

## SECTION 8 OFF-STREET PARKING

**8.1 GENERAL** There shall be provided at the time of erection of any main building or at the time such buildings are altered, enlarged, converted or increased in capacity, minimum off-street parking space with adequate provision for ingress and egress by standard-sized vehicles in accordance with the requirements of this code.

**8.2 PARKING SPACE REQUIREMENTS** Parking spaces shall be in accordance with Sections 8.2.1. Through 8.2.4.

**8.2.1 Required number.** The off-street parking spaces required for each use permitted by this code shall not be less than that found in Table 8.2.1, provided that any fractional parking space be computed as a whole space.

**Table 8.2.1**

Use	Number of parking spaces required
Dwelling Unit	2 per dwelling unit
Office	1 per 300 gross square feet
Retail	1 per 200 gross square feet
Restaurant	1 per 100 gross square feet
Health club	1 per 100 gross square feet
Warehouse	1 per 500 gross square feet
Assembly	1 per 300 gross square feet
Medical Office	1 per 200 gross square feet
School/Institutional	1 per 3.5 seats in assembly rooms plus 1 per faculty member
Hotel/motel	1 per guest room plus 1 per 500 square feet of common area
Industry	1 per 500 square feet or whichever is greater per employee
Airport	Subject to review

For SI: 1 square foot = 0.0929 m<sup>2</sup>

**8.2.2 Electric Vehicle Charging Station (EVCS)** – When EVCS are provided for in public parking applications, the number of EVCS stalls provided shall count towards the total parking spaces provided however, the number of EVCS stalls may not exceed 5% of the required parking spaces.

**8.2.3 Combination of uses.** Where there is a combination of uses on a lot, the required number of parking spaces shall be the sum of that found for each use.

**8.2.4 Location of lot.** The parking spaces required by this code shall be provided on the same lot as the use or where the exclusive use of such is provided on another lot not more than 500 feet radially from the subject lot within the same or less-restrictive zoning district.

**8.3 PARKING STALL DIMENSIONS.** Parking stall dimensions shall be in accordance with Section 8.3.1 and 8.3.2.

**8.3.1 Width.** A minimum width of 9 feet shall be provided for each parking stall.

**Exceptions:**

1. Compact parking stalls shall be permitted to be 8 feet wide.
2. Parallel parking stalls shall be permitted to be 8 feet wide.
3. The width of a parking stall shall be increased 10 inches for obstructions located on either side of the stall within 14 feet of the access isle.

**8.3.2 Length.** A minimum length of 20 feet shall be provided for each parking stall.

**Exceptions:**

1. Compact parking stalls shall be permitted to be 18 feet in-length.
2. Parallel parking stalls shall be a minimum 22 feet in length.

**8.4 DESIGN OF PARKING FACILITIES** The design of parking facilities shall be in accordance with Sections 8.4.1 through 8.4.7.

**8.4.1 Driveway width.** Every parking facility shall be provided with one or more access driveways, the width of which shall be the following:

1. Private driveways at least 9 feet
2. Commercial driveways:
  - a. Twelve feet for one-way enter/exit.
  - b. Twenty-four feet for two-way enter/exit.

**8.4.2 Driveway and ramp slopes.** The maximum slope of any driveway or ramp shall not exceed 20 percent. Transition slopes in driveways and ramps shall be provided in accordance with the standards set by the code official and the jurisdiction's engineer.

**8.4.3 Stall accessibility.** Each required parking stall shall be individually and easily accessible. No automobile shall be required to back onto any public street or sidewalk to leave any parking stall when such stall serves more than two dwelling units or other than residential uses. All portions of a public lot or garage shall be accessible to other portions thereof without requiring the use of any public street.

**8.4.4 Compact-to-standard stall ratio.** The maximum ratio of compact stalls to standard stalls in any parking area shall not exceed 1 to 2.

**8.4.5 Screening.** A 3 feet high buffer at the public way shall be provided for all parking areas of five or more parking spaces

**8.4.6 Striping.** All parking stalls shall be striped with the exception of a private garage or driveway such as in the case of a single-family dwelling.

**8.4.7 Lighting.** All lights illuminating a parking area shall be located and designed to cast light downward and not beyond the property line.