

**SECTION 8 - OFF-STREET PARKING AND LOADING REGULATIONS.**

**8.1 Parking.**

A. General Statement.

1. The purpose of this Section is to provide minimum standards for off-street parking and loading in order to lessen congestion in the streets; to insure adequate access and parking facilities for users of buildings; and to safeguard life, health, property and public welfare.
2. For all buildings or structures hereafter constructed, reconstructed, or expanded, off-street parking in the form of garages or areas made available exclusively for that purpose shall be provided. Such parking area shall be located entirely on private property, except the necessary drives may cross the right-of-way to connect the roadway with the parking area.
3. This issuance of a building permit shall require compliance with the parking area requirements as herein provided.
4. Dust proofing of parking areas (as required herein) shall apply upon the issuance of a building permit.

B. Schedule of Off-Street Parking.

1. Minimum number required: Off-street parking shall be provided in the amount specified below for the following uses. In the case of a use which is not specifically mentioned, the off-street parking requirements for a similar use shall apply. Similarity shall be determined by the Zoning Administrator. These requirements shall apply to each type of use regardless of the zoning district.

	<i>USE</i>	<i>NUMBER OF PARKING SPACES</i>	<i>REQUIRED FOR EACH</i>
<b>1)</b>	<b>RESIDENTIAL</b>		
	a) Single-Family Residences	2	Dwelling Unit
	b) Duplexes	2	Dwelling Unit
	c) Multi-Family Residences		
	Efficiency or Studio	1	Dwelling Unit
	1-2 Bedroom	1.5	Dwelling Unit
	3 or more bedroom	2	Dwelling Unit
	d) Hotels & Motels	1 Plus number required for restaurant, if any.	Room
	e) Fraternity & Sorority Houses	.5	Member
	f) Dormitories	.5	Resident
<b>2)</b>	<b>COMMERCIAL</b>		
	a) Banks	5	1,000 sf of gfa
	b) Offices	5.5	1,000 sf of gfa
	c) Offices - Medical & Dental	1	Employee,
		4	Doctor
	d) Restaurant	1	3 Seats
	e) Bowling Alley	5	Lane
		Plus number required for restaurant, if any.	
	f) Personal Services	5	1,000 sf of gfa
	g) Retail Stores	5	1,000 sf of gfa

	h) Service Stations, Gas Stations, Auto Repair Shop or Garage	5	1,000 sf of gfa with a min. reqd of 4 spaces regardless of size of building
<b>3)</b>	<b>INDUSTRIAL - INCLUDING STORAGE, WHOLESALE AND MANUFACTURING</b>		
	a) Brick or lumber yard or similar area	1	Employee, plus reqd for Retail & Office space
	b) Open storage of sand, gravel & petroleum	1	Employee, plus reqd for Retail & Office space
	c) Warehouse & enclosed storage - private	1	Employee
	d) Warehouse & enclosed commercial	1	Employee, plus storage - 3,000 sf of gfa
	e) Manufacturing operations - single shift	1	Employee, plus reqd for Retail & Office space
	f) Manufacturing operations - Multi-shift	1	Employee on largest shift plus Employee second shift reqd for Retail and/or Office space
<b>4)</b>	<b>INSTITUTIONAL AND OTHER</b>		
	a) Hospitals	1	2 beds, plus Employee
	b) Nursing Homes	1	4 beds, plus Employee
	c) Auditoriums, churches, theatres, stadiums, and other places of assembly	1	4 seats
	d) Colleges	1	2 Students, plus dorm requirement, if any
	e) Senior High Schools	1	Employee, plus 4 Students
	f) Elementary & Jr. High Schools	1	Employee, plus Classroom

	g) Day Care Facilities	1	8 Children, plus 1 Employee
* <b>Note: Abbreviations are as follows: sf - square feet, gfa - gross floor area</b>			

2. Method of computation:

a. Gross floor area (gfa) shall be determined by using the outside dimensions of the building for each floor. The only space which may be excluded is basement storage area.

b. Employees shall include all persons working or serving at a place of business, including the owner, manager, doctors, nurses, technicians, teachers, kitchen workers, and all other employees.

c. The number of employees shall be based upon the total number of employees on duty at any one time, when the maximum functional use of the building or land is being made.

d. A multi-shift operation shall include businesses which have more than one group of employees who are on duty for different periods of time.

e. Where more than one type of use is located either in the same building or in separate buildings in close proximity, such that a single parking area will be serving those uses, the number of parking spaces provided shall be not less than the sum of the separate requirements for each use.

f. When determination of the number of off-street parking spaces required by the formulas result in the requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

C. Joint Use of Parking Facilities. Where more than one type of use is located either in the same building, or in separate buildings in close proximity, joint use of the same parking facilities will be allowed as follows:

1. Uses normally open or operated during daytime hours, including retail stores, personal service establishments (such as beauty shops and barber shops), and business service establishments (such as banks and offices) may share parking facilities with the following uses:

a. Churches which have activities only on weekends or evenings may share such parking facilities to the extent of 100% of the parking spaces required.

b. Uses normally open or operated during evening or weekend hours, such as theaters, bowling alleys, dance halls, other places of amusement, and restaurants, may share such parking facilities to the extent of 50% of the parking spaces required.

2. A written agreement for the joint use of the off-street parking facilities shall be properly drawn and executed by the parties concerned, approved as to form by the City Attorney, and filed with the application for a building permit.

D. Dimensions of Parking Area.

1. Size of stalls. A required off-street parking space shall be a rectangle which is a minimum of 9 feet wide by 19 feet deep, placed at the prescribed angle so that it lies between the curb and the aisle. Except that stalls fronting on curbs with grass adjacent, may be reduced to 18 feet.

2. Aisle width. Aisles shall provide access to parking spaces and shall provide the necessary space for maneuvering into and out of each space. They may serve either double or single bays of parking. The width of aisles providing access and maneuvering space shall be as follows:

	<u>Parking Angle</u>	<u>Stalls Services by Aisle</u>	<u>Traffic Flow</u>	<u>Aisle Width</u>
1)	90°	One Side	One or Two Way	24 ft.
2)	90°	Both Sides	Two Way	24 ft.
3)	45°	One Side	One Way	16 ft.
4)	60°	One Side	One Way	16 ft.
5)	45°	Both Sides	One Way	16 ft.
6)	60°	Both Sides	One Way	20 ft.
7)	45°	Both Sides	Two Way	20 ft.
8)	60°	Both Sides	Two Way	20 ft.

3. Ingress and egress. Ingress and egress shall be by means of paved driveways not exceeding thirty-five (35) feet in width at points of connection with public streets. The minimum width of driveways for ingress and egress shall be the same as those specified above for aisles. Driveway width, for the purpose of this section, shall include only the pavement and not the curbs and gutters. The distance of a parking area entrance drive from the intersection of two streets, and the distance between curb cuts, shall be based on the following street design standards. All measurements shall be taken from the right-of-way lines.

<u>Primary Arterial</u>	<u>Secondary Arterial</u>	<u>Collector</u>	<u>Local</u>
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Intersection ROW to Curb Cut	150'	150'	100'	20'
Between Curb Cut	200'	200'	50'	20'

E. Improvement of Parking Area.

1. **Surfacing and Curbing.** All off-street parking areas and all access drives shall be improved with a permanent dust-free surface consisting of a minimum of a 6" rolled stone base overlaid with a 1-1/2" asphalt surface, or a 4" asphalt base overlaid with a 1-1/2" asphalt surface, or a minimum of 4" of concrete.

2. All new construction in Districts RR thru DR platted after June 1, 2003 shall have concrete drives and parking, provided that driveways more than one hundred fifty feet (150') in length may use a minimum of 4" of asphalt, as long as the first ten feet of the driveway approach at roadway is concrete and with at least a twenty foot (20') long concrete pad in front of the garage doors.

3. All off-street parking areas and all access drives in commercial zoning districts shall have a boundary constructed of concrete curbing or an integral concrete sidewalk and curb with a vertical face.

4. **Maintenance.** Off-street parking areas shall be maintained in proper repair with a dust-free surface.

5. **Drainage Facilities.** For any use which will require a parking area to be newly constructed, added to, or altered in such a way as to affect drainage either on or off the site, as determined by the City, storm water drainage plans, including grading plans, shall be submitted to and approved by the City, prior to the issuance of a building permit.

6. **Permit Required.** No person, firm, or corporation shall initiate construction of a new parking lot, or expansion of an existing parking lot, without first obtaining a permit for such development from the City. Application for a permit shall be made upon the form provided and shall be accompanied by such information, plans and specifications as may be required. A permit shall not be required for resurfacing an existing parking area; and a permit shall not be required for customary driveways for single-family and duplex residential dwellings.

7. **Time Limit.** All required off-street parking areas shall be ready for use, including the above surfacing requirement, before the issuance of an occupancy permit. An extension of time will be granted due to adverse weather conditions.

F. Setback Requirements.

1. Off-street parking for single-family and duplex residential uses shall have no setback requirements.

2. Off-street parking for all other uses, including multi-family residential, commercial, industrial, and institutional uses, shall have a setback requirement of 10 feet (10') from the front property line. A ten-foot side and rear setback shall be maintained for these uses if the lot abuts areas zoned for agricultural, or zoned or used for residential purposes.

3. The area between the property line and the parking setback line shall be used for landscaping and/or screening as required in Section 7.

G. Location of Parking Areas. Off-street automobile parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be walking distance measured from the nearest point of the parking area to the nearest entrance of the building that the parking area is required to serve.

1. For one and two-family dwellings - on the same lot as the building they are required to serve.

2. For three and four-family dwellings - on the same lot or parcel of land as the building they are required to serve. For the purpose of this requirement, a group of such uses constructed and maintained under single ownership or management that are contiguous shall be assumed to be on single lot or parcel of land.

3. For apartment houses containing four (4) or more dwelling units - on the same lot or parcel of land as the building they are required to serve, or on a separate lot or parcel of land not more than three hundred (300) feet from the nearest entrance to the main building being served, provided the lot or parcel of land selected for the parking facilities is located in an apartment district or a less restricted district.

4. For churches, hospitals, sanitariums, homes for the aged, convalescent homes, and other similar uses - the off-street parking facilities required shall be on the same lot or parcel of land as the main building or buildings being served or upon properties contiguous to that lot or parcel.

5. For uses other than those specified above, including commercial and industrial - off-street parking facilities shall be provided on the same lot or parcel of land as the main building being served, or on a separate lot or parcel of land not more than five hundred (500) feet from any entrance to the main building, provided the separate lot or parcel of land intended for the parking facilities is located in the same district as the principal permitted use or in a less restricted district.

H. Screening of Parking Areas. See Section 7.

I. Lighting of Parking Areas. Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from any adjoining residential use.

J. Additional Parking Regulations.

1. Head-In Parking. Head-in parking from any public right-of-way, which would allow traffic to back out directly into the public right-of-way, shall not be permitted. This paragraph shall not apply to single-family and duplex residential use.

2. Off-street parking, not required under this section, but voluntarily provided, shall comply with all the requirements with regard to location and construction.

3. Required spaces shall not be used for storage and shall be kept available for their parking function.

4. No trucks, tractors or trailers, excluding recreational vehicles, in excess of one (1) ton capacity shall be parked in a residential zone, except for deliveries.

5. Inoperative vehicles may not be stored or repaired (other than in enclosed garages) on the premises.

**8.2 Loading.** Any commercial business or industrial building, institution hereafter constructed, reconstructed, or expanded, in any district, shall provide adequate off-street facilities for the loading and unloading of merchandise and goods within or adjacent to the building, in such a manner as not to obstruct freedom of traffic movement on the public streets or alleys.

**8.3 Accessible Parking Spaces requirements.** When parking lots or parking garage facilities are provided, the number of accessible parking spaces shall be provided in accordance with Table 1 and the following provisions.

A. Location. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entrance. In facilities with multiple accessible building entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. When practical, the accessible route of travel shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.

B. Design and Construction. When accessible parking spaces are required by this section, they shall be designed and constructed in accordance with the following dimensions:

1. A required accessible parking space shall be a rectangle which is a minimum of 12 feet 6 inches wide by 20 feet deep, placed at the prescribed angle so that it lies between the curb and the aisle, or;
2. A required accessible parking space shall be constructed to the required dimensions of this section, with an adjacent access aisle of not less than 5 feet wide.
3. Accessible parking spaces shall be located on a surface with a slope not exceeding 1 vertical in 50 horizontal.

C. Signs. Every parking space required by this section shall be identified by a sign, mounted on a pole or other structure between 3 feet and 5 feet above the parking surface, at the head of the parking space. The sign shall be at least 12" by 18".

D. Method of Computation. Accessible parking spaces shall be counted as part of the total minimum number of parking spaces required by this Section.

**Table 1.**

**NUMBER OF ACCESSIBLE PARKING SPACES**

Total Parking Spaces Required in Lot	Minimum Number of Accessible Spaces Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9

Lone Jack Unified Development Ordinance

501-1000	2% of total spaces
Over 1000	20 spaces plus 1 space for every 100 spaces, or fraction thereof, over 1000