area so used in excess of twenty thousand (20,000) square feet, or as otherwise permitted by the Planning Commission during site plan review.

- A. Each loading space shall not be less than ten feet (10') in width, forty-five feet (45') in length and fourteen feet (14') in height.
- B. Such space may occupy all or any part of any required yard, except a front yard.
- C. No such space shall be located closer than fifty feet (50') to any other lot located in a residential zoning district, unless the loading space is wholly within a completely enclosed

building or unless enclosed on all sides by a wall or uniformly painted board fence not less than six feet (6') in height.