

ARTICLE 18

OFF-STREET PARKING AND LOADING

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18.010 Off-Street Parking

The number of off-street parking spaces required in connection with any particular land use shall not be less than that set forth in this Article. All zoning districts shall comply with the parking requirements established in this Article.

18.020 Permanent Parking to be Provided

Whenever a structure is erected, converted, or structurally altered there shall be provided on the same lot, adjacent lot, or group of lots, accessible off-street parking spaces, including drives. Said spaces may be provided in a garage or surfaced area. The parking area and its access to the street shall be surfaced with asphalt, concrete, or similar dust free surface.

18.030 Nonconforming Facilities

Any use of property which, on the effective date of the Article, or of any subsequent amendment thereto, is nonconforming only as to the regulation relating to off-street parking facilities may continue in the same manner as if the parking facilities were conforming. Such existing parking facilities shall not be further reduced, however.

18.040 Parking Spaces Provided

Except as otherwise provided in this Zoning Regulation the number of off-street parking spaces for various uses will be as follows:

Use

1. Auditorium
2. Automobile Sales and Service Garages
3. Banks and Business and Professional Offices
4. Bowling Alleys
5. Churches
6. College or University
7. Dance Halls, Assembly Halls and Exhibition Halls, without fixed seats
8. Dormitory, Fraternity, or Sorority Houses

Required Parking Spaces

One (1) parking space for each four (4) seats up to eight hundred (800) seats, plus one (1) parking space for each eight (8) seats over eight hundred (800) seats.

One (1) space for each four hundred (400) sq. ft. of retail floor area.

One (1) space for each two hundred (200) sq. ft. up to one thousand (1,000) sq. ft., and one (1) space for each four hundred (400) sq. ft. of additional space thereof.

Five (5) spaces for each lane or alley.

One (1) space for each five (5) seats in the auditorium or one (1) space for each seventeen (17) classroom seats, whichever is the larger.

One (1) space for each three (3) faculty, staff members and other employees, plus (1) additional space for each fifteen (15) students enrolled.

One (1) space for each one hundred (100) sq. ft. used for assembly.

One (1) space for each three (3) active members or residents, plus one (1) space for each three (3) full-time employees.

9. Dwelling, Single Family and Two Family
Two (2) spaces shall be provided for each dwelling unit.
10. Dwellings, Three, Four, and Multiple Family
One and one-half (1 1/2) space shall be provided for each dwelling unit containing one (1) bedroom and two (2) spaces shall be provided for each dwelling unit containing two (2) or more bedrooms.
11. Funeral Homes and Mortuaries
Four (4) spaces for each parlor or one (1) space for each one hundred (100) sq. ft. of floor area.
12. Furniture and Appliance Stores
One (1) space for each eight hundred (800) sq. ft. of floor area.
13. Home Occupations
Two (2) spaces in addition to those required for dwelling purposes.
14. Hospitals
Two (2) spaces in addition to Plus one (1) space per three (3) employees plus one (1) space per staff doctor.
15. Clinics with Beds, Nursing Homes, Rest Homes, and Institutional Homes
One (1) space for each three (3) beds.
16. Hotel or Motel
One (1) space for each living or sleeping unit. For a facility with a restaurant, see restaurant requirements.
17. Industrial Uses
One (1) space per two (2) employees on maximum shift and one (1) space for each company vehicle.

18. Manufacturing Uses, Research and Testing Laboratories, Creameries, Bottling Establishments, Bakeries, Canneries, Printing and Engraving Shops, Etc. One (1) space per two (2) employees on maximum shift and one (1) space for each company vehicle.
19. Medical Clinics or Offices Three (3) spaces for each examination room plus one (1) for each doctor and employee.
20. Dental Clinics or Offices Two (2) spaces for each examination room plus (1) for each dentist and employee.
21. Motor Vehicle and Machinery Repair, Sales or Wholesaling One (1) parking space for each eight hundred (800) sq. ft. of floor area.
22. Offices not providing customer Services or sales on the premises One (1) parking space for four hundred (400) sq. ft. of gross floor area.
23. Personal Services Establishments in Commercial including:
 (a) Barber Shops
 (b) Beauty Shops
 (c) Shoeshine and Shoe Repair shops.
 (d) Custom Dressmaking, Furrier, Millinery and Tailor Shops. One (1) space for each two hundred (200) sq. ft. of floor area.
24. Professional Offices for Attorneys C.P.A.s, Architects, Engineers, etc. Four (4) spaces per one thousand (1,000) sq. ft. of Gross floor area. For offices Less than one thousand (1,000) sq. ft. the minimum Requirement shall be four (4) spaces.
25. Public Buildings One (1) space for each three (3) employees, plus one (1) space for each one hundred

	(100) sq. ft. used for public assembly.
26. Restaurants, Taverns, and Night Clubs	One (1) space for each three (3) seats.
27. Retail Stores, except as otherwise specified herein.	One (1) parking space for each two hundred (200) sq. ft. of retail floor area.
28. Rooming and Boarding Houses, Lodging Houses, Clubs and Fraternity Housing having sleeping rooms.	One-half (1/2) parking space for each tenant or one (1) space for each vehicle kept by a roomer, boarder, or tenant which is being parked the premises, whichever is greater.
29. Schools, Private, Vocational, etc.	One (1) parking space for Each four (4) seats up to Eight hundred (800) seats, Plus one (1) parking space For each eight (8) seats over Eight hundred (800) seats.
30. Theaters	One (1) parking space for each four (4) seats up to eight hundred (800) seats, plus one (1) parking space for each eight (8) seats over eight hundred (800) seats.
31. Warehouses and Wholesale Storage Buildings (dead storage or high volume distribution.)	Two (2) parking spaces for each employee on the maximum shift.

18.050 Parking Requirements for uses not Specified

The parking requirements for land uses which are not specified in this Article shall be determined by the Planning and Zoning Commission. Said determination shall be based upon the requirements for the most comparable use specified herein.

18.060 General Provisions for Off-Street Parking

General Provisions shall apply to off-street parking requirements in this Article:

1. Location:

A. For any type of dwelling, parking facilities shall be located on the same lot or building site as the building which they are required to serve.

B. For other uses, off-street parking shall not be over two hundred (200) feet from the building they are required to serve.

2. Design Standards:

All off-street parking facilities shall be so designed and constructed to meet the requirements set forth by the Planning and Zoning Commission.

3. Plans and Approval Required:

The plans for any proposed parking area shall be submitted to the Planning and Zoning Commission at the time of the application for a building permit for the building to which the parking area is accessory. The plan shall clearly indicate the proposed development, including location, size drainage, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances of the proposed parking lot. Where required by the provisions of the respective zone said plans shall also be submitted to and be approved by the Planning and Zoning Commission. Plans showing layout and design of all required off-street parking areas shall be submitted and approved by the Planning and Zoning Commission.

4. Maintenance:

All areas used for parking shall be maintained in good condition free of holes, dust and debris.

5. Lighting:

Any lights provided to illuminate any parking area permitted by this Article shall be arranged so as to reflect the light away from adjacent properties and street traffic.

6. Mixed Occupancies in the Building:

In the case of mixed uses in the building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered

as provided required parking facilities for any other use, except as hereafter specified for joint use.

7. Joint Use:

The Planning and Zoning Commission may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under conditions specified herein.

A. Up to fifty (50) percent of the parking facilities required by this Article for a use considered to be primarily a day time use may be provided by the parking facilities of a use considered to be primarily a night time use; up to fifty (50) percent of the parking facilities required by this for a use considered to be a night time use may be provided by the parking facilities of a use considered to be primarily a day time use, provided such reciprocal parking area shall be contiguous, and the joint use of such facilities is assured by recording.

B. Common Facilities:

Common parking facilities may be provided in lieu of the individual requirements contained herein, provided the total of such off-street parking spaces, when used together, shall not be less than the sum of the various uses computed separately. If the common facilities are located on more than one lot, a covenant for the preservation of said parking facility must be recorded.

18.070 Parking Exceptions

1. Off-street parking requirements in Districts “B-1”, “B-2”, or “R-B” may be waived by the Planning and Zoning Commission when it can be established that off-street parking to satisfy the above requirement is available, either private or public, on adjoining property or within two hundred (200) feet of the proposed use. In determining whether or not sufficient off-street parking is available to satisfy the requirements of this section, vacant land or spaces allotted to other uses shall not be considered.

18.080 Loading and Unloading Regulations

Loading and unloading spaces shall be provided off-street and on the premises. All loading and unloading operations shall be located to avoid undue interference with traffic and public use of streets, alleys, and walkways. Such space shall include a twelve (12) foot by fifty (50) foot area for loading and unloading operations and shall have a minimum height clearance of fourteen (14) feet. The number of spaces shall be provided as follows:

Number of Spaces

1	3,000 to 20,000
2	20,000 to 40,000
3	40,000 to 60,000
4	60,000 to 80,000
5	80,000 to 100,000
6	100,000 to 150,000

One additional space shall be provided for each 50,000 square feet above 150,000 square feet.

18.090 Design Requirements

Except as otherwise provided in the Regulation, the following design guidelines shall be adhered to:

1. Access Drive: Where a parking area does not abut a public or private alley or easement of access, there shall be provided a permanently surfaced access drive, not less than eight feet (8) in width for a dwelling unit and not less than sixteen (16) feet in width in all other cases.
2. Table of Standard Dimensions: (in feet)

Angle of Parking	ONE WAY			TWO WAY			
	Depth of Stall	Aisle Width	Width of Area	Depth of Stall	Aisle Width	Width of Area	Curb Width
0							
Parallel	9'-6	12'-0	31'-0	9'-6	18'-0	37'-0	20'-0
30	18'-3	11'-0	47'-6	14'-1	18'-0	46'-2	19'-0
45	20'-10	13'-0	54'-8	17'-6	18'-0	53'-0	13'-5
60	22'-1	18'-0	62'-2	19'-6	18'-0	57'-4	11'-0
90	20'-0	20'-0	60'-0	20'-0	24'-0	64'-0	9'-6

3. Handicapped Stall: Handicapped stalls shall be provided as required by the Code of Iowa.