

12.500.503 ACCESS TO INDIVIDUAL PARKING SPACES

Except for single-family and two-family dwellings In Commercial, Industrial, and Professional Office Zones, access to each parking space shall be from a private driveway and not from a public street. Otherwise:

- A. One-way driveways shall be a minimum of twelve (12) feet in width.
- B. Two-way driveways shall be a minimum of twenty-five (25) feet in width.
- C. All garages and carport spaces shall be set back a minimum of eighteen (18) feet from the access drive serving them.

12.500.504 NUMBER OF PARKING SPACES

The number of off-street parking spaces required shall be as follows:

- A. Business or professional offices. One (1) parking space for each two hundred fifty (250) square feet of floor area.
- B. ~~Bed and Breakfast~~ Bedroom Rentals. One (1) parking space for each rental bedroom (guest room) plus two (2) additional spaces for full time residents.
- C. Churches with fixed seating. One (1) parking space for each ~~3-5~~ five (5) fixed seats, or one (1) parking space for each seven (7) feet of linear pew, whichever is greater.
- D. Churches without fixed seats, sports arenas, auditoriums, theaters, assembly halls or meeting rooms. One parking space for each three (3) seats of maximum seating capacity.
- E. Dwellings, single-family, two-family and cluster units (townhouse or condominium). Two (2) parking spaces for each dwelling unit.
- F. Dwellings, Multi-family.
 - A. Studio ~~with~~ one-bedroom and two-bedroom dwellings units shall have 1.5 parking spaces per bedroom.
 - B. Multi-family dwelling units with ~~three~~ or more bedrooms dwellings shall have 1.5 parking spaces per bedroom.
 - C. In addition to the required number of parking spaces for each dwelling, one guest space shall be provided for each five (5) dwelling units.
- G. Hospitals. ~~Two~~ 1.5 parking spaces for each bed.
- H. Hotels, Motels or Motor Hotels. One (1) parking space for each living or sleeping unit, plus (1) parking space for ~~all accessory uses as recommended by the Planning Commission and approved by the local governing body.~~ for each 250 square feet of office area.
- I. Nursing Homes. Four parking spaces, plus one (1) space for each ~~five~~ four (4) beds.

J. Public/Private Schools:

1. Elementary/Middle School: Three (3) parking spaces for every room used for administration or classroom.
2. High School: One (1) Parking space for every room used for administration or classroom plus one space for each four students.
3. Child In-home Daycare/School, 16 Children or less: Including the children of any owner or employee, one (1) parking space for eight (8) children or less, or two (2) parking spaces for nine (9) to sixteen (16) children.

~~JK.~~ Restaurants, Taverns or Private Clubs, and all other similar dining and/or drinking establishments. One parking space for each 3.5 seats.

~~KL.~~ Retail stores, shops, one (1) parking space for each six hundred (600) square feet of retail floor space; establishments otherwise not enumerated in this section, such as drug stores, departments stores, repair shops, animal hospitals, business schools: One (1) space for each 600 square feet of building floor area, except area devoted exclusively to warehousing or storage, or three (3) parking spaces, whichever is greater.

~~LM.~~ Wholesale establishments, warehouses, manufacturing establishments and all industrial uses: As determined by conditional use permit or by recommendation of the Planning Commission and approval of the local governing body, but in no case fewer than one space for each employee projected for the highest employment shift. shall require one (1) for each 250 square feet of office space, plus one (1) space for each 2000 square feet of manufacturing, plus one (1) space for each 4000 square feet of storage/warehousing

~~M.~~ Shopping centers or other groups of use not listed above. As determined by conditional use permit or by recommendation of the Planning Commission and approval of the local governing body, but in no case less than one parking space for each six hundred (600) square feet of total floor space:

~~N.~~ All other uses not listed above. As determined by recommendation of the zoning administrator and approval of the local governing body; number of parking spaces based on the nearest comparable use standards.

12.500.507 MAINTENANCE OF PARKING LOTS

Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

A. Surfacing. Each off-street parking lot shall be surfaced with asphalt or Portland cement or other binder pavement so as to provide a dustless surface. The parking area shall be so graded as to dispose of all surface water. If such water is to be carried to adjacent streets, it shall be piped under sidewalks.

B. Screening. The sides and rear of any off-street parking lot, which face or adjoin a residential district, shall be screened from such district by a masonry wall or solid visual barrier fence not less than four (4) feet or more than six (6) feet in height.

C. Landscaping. Each parking lot shall be adequately landscaped as required in these ordinances and permanently maintained.

D. Lighting. Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises and from street traffic and shall comply with the outdoor lighting ordinance.