

the public interest, without unduly restricting the operations of the mine owner.

Section 4.800 Off-Street Parking and Loading

Permanent off-street automobile parking space and truck loading space shall be provided for all new structures or uses and any enlargement of existing structures or uses. Structures and uses in existence or under construction on the date these zoning regulations first become effective shall not be subject to parking and loading requirements. However, any parking and loading facilities now existing to serve such structures or uses shall not, in the future, be reduced except where they exceed such requirements, in which case they shall not be reduced below such requirements. When a structure or use which existed prior to the effective date of these zoning regulations shall undergo any increase in intensity of use in a number of dwelling units, floor area, seating capacity, number of employees or other unit of measurements specified hereinafter for required parking facilities or from other causes, and when the increase would result in a requirement for additional parking or loading facilities through application of the requirements of this section, additional parking and loading facilities shall be provided on the basis of the total units of measurements of the new use, or of the alteration or expansion of the existing use.

Section 4.801 Application Procedure

No application for a zoning permit or certificate of occupancy shall be approved unless there is included with the plan for such building, improvement, or use, a plot plan showing the required space designated for off-street parking and loading, or that such space is already provided, in accordance with these regulations. The plot plan shall clearly show the size and location of parking and loading spaces, the width and arrangement of access driveways, and arrangement of walls, fences and screen planting.

Section 4.802 Design of Parking Areas

Design of parking areas shall meet the following requirements.

- a- **Size of Parking Space:** One automobile parking space shall consist of two hundred (200) square feet of area, with a minimum width of nine (9) feet. In addition, adequate interior driveways and entrance and exit driveways shall be provided to connect each parking space into the adjoining street. Parking spaces shall be clearly marked.
- b- **Setbacks and Landscaping:** Parking areas shall be subject to the same front yard requirements as a building in that zone, except that on the street side of a corner lot, no side yard of more than ten (10) feet shall be required for a parking area. The required yard areas shall be set off from the parking area by a curb or bumper, and the yards shall be appropriately landscaped.

- c- **Buffer Strips:** When a parking area adjoins a residential zone, a screening fence or wall at least five (5) feet high, or dense evergreen planting at least five (5) feet high and ten (10) feet wide, shall be maintained along the side and/or rear lot lines of the parking area.
- d- **Lighting:** When lighting of such parking area is provided, installations shall be arranged so as not to reflect or to cause glare into abutting residential lots or adjacent streets.
- e- **Surfacing and Drainage:** All parking areas shall be surfaced with materials which will eliminate problems of dust and mud and shall be so drained as to prevent erosion damage to abutting properties or streets.
- f- **Entrances:** On corner lots, entrances to parking areas shall be set back at least twenty (20) feet from the point of intersection of property lines. No entrance or exit shall exceed twenty-five (25) feet in width.

Section 4.803 Location of Parking Areas

All automobile parking compounds shall be located on the site or conveniently near, and in no case more than three hundred (300) feet distant from, the main building or use to which parking facilities are appurtenant, except in the case of one and two-family dwellings, where the required parking space shall be provided on the same lot as the dwelling. However, industries employing five hundred (500) or more employees may supply off-street parking at a distance greater than three hundred (300) feet from the main industrial facilities served, upon approval of the Planning Commission. Land in any residential zone adjacent to a commercial or industrial use may also be used for an automobile parking area to serve these uses, provided that:

- a- The land so used immediately adjoins or is directly across an alley or street from the commercial or industrial zone for which such off-street parking area is required;
- b- No charge shall be made for the use of said parking area;
- c- Only passenger vehicles (excluding buses) shall be permitted to use said parking area;
- d- No service of any kind shall be extended to persons occupying vehicles in said parking areas; nor shall such area be used for automobile service or repair;
- e- When land in any residential zone used for off-street parking purposes abuts the side and/or rear line of a lot in a residential zone, buffer strips shall be provided as outlined above.

- f- Additional protective conditions may be imposed in connection with the use of such residential land for off-street parking when, in the judgment of the Planning Commission, such are deemed necessary or desirable for the protection, convenience, and quiet of surrounding properties.

Section 4.804 Review and Approval by Commission Required

The design of all off-street parking lots other than for one and two-family dwelling, and means of access thereto shall be subject to the approval of the Planning Commission.

Section 4.805 Schedule of Off-Street Parking Requirements

The following off-street parking schedule indicates minimum requirements and may be increased where necessary as a condition of site plan approval or conditional use permit approval. Other uses operated in association with the uses listed must be provided for in addition. The vehicle parking space on any lot as set forth and designated in these regulations shall be deemed to be required open space on such lot, in addition to any yard space required by the provisions of these regulations, and shall not be reduced or encroached upon in any manner. In addition the following requirements shall be observed:

- a- Any vehicle parking space provided under those regulations in a commercial or industrial zone shall be used for parking only. Any other use of such space, including repair work or servicing of any kind other than in an emergency or the requirement of any payment for the use of such space shall be deemed to constitute a separate commercial use in violation of the provisions of these regulations.
- b- When the number of spaces calculated in accordance with these regulations results in a number containing a fraction, the number shall be rounded off to the nearest whole number.
- c- The off-street parking requirements for two or more uses may be satisfied by providing a common facility containing the sum of the number of spaces required for each of the uses, except as provided in 'e' below.
- d- Reasonable and appropriate off-street parking requirements for structures and land uses which do not fall within the categories listed above, shall be determined in each case by the Administrative Official to be comparable to the requirements for uses of similar nature, after considering all factors entering into the parking needs of each such use.
- e- For integrated shopping centers, where the number of spaces required in a common facility is five hundred (500) or more, the off-street parking

requirement may be reduced by one-fifth. Where the number of spaces required is seven hundred fifty (750) or more, the off-street parking requirement may be reduced by three-tenths.

<u>USE</u>	<u>NO. OF SPACES</u>	<u>UNIT OF MEASUREMENT</u>
<u>RESIDENTIAL USE:</u>		
ONE AND TWO- FAMILY DWELLINGS OR MIXED OCCUPANCY	ONE	EACH DWELLING UNIT
MULTIPLE DWELLING	TWO	EACH DWELLING UNIT
<u>PUBLIC RESIDENTIAL USE:</u>		
TOURIST HOMES, CABINS OR MOTELS	ONE	EACH SLEEPING ROOM OR SUITE INCLUDING THAT OF THE OWNER OR MANAGER OF RESIDENCE ON THE PREMISES
HOTELS*	ONE	EACH THREE (3) GUEST SLEEPING ROOMS
PRIVATE CLUBS, FRATERNITIES, BOARDING AND LODGING HOUSES	ONE	EACH TWO (2) GUEST SLEEPING ROOMS OR EACH 200 SQUARE FEET OF FLOOR AREA, WHICHEVER IS GREATER
<u>CULTURAL, HEALTH, AND RELIGIOUS USE:</u>		
HOSPITALS, SANATORIUMS, CONVALESCENT HOMES	ONE +ONE	EACH THREE (3) PATIENTS EACH TWO (2) EMPLOYEES
FOR THE AGED OR SIMILAR USE		AND STAFF MEMBERS
ORPHANAGES OR SIMILAR USE	ONE	EACH TEN (10) BEDS
COMMUNITY CENTERS, LIBRARIES, MUSEUMS, POST OFFICES, CIVIC	ONE	EACH ONE HUNDRED (100) SQUARE FEET OF FLOOR AREA

CLUBS, ETC.

CHURCHES & SCHOOLS	ONE	EACH FOUR (4) SEATS IN A PRINCIPAL AUDITORIUM, OR EACH SEVENTEEN (17) CLASSROOM SEATS, WHICHEVER IS GREATER
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SOCIAL AND RECREATIONAL USES:

THEATRES AND AUDITORIUMS** (OTHER THAN INCIDENTAL TO SCHOOLS)	ONE +ONE	EACH FOUR (4) SEATS, EACH TWO (2) EMPLOYEES
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DANCE HALLS, POOL AND BILLIARD HALLS AND EXHIBITION HALLS WITHOUT FIXED SEATS	ONE	EACH ONE HUNDRED (100) SQUARE FEET OF FLOOR AREA USED FOR DANCING OR ASSEMBLY
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STADIUM OR SPORTS ARENAS**	ONE	EACH FOUR (4) SEATS
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BOWLING ALLEYS***		FIVE (5) PARKING SPACES FOR EACH ALLEY
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SALES AND SERVICE:

MORTUARIES OR FUNERAL HOMES	ONE	EACH FIFTY (50) SQUARE FEET OF FLOOR SPACE IN THE SLUMBER ROOMS, PARLORS, OR INDIVIDUAL FUNERAL SERVICE ROOMS
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ESTABLISHMENTS FOR SALE AND CONSUMPTION ON THE PREMISES OF BEVERAGES, FOOD, OR OTHER REFRESHMENTS EXCLUDING DRIVE-IN RESTAURANTS	ONE +ONE	EACH ONE HUNDRED (100) SQUARE FEET OF FLOOR AREA EACH FOUR (4) EMPLOYEES
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MEDICAL OR DENTAL CLINICS, BANKS, BUSINESS OR PROFESSIONAL OFFICE	ONE	EACH TWO HUNDRED (200) SQUARE FEET OF FLOOR SPACE
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BEAUTY PARLORS & BARBER SHOPS	TWO	EACH BARBER AND/OR BEAUTY SHOP OPERATOR
ALL RETAIL STORES, INCLUDING DRIVE-IN RESTAURANTS AND OTHER SIMILAR ESTABLISHMENTS EXCEPT AS OTHERWISE SPECIFIED HEREIN	NONE ONE	CENTRAL BUSINESS ZONE HIGHWAY COMMERCIAL ZONE – EACH FOUR HUNDRED (400) SQUARE FEET OF GROUND FLOOR AREA

AUTOMOTIVE SALES AND SERVICE:

MOTOR VEHICLE SALESROOMS, REPAIR SHOPS, PUBLIC GARAGES	ONE	FIVE HUNDRED (500) SQUARE FEET OF FLOOR AREA
GASOLINE FILLING STATIONS	ONE	150 SQUARE FEET FLOOR AREA, BUT NOT LESS THAN 10 SPACES, EACH CAR SERVICE RACK MAY BE COUNTED AS ONE SPACE, BUT DRIVEWAY AREAS AND SPACE AT GASOLINE PUMPS MAY NOT BE COUNTED

WHOLESALE AND INDUSTRIAL USES:

WHOLESALE ESTABLISHMENTS, WAREHOUSES, INDUSTRIAL PLANTS	ONE	300 SQUARE FEET FLOOR AREA, OR ONE SPACE PER EACH TWO EMPLOYEES ON THE MAXIMUM WORKING SHIFT, WHICHEVER IS GREATEST
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***REQUIREMENTS FOR RESTAURANTS, BALLROOMS, AND OTHER PLACE OF ASSEMBLY MUST BE PROVIDED FOR IN ADDITION.**

****WHERE THERE ARE NO FIXED SEATS, ONE SPACE PER TEN (10) SQUARE FEET OF FLOOR AREA AVAILABLE TO THE PUBLIC.**

*****REQUIREMENTS FOR RESTAURANTS MUST BE PROVIDED IN ADDITION.**

4.806 Off-Street Loading Space

Any building used for commercial, office, industrial or institutional purposes shall provide indoor and outdoor space for the loading and unloading of goods and materials according to the following requirements and schedule.

- a- Each loading space shall have a minimum width of twelve (12) feet, a minimum length of thirty-five (35) feet, and a minimum height, if covered, of fourteen (14) feet. Adequate space shall be provided for driveways, entrances, and exits. Access to an alley or street shall be provided.
- b- Integrated shopping centers of five (5) acres or more may be excluded from the requirements for minimum dimensions of loading berths and from the requirements for minimum numbers of off-street loading spaces listed hereunder, provided other satisfactory loading arrangements are provided.

<u>USE</u>	<u>NO. OF SPACES</u>	<u>FLOOR AREA (SQUARE FEET)</u>
HOSPITAL OR OTHER INSTITUTION	NONE ONE +ONE	FIRST 10,000 10,001 TO 20,000 EACH ADDITIONAL 200,000 OR FRACTION THEREOF
RETAIL SALES AND SERVICES	NONE ONE TWO +ONE	FIRST 5,000 5,001 TO 10,000 10,001 TO 40,000 EACH ADDITIONAL 150,000 OR FRACTION THEREOF
OFFICE BUILDING INCLUDING BANKS	NONE ONE +ONE	FIRST 10,000 10,001 TO 100,000 EACH ADDITIONAL 150,000 OR FRACTION THEREOF
WHOLESALE OR WAREHOUSING	NONE ONE +ONE	FIRST 3,000 3,001 TO 10,000 EACH ADDITIONAL 40,000 OR FRACTION THEREOF
INDUSTRY OR MANUFACTURING	NONE ONE +ONE	FIRST 5,000 5,001 TO 25,000 EACH ADDITIONAL 50,000 OR FRACTION THEREOF
OTHER COMMERCIAL USES	NONE ONE +ONE	FIRST 10,000 10,001 TO 100,000 EACH ADDITIONAL 100,000 OR FRACTION THEREOF

Section 4.807 Modification of Parking and Loading Requirements

The following modifications are permitted only with the approval of the Board of Adjustment.

- a- **Hardship:** In cases of development or redevelopment of properties where application of the Schedule of Parking Requirements or Loading Requirements would create undue hardship, the applicant may appear before the Board of Adjustment to present a modified plan for the provision of off-street parking or loading space. The Board is authorized to approve such plans, when appropriate, after referral to the Planning Commission.

- b- **Joint Use of Parking Areas:** In cases of development of properties where several uses could effectively utilize the same parking area, because of different periods of peak demand, the applicant may appear before the Board of Adjustment to present a modified parking plan. An example would be a church adjacent to a shopping center, where peak use hours would not coincide. The Board is authorized to approve such plans, when appropriate, after referral to the Planning Commission. The Board shall require written evidence of an agreement for joint use and may impose any necessary additional conditions.

Section 4.900 Signs

Section 4.901 General Provisions

No sign shall be erected, hung, placed, or painted in any zone, except as provided in this section. No sign erected before the enactment of these regulations shall be structurally altered or moved except in accordance with these regulations. No permit shall be required for the repainting or repapering of a sign which conforms to the provisions of

these regulations, or having existed before the adoption of these regulations and are thus established as a nonconforming use.

Section 4.902 Zoning Certificate for Signs

No sign shall be erected or displayed until the sign has been approved by the Administrative Official and a zoning certificate issued, except as permitted in Section 4.903. Application for certificate shall be submitted on forms provided at the office of the Administrative Official. Each application shall be accompanied by plans showing the sign area, size, character, and color of letters; designs proposed; method of illumination, if any; proposed location; and, if a projecting business sign, proposed method of fastening such sign to the building or structure. The certificate number and date of issuance shall be affixed to each sign in conspicuous manner. Signs erected without conformance to these standards may be removed on order of the Administrative Official.