

Title 05

Off-Street Parking



Title 05

OFF-STREET PARKING

SECTION 1105.01 GENERAL REQUIREMENTS

- A. General Requirements. Any building, structure or use of land, when erected or enlarged, shall provide for off-street parking spaces for automobiles in accordance with the following provisions of this Chapter. A parking plan shall be required for all uses except one, two and three family dwellings. The parking plan shall be submitted to the Zoning Department as part of the application for the zoning certificate, as applicable, to the Planning and Zoning Commission in conjunction with the site plan review process set forth under Chapter 1102 hereof. The plan shall show the boundaries of the property, parking spaces, access driveways, circulation patterns, drainage and construction plans, boundary walls, fences and a screening plan, as appropriate.

SECTION 1105.02 PARKING OF TRUCKS, VEHICLES AND RECREATIONAL EQUIPMENT

The provision of parking space, either open or enclosed, for the parking or storage of vehicles or recreational equipment in a residential zoning district for residential uses shall be subject to the following:

- A. Parking of Commercial Trucks and Commercial Vehicles.
 - (1) To protect the residential character of neighborhoods and to protect the public from the danger and nuisance of large commercial vehicles, the storage or parking of commercial vehicles exceeding ten thousand (10,000) pounds gross vehicle weight or twenty-five (25) feet in length, including but not limited to tractors, trailers, semi-trailers, and trucks is hereby classified as an industrial use and is prohibited in residential zones except for loading and unloading.
 - (2) A commercial vehicle shall be any motor vehicle or trailer whose primary function is to move property for business and industrial purpose.
- B. Parking of Recreational Equipment.
 - (1) The parking of recreational equipment and vehicles up to 25 feet in length and/or 10,000 pounds gross vehicle weight, including but not limited to travel trailers, motor homes, pickup campers, folding tent trailers, boats or boat trailers, and other similar recreational equipment and vehicles, semi-trailers, travel trailers, or other trailers or motor homes shall not be permitted on any street within the City, other than for the purpose of loading or unloading such equipment or vehicle.
 - (2) Recreational vehicles and equipment shall have no connections to electricity, water, gas or sanitary sewer facilities, nor shall they be used for dwelling, business, or commercial purposes or for any accessory uses in any zoning district.

SECTION 1105.03 OFF-STREET PARKING AND DESIGN STANDARDS

All off-street parking facilities (excluding parking for single family detached, 2-family, and 3-family dwellings) including entrances, exits, circulation areas and parking spaces shall be in accordance with the following standards and specifications:

- A. **Parking Space Dimensions.** Each off-street parking space shall have minimum rectangular dimensions, exclusive of access drives or aisles and shall be of useable shape and condition, as follows:

Parking Space	PARKING ANGLE (DIMENSIONS IN FEET)			
	Parallel	45 Degrees	60 Degrees	90 Degrees
Width	10	10	9	9
Length	23	20	20	20

- B. **Minimum parking aisle width:**

Angle of Parking (degrees)	MINIMUM AISLE WIDTH (FEET)	
	One-Way Aisle	Two-Way Aisle
Parallel	13	20
Up to 49	13	
50 to 79	17	
80 or more	N/A	22

- C. **Access.** There shall be adequate provisions for ingress and egress to all parking spaces. Where the lot or parking spaces do not provide direct access to a public street, an access drive shall be provided, with a dedicated easement of access as follows:
- (1) Entrance and exits shall be located to minimize traffic congestion and avoid undue interference with pedestrian access at street intersection corners. Curb cuts shall be limited to one per lot per road frontage or limited to one per 200 feet of road frontage. Such accessways shall be a maximum of thirty (30) feet in width at the street right of way and a maximum of forty-five (45) feet in width at the curb cut line of the street. Driveway curb returns shall not exceed 10 feet in radius. Residential uses may have accessways of not less than ten feet at the right of way nor more than forty-five (45) feet at the curb cut line of the street.
 - (2) All parking spaces, except those required for one, two or three family dwellings, shall have access to a public street in such a manner that any vehicle leaving or entering the parking area from or into a public street shall be traveling in a forward motion.
 - (3) Parking for uses not permitted in a residential district shall not be permitted in a Residential district, nor shall any R-District property be utilized as access for uses not permitted in that R-District.
- D. **Setbacks.** The location of off-street parking facilities may be located in the required yards as specified elsewhere in this Zoning Code. Off-street parking facilities shall not be located in the required front and side yard setbacks. A minimum setback of 5 feet shall be required from all property lines.
- E. **Landscaping and Screening.** Off-street parking areas shall be landscaped in accordance with the regulations set forth under Chapter 1106 of this Zoning Code.
- F. **Paving.** Any off-street parking area shall be surfaced with a pavement of asphalt or concrete of sufficient strength

to support vehicular loads imposed on it while providing a durable, dustless surface.

- G. Drainage. All parking spaces, together with driveways, aisles and other circulation areas shall be graded and drained so as to dispose of surface water which might accumulate within or upon such area, and shall be designed to prevent the excess drainage of surface water onto adjacent properties, walkways or onto public streets. Adequate arrangements shall be made to insure acceptable diversion to an adequate storm water drainage system.
- H. Barriers. Wherever a parking lot extends to a property line, fencing, wheelstops, curbs or other suitable barriers shall be provided in order to prevent any part of a parked vehicle from extending beyond the property line and from destroying the screening materials.
- I. Visibility. Access of driveways for parking areas shall be located in such a way that any vehicle entering or leaving such parking area shall be clearly visible by any pedestrian or motorist approaching the access or driveway from a public or private street.
- J. Marking. All parking areas shall be marked with paint lines, curb stones or in some other manner approved by the City and shall be maintained in a clearly visible condition.
- K. Maintenance. Any owner of property used for parking areas shall maintain such areas in good condition without potholes and free from all dust, trash, weeds and other debris.
- L. Signage. Where necessary, due to multiple curb cuts, the entrance, exits and the intended circulation pattern shall be clearly marked in the parking area. Signage shall consist of pavement markings or freestanding directional signs in accordance with Chapter 1108.
- M. Lighting. Any lights used to illuminate a parking area or loading shall be so arranged as to direct the light away from the adjacent properties and right of way.
 - (1) Any nonresidential parking area with ten or more off-street parking spaces and any residential parking area with 20 or more off-street parking spaces shall be illuminated during poor visibility to provide an average intensity of one-half foot candles of light as measured at the parking surface area.
 - (2) Lighting uniformity across a horizontal surface shall have an average range from one footcandle to three footcandles or not exceeding 4:1 average to minimum light levels.
 - (3) Parking lot light fixtures shall be full-cut-off. Fixtures shall be IESNA designated “cut-off” or “full cut-off” and shall direct light downward. Angled fixtures shall not be permitted.
 - (4) Fixtures in a residentially zoned district or within 150 feet of a residentially used or zoned parcel shall not exceed 20 feet in height as measured from the ground immediately beneath the fixture to the top of the fixture. Fixtures in all other areas shall not exceed 35 feet in height.
 - (5) Light originating on a site shall not be permitted beyond the site to exceed the following values when measured at grade, 10 feet beyond the property line for the following adjacent properties:
 - i. Residential: 0.3 footcandles
 - ii. Industrial/warehouse: 1.5 footcandles
 - iii. Multi-family: 0.5 footcandles
 - iv. Office/commercial: 1.0 footcandles
 - (6) Building-mounted lighting utilized for the purposes of this section shall be fully shielded, and directed

downward to prevent off-site glare.

- N. Handicapped Spaces. Parking spaces for the physically handicapped shall be provided as required in the American Disabilities Act.
- O. Use of Parking Spaces. No parking areas or spaces shall be used for sales, storage, repair work, dismantling or servicing of any kind, nor for parking for any other than self-propelled vehicles.
- P. Use of Parking Spaces for Temporary Promotions. Parking areas or spaces may be used for temporary promotions or sales which are extensions of the principal business conducted on the property. Such use shall be contingent on the issuing of an appropriate permit, and use duration shall be limited as specified in Section 1104.09.
- Q. Promotions. Promotions conducted entirely for charitable purposes shall be exempted from this section.
- R. Special Parking Requirements

EV PARKING REQUIREMENTS	
Minimum Spaces (Parking lots of 200 spaces or more)	1 EV plug-in service point per 200 spaces
EV Parking Space Design Standards	Plug-in points must be associated with an individual parking space.
	Charging equipment may have multiple plug in points to serve any of the immediately adjacent parking spaces.
	Plug-in points and charging equipment shall be installed at the end or to the side of the associated parking space, preferably in a landscape area. If located in a sidewalk, the equipment and clear operating space shall not conflict with any required clear pedestrian path.
	Plug-in points are exempt from the service structure screening requirements outlined in Chapter 1106.
	A 3 ft. x 3 ft. space shall be provided between the parked car and the EV equipment for the purpose of operating the equipment, except as otherwise required by ADA regulations.
	Curbs or wheel stops shall be utilized to prevent vehicle overhang into the equipment operation space.
	A sign, 12" wide by 21" tall indicating "Electric Vehicle Charging Station" on a shall be centered at the end of the parking space, mounted at a height of 7 ft. from grade to the bottom of the sign. MUTCD standard blue and green colors, and icon for electric vehicle charging shall be used on the sign.

(1) EV Parking Space Sign



BIKE PARKING REQUIREMENTS (FOR USES REQUIRED TO PROVIDE 20 VEHICLE SPACES OR MORE)	
DISTRICT	BIKE PARKING SPACES (MIN. PER BUILDING)
Any Commercial District	2
Design Control Overlay District	4
West Avenue Overlay	4
Planned Residence District	2
Southeast Gateway Overlay District	4
Neighborhood Center Overlay District	2
BIKE PARKING DESIGN STANDARDS	
Bike racks shall be ground-mounted.	
Racks shall be spaced at least 36 inches apart and provide a 84 inches length for bike parking without obstructing any clear pedestrian path.	
Bike racks shall be of a design that is supportive of the frame providing two points of contact and is capable of locking one wheel and the frame with a single typical bike lock, such as the inverted U and bollard-style. Racks that only hold the wheel shall not be permitted, such as wave and grid style racks,	
Bike parking spaces shall be located in a visible, convenient location near the primary pedestrian entrance of the building.	

SECTION 1105.04 DETERMINATION OF REQUIRED SPACES

In determining the number of parking spaces required by this code, the following shall apply:

- A. Where floor area is designated as the standard for determining parking space requirements, floor area shall be the sum of the gross leasable horizontal area of all floors of a non-residential building.
- B. Where seating capacity is designated as the standard for determining parking space requirements, the capacity shall mean the number of seating units installed or each twenty (20) lineal inches of seating facilities.
- C. Fractional numbers shall be increased to the next highest whole number.
- D. Parking space requirements for a use not specifically mentioned in this Code shall be determined by using the most similar and restrictive parking space requirement as specified by the Planning and Zoning Commission. The last edition of the ITE, Parking Generation: Summary of Parking Occupancy Data may also be used as a guide for determining the appropriate number of parking spaces in the event a use is not listed in “Off-street Parking Schedule”
- E. When the building floor area is designated as the standard for determining parking space requirements and that number is less than the minimum standard, at least one parking space shall be provided on the premises.

SECTION 1105.05 OFF-STREET PARKING SPACES REQUIRED

For the purpose of this Zoning Code, the following parking space requirements shall apply.

REQUIRED MINIMUM PARKING: AGRICULTURE	
Agricultural Processing and Storage	1 space per employee + 2 truck loading spaces + 1 space per 300 sq. ft. of retail space
Agroforestry	1 space per employee
Plant greenhouses	1 space per 300 sq.ft. of gross floor area in excess of 4,000 square feet, plus 1 space per 1,000 sq. ft. outdoor sales or display area
Stable	1 space per 4 animal stalls
Urban Agriculture - Community Garden	1 space per 5,000 square feet of garden area
REQUIRED MINIMUM PARKING: RESIDENTIAL	
Dwelling - Multifamily, Multifamily Complex	
Multi-unit living: Studio - 1 bedroom	1 space/ unit
Multi-unit living: 2 bedrooms	1.5 space/ unit
Multi-unit living: 3 bedrooms	2.25 space/ unit
Multi-unit living: 4 bedrooms	2.5 space/ unit
Dwelling - Single Family, Attached	See "Dwelling - Multifamily"
Dwelling - Single Family, Detached	2 per unit
Dwelling - Single Family, Flats	See "Dwelling - Multifamily"
Dwelling - Townhouse	See "Dwelling - Multifamily"
Dwelling - Two-Family	2 per unit
Residential Community Recreational or Amenity Facility	1 per 300 sq. ft. + 1 per 250 sq. ft. of water surface area of a pool + 2 employee spaces
REQUIRED MINIMUM PARKING: PUBLIC, INSTITUTIONAL, AND RECREATIONAL	
Cemeteries	1 per 50 gravesites
Educational Institutions (P-12)	3 per elementary or junior high classroom + 1 per 10 high school student enrollment capacity + 1 per 4 seats in the largest assembly space + 1 per teacher and administrator
Government Owned Buildings and Facilities	1 space per 500 gross sq. ft. or 1 per 2 seats in the largest assembly space capacity, whichever results in the largest number
Hospitals	2 per 1 bed
Public Utilities, Rights-Of-Way and Pertinent Structures	1 per facility
Recreation Facility - Commercial and Non-Commercial	Indoor: 4 per 1,000 sq.ft. Outdoor: 20 per sport court or field, and 1 space per 5,000 sq.ft. of other developed land area
Community Center	2.5 per 1,000 sq.ft.
Driving Range	2 per 3 tee boxes
Golf Course	20 per 9 holes + driving range requirement if applicable
Golf, Miniature	20 spaces per 18-hole course
Gym, Commercial	1 per 300 sq. ft.
Gym, Personal Studio	1 per 300 sq. ft.

REQUIRED MINIMUM PARKING: PUBLIC, INSTITUTIONAL, AND RECREATIONAL

Park, Active	1 per acre; 20 per sport court or field; 1 space per 75 sq. ft. of water surface of pools
Park, Passive	2 per 1 acre of land
Nature Preserve	2 per mile of trail or 1 per 3 acres
Recreational Center, Public	4 per 1,000 sq. ft.
Skate Park	1 per 500 sq. ft. of skating surface area
Skating Rinks, Ice and Roller	5 per 1,000 sq. ft.
Sports Arenas and Stadiums	20 per field or court
Swimming Pools, Commercial	1 per 75 sq. ft. of pool area
Tennis Facilities, Commercial	3 per court or 1 per 18 inches of bench area
Indoor Shooting Range	1 spaces per lane + 1 per 300sq. ft. of retail space
Religious Places of Worship	3 per 7 seats
Telecommunications	1 per facility

REQUIRED MINIMUM PARKING:COMMERCIAL

Amusement arcades	1 space per employee + 1 space for every 3 games
Animal Care	
Animal Care - General Services	1 per 10 pet accommodation spaces
Animal Care - Kennel	1 per 10 pet accommodation spaces
Animal Care - Veterinary Offices	4 per treatment room
Animal Care - Veterinary Urgent Care and Hospitals	4 per treatment room
Antique Shop	1 per 300 sq. ft. + 1 per 400 sq. ft. for GFA beyond 2,000 sq. ft.
ATM (Walk-up), Bank Machines	2 per ATM
Auction Facility	1 per 4 seats of capacity
Automotive	
Automotive - Car Wash	2 per bay + 1 per vacuum
Automotive - Filling stations	4 per 1,000 sq. ft., plus 1 per dispensing station
Automotive - Sales and Leasing	2 per 1,000 sq.ft.
Automotive - Service: Light, Heavy	2 per bay + 1 per 300 square feet
Bed and Breakfast Establishments	1 per guestroom + 2 for operator
Beverage	
Beverage - Alcoholic Production	1 per 1,500 square feet of production area, plus 1 space per 4 seats in any tasting room or other visitor facility open to the general public
Beverage - Brewing and Distilling	1 per 1,500 square feet of production area, plus 1 space per 4 seats in any tasting room or other visitor facility open to the general public
Beverage - Distribution	1 space per 5,000 sq. ft. of GFA + additional spaces for office use
Beverage - Microbrewery, Microdistillery, or Microwinery	1 space per 200 square feet

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REQUIRED MINIMUM PARKING:COMMERCIAL	
Beverage - Non-Alcoholic Production	1 per 1,500 square feet of production area, plus 1 space per 4 seats in any tasting room or other visitor facility open to the general public
Beverage Sales - Liquor and Beer Sit Down/Bar Establishment	1 space per 100 sq.ft.
Building Materials Stores	2 per 1,000 sq. ft. of floor area + 1 per 1,000 sq. ft. of open area for sales and display
Clubs and lodges	1 space per 200 square feet of floor area.
Contractor Services	1 per employee of the largest shift
Day Care - Child or Adult	1 space per 10 clients at licensed capacity
Drive-in Establishments	1 space per 50 sq.ft., 10 spaces minimum
Event Center-Public, Private, and Barn	1 space per every 2 persons of capacity, or 1 space per 100 sq.ft., whichever is greater
Exercise and Fitness	1 per 300 sq.ft.
Financial Institutions	2 per 1,000 sq. ft.
Food Sales - Bakery	3 per 1,000 sq. ft.
Food Sales - Farm Market	6 plus 1 per 250 sq.ft.
Food Sales - Small Format Grocery	3 per 1,000 sq. ft.
Food Service	
Food Service - Fast Casual Restaurant	1 space per 100 sq.ft.
Food Service - Fast Food Restaurant	1 space per 75 sq.ft.
Food Service - Full Service Restaurant	1 space per 100 sq.ft.
Funeral Home	5 spaces + 250 sq. ft. of usable and accessible paved parking area for every 25 sq. ft. of assembly room floor area
Gallery - Art	3 per 1,000 sq. ft.
Garden Center - Indoor and Outdoor	2.5 per 1,000 sq. ft. of gross building area excluding greenhouse area
Home Occupation	None above the residential requirement
Hotel and Motel	0.8 per room plus 1 per 800 sq. ft. of public meeting area and restaurant space
Live/ Work Unit	1.33 spaces per unit; for buildings with more than 10 live-work units: 1 space per unit
Medical - Clinic	4 per treatment room
Medical - Emergency Services	1.75 per bed
Medical - Office	4 per treatment room
Mixed Use Building	as specified by use with shared parking adjustment as defined by this section
Nursing Facility	1 per 4 beds
Office	
Office - Data Processing/Call Center	1 space per 50 sq.ft. of computer or telephone bank area; plus additional spaces for office use
Office - Industrial Office	3 per 1,000 sq.ft.
Office, Flex	1 per 1,500 square feet warehouse or shop area; 3 per 1,000 sq.ft. of office area

REQUIRED MINIMUM PARKING: COMMERCIAL	
Office, General	3 per 1,000 sq.ft.
Personal services	3 per chair
Public storage garage or yards	1 space per 5,000 sq. ft. for single tenant facility; or 1 space per 6 storage units
Recreation Facility - Commercial Indoor, excluding amusement arcades	See "Public/Institutional List: Recreational Facilities"
Recreation Facility - Commercial Outdoor	See "Public/Institutional List: Recreational Facilities"
Recreational Vehicle Sales	2 per 1,000 sq. ft.
Retail	
Retail - Convenience with gasoline	4 per 1,000 sq. ft., plus 1 per dispensing station
Retail - Convenience without gasoline	4 per 1,000 sq. ft.
Retail - Large Format	3 per 1,000 sq. ft.
Retail - Medium Format	3 per 1,000 sq. ft.
Retail - Pharmacy	3 per 1,000 sq. ft.
Retail - Shopping Center - Enclosed	3 per 1,000 sq. ft.
Retail - Shopping Center - Outdoor	3 per 1,000 sq. ft.
Retail - Small Format	4 per 1,000 sq. ft.
Sexually Oriented Business	2 per 5 people capacity
Vehicles, equipment and tool sales or rental, with service and repair in enclosed buildings	2 per bay + 4 per 1,000 sq.ft. of sales/ customer/ visitor area
REQUIRED MINIMUM PARKING: INDUSTRIAL	
Crematory	5 visitor spaces + 2 employee spaces
Food Service - Processing	1 space per 1,500 sq. ft.
Fuel distribution station	1 space 1,500 s.ft. gross floor area
Makerspace	3 space per 1,000 sq. ft.
Manufacturing	1 space per 1,500 sq. ft.
Manufacturing - Artisan/ Small Batch	3 spaces per 1,000 sq. ft. of GFA + additional spaces for office use
Motor Freight Garage	1 per 2,000 square feet + 2 per service bay
Research and development	1.5 spaces per 1,000 sq. ft. of gross floor area
Technology Park	as specified per individual uses
Warehousing and Distribution	1 space per 5,000 sq. ft. of GFA + additional spaces for office use
Wholesale Establishment	1 per 3,000 sq. ft.

- A. **Maximum Parking.** The maximum amount of permitted parking shall be 120% of the minimum required parking.
- (1) Additional parking may be permitted with PZC approval. Any requests for additional parking shall include a parking study for the proposed use(s) and location describing justification for the additional parking, and any additional documentation that the commission requires to review the request.
- B. **On-Street Parking.** On-street parking spaces within a development may be counted towards the minimum amount of required parking. On-street parking spaces on existing public streets adjacent to a development may be considered by the PZC for credit toward minimum required parking.

- C. Bonus for Proximity to Public Transportation. Buildings located within 1/4 mile of an active public transit stop may reduce their amount of required parking by ten percent (10%).

SECTION 1105.06 PARKING HELD IN RESERVE

- A. If the number of spaces required above is substantially larger than the number of spaces anticipated by the applicant, then the applicant may hold some of the parking in reserve while ensuring adequate area for potential future parking demand.
- B. Suitable area that meets all dimensional and design requirements must be available on the overall site for 100% of the required parking, either through surface, structured, or on-street parking.
- C. The number of spaces which must be provided initially may be reduced by up to fifty percent (50%) by PZC upon recommendation by the Zoning Administrator. All engineering, including stormwater engineering, shall be designed based on total parking requirements, including the reserve.
- D. Applicants that anticipate needing less than 100% of the total parking spaces required shall design their developments with suitable area for the eventual construction of the balance of the required parking spaces. These spaces, until their construction, shall be held in reserve by the applicant. The reserve parking spaces shall be constructed by the applicant if and when determined necessary by the PZC, upon recommendation of the Zoning Administrator
- E. The PZC may require installation of additional parking spaces under the following conditions:
 - (1) When there is evidence of a continued overflow of parking as installed by the applicant.
 - (2) When a re-evaluation of the parking capacity by the Zoning Administrator shows that future parking needs will not be met. The parking capacity shall be re-evaluated whenever there is a change in use, ownership, number of employees, number of residents, building size, and/or land area.

SECTION 1105.07 SHARED PARKING PLAN

Where a mix of land uses on one or more properties or within one or more buildings can demonstrate parking utilization in staggered peak periods, a shared parking plan may be approved by the Planning and Zoning Commission to the reduce the minimum number of required off-street parking spaces for the applicable land use(s). A shared parking plan for the reduction of off-street parking requirements may be submitted to the Planning and Zoning Commission subject to the following requirements:

- A. Shared parking plans shall be limited to parking facilities located within five hundred feet (500 ft.) of the subject property or subject properties; and
- B. To the greatest extent practicable, adjacent lots included in a shared parking plan shall be connected for vehicular passage and shall provide safe and efficient pedestrian access to all uses served by the parking facilities.
- C. The parking spaces required in the above standards may be reduced when two or more establishments share the same parking area, whether on the same lot or on abutting lots, subject to the following conditions:
 - (1) That some portion of the shared off-street parking area lies within 500 feet of an entrance, regularly used by patrons, into the buildings served by the shared parking facilities.

- (2) That access and parking easements are prepared and recorded in Summit/Portage County for each property affected by the shared parking.

D. The minimum amount of shared parking required shall be calculated according to the following formula:

- (1) Calculate the minimum amount of parking required for each land use as if it were a separate use.
- (2) To determine peak parking requirements, multiply the minimum parking required for each proposed land use by the corresponding percentage in the table below for each of the five time periods.
- (3) Calculate the column total for each of the five time periods.
- (4) The column (time period) with the highest value shall be the minimum shared parking requirement.

SHARED PARKING REQUIREMENTS						
Use	WEEKDAYS			WEEKENDS		
	8 am - 6 pm	6 pm - Midnight	Midnight - 8 am	8 am - 6 pm	6 pm - Midnight	Midnight - 8 am
Office	100%	10%	5%	10%	5%	5%
Retail	70%	90%	5%	100%	70%	5%
Hotel/Motel	75%	100%	100%	75%	100%	100%
Restaurant	60%	100%	10%	60%	100%	20%
Entertainment/ Recreation	40%	100%	10%	80%	100%	50%
Residential	60%	100%	100%	80%	100%	100%

- (5) Alternative to the above table, shared parking plans may be submitted utilizing ratios and modeling based on ULI shared parking methodology, APA parking metrics, or other experienced parking consultant's project specific data-based justification of reduced parking demand.

SECTION 1105.08 REVIEW OF SHARED PARKING PLAN

A decision pertaining to an application for a shared parking plan shall be based on the following factors:

- A. The number of parking spaces otherwise required for the land uses that will share the parking facilities designated in the shared parking plan;
- B. Documentation that the peak parking utilization for the land uses occurs at different days and/or times;
- C. The demonstrated accessibility of the shared parking facilities, including the shared parking and cross-access agreement with each participating property owner; and
- D. Such other relevant documentation as the applicant(s) may provide to the City in conjunction with a parking reduction application.

SECTION 1105.09 EFFECT OF APPROVAL OF SHARED PARKING PLAN

When a shared parking plan application is approved, the modified number of required off-street parking spaces for the applicable land uses shall be the largest number of parking spaces needed for the applicable land uses during the most intensive time period of parking utilization as demonstrated by the evidence presented for the application for a parking reduction.

SECTION 1105.10 OFF-STREET LOADING REQUIREMENTS

In any district in connection with every building or part thereof hereafter erected and having a gross floor area of five thousand (5,000) square feet or more which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, funeral home, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained, on the same lot with such building, at least one off-street loading space plus one additional such space for each twenty thousand (20,000) square feet or fraction thereof of gross floor area so used in excess of five thousand (5,000) square feet.

- A. Loading Space Dimensions. Each loading space shall have a minimum dimensions of 12 feet in width, 55 feet in length and a vertical clearance of not less than 14 feet in height.

SECTION 1105.11 SUBMISSION TO PLANNING AND ZONING COMMISSION

- A. Detailed drawings including the location, width and number of entrance driveways to all necessary parking and off-street loading facilities shall be submitted to the PZC with the exception of one, two or three family dwellings, for approval prior to the granting of any zoning certificate. Such drawing shall show the number of spaces and locations, dimensions and descriptions of all features enumerated in this Chapter, Chapter 1102 and as required elsewhere in this Zoning Code. The PZC may require, in addition to those enumerated, further structural or landscaping features such as bumper guards, curbs, walls, fences, shrubs, trees, ground cover or hedges to further the intent and purposes of this Zoning Code. The PZC, in addition, may recommend such changes in location, width and number of driveways as it shall determine are necessary to eliminate any potential traffic hazards.

SECTION 1105.12 ACTION BY THE PLANNING AND ZONING COMMISSION

- A. Within sixty-five (65) days, the PZC shall either approve, approve with supplementary conditions, or disapprove the application as presented. If the application is approved or approved with modifications, the PZC shall direct the Zoning Inspector to issue a Zoning Certificate listing the specific conditions specified by the PZC for approval.

SECTION 1105.13 MODIFICATIONS

- A. The PZC may authorize a modification, reduction, or waiver of the foregoing requirements if it should find that the peculiar nature of the residential, business, trade, industrial, other use, exceptional situation or condition would justify such action.

SECTION 1105.14 APPEALS

- A. Appeals from the PZC shall be made to the Board of Zoning Appeals pursuant to Section 1102.

