

ARTICLE 6.

SUPPLEMENTARY DISTRICT REGULATIONS-PARKING

SECTION 601. OFF-STREET PARKING, GENERAL

In all zoning districts, off-street parking facilities shall be provided in an amount not less than that hereinafter specified, for the parking of self-propelled motor vehicles, for the use of occupants, employees, patrons, members and clients of buildings and uses erected or established after the effective date of this Ordinance, and of existing buildings and uses which are extended, enlarged or changes thereafter.

Section 601.1 Pre-Existing Buildings and Uses

Buildings and uses in existence at the effective date of this Ordinance shall be exempt from parking requirements hereinafter specified; provided however, that whenever the usable floor area of such an existing building is changed, or an existing use of premises is extended, off-street parking for the increased floor area or use shall be provided in the minimum amount hereinafter specified for that kind of use. Section 608.3 requiring landscaping in off-street parking lots with more than fifteen (15) parking spaces shall not apply to pre-existing buildings or uses unless changes in the amount of usable floor area of a pre-existing building or changed use of the premises requires more than twenty-five (25) percent increase in the number of off-street parking spaces required.

Section 601.2 Replacement Space Required

The owner or occupant of any building or use subject to off-street parking requirements under this Ordinance shall no discontinue or reduce any existing required parking lot without first having established other parking space in replacement therefore, which replacement space meets all requirements of this Ordinance.

Section 601.3 Prohibited Use of Parking Space

The use of Off-street parking space as required under this Code, for the storage of merchandise, vehicles for sale or rent, or repair of vehicle, shall be expressly prohibited.

SECTION 602. COMPUTATION OF OFF-STREET PARKING REQUIREMENTS

In order to compensate off-street parking requirements, the following general rules shall apply:

Section 602.1 Minimum Required Spaces a Sum of Individual Requirements

When a principal building or use includes several different types of activities, which generate different levels of parking need, according to the schedule set forth in Section 606, the minimum required number of off-street parking spaces shall be the sum of individual requirements for the several uses computed separately.

Section 602.2 Computations Based on Employees

When used on computation of off-street parking requirements, the term “employees” shall include proprietors and administrative personnel, as well as, all other personnel engaged on the premises in the use of a building, structure or lot. The number of employees shall be the greatest number on duty on the premises at any one time, day or night.

Section 602.3 Functional Requirement

When computation of parking requirements results in a fractional requirement, any fraction of one-half or less shall be disregarded, and any fraction over one-half shall be counted as one (1) space.

SECTION 603. OFF-STREET PARKING SPACE DIMENSIONS

Every required off-street parking space shall have a minimum width of nine (9) feet and a minimum length of twenty (20) feet, exclusive of access drives and aisles. When used as a unit of measurement of unmarked parking lots, each required space shall constitute an area of not less than two hundred eighty (280) square feet, which shall include drives and aisles.

SECTION 604. LOCATION OF REQUIRED OFF-STREET PARKING

Required off-street parking shall be located as follows:

Section 604.1 Location of Off-Street Parking-Residential Use

Required off-street parking shall be located on the same lot or parcel as the use it is intended to serve; provided however, that parking for cooperative or condominium-type multi-family residence may be provided in a parking lot not farther than two hundred (200) feet from the entrance to each dwelling unit it is intended to serve.

Section 604.2 Location of Off-Street Parking-Non-Residential Use

Required off-street parking shall be located within three hundred (300) feet of the building or use it is intended to serve, the distance being measured from the nearest point of the building or use to the nearest point of the parking lot; provided however, that parking facilities for a stadium, auditorium, outdoor sports arena, or similar use may be located not farther than thirteen hundred (1300) feet from the nearest point of such building or use.

SECTION 605. METHODS OF PROVIDING REQUIRED OFF-STREET PARKING

Required off-street parking may be provided by any one, or a combination, or the following methods:

- (a) By providing the required parking space on the same lot as the building or use being served; or, where practical, and with the approval of the Board of Adjustment, an area in the public right-of-way abutting such building or use may be included as a portion of the parking requirements if said area is fully improved for parking in accordance with standards of the City of Douglas.
- (b) By the collective provision of required parking for two (2) or more buildings or uses, whereupon the total of such parking shall be not less than the sum of the requirements for the several buildings or uses have operating hours which do not overlap, the Board of Adjustment may grant a deduction of individual and collective requirements based upon the special circumstances involved. A written contract for joint use of such facilities shall be executed between the parties concerned and a copy filed with the Building Inspector.
- (c) By securing the consent to use off-street parking facilities under another's ownership which is not other wise used during the principal operating hours of the building or use in question; provided however, that consent shall be in written form and a copy filed with the Building Inspector.

SECTION 606. SCHEDULE OF REQUIRED OFF-STREET PARKING

The minimum number of off-street parking spaces required for buildings, structures and uses shall be determined according to the schedule herein set forth. For a use not specifically listed, requirements shall be the same as those for the most similar use listed:

SCHEDULE OF REQUIRED OFF-STREET PARKING

<u>Building, Structure or Use</u>	<u>Parking Requirements</u>
(a) One or two family residence	2 per dwelling unit
(b) Multi-family residence	2 per dwelling unit
(c) Boarding houses, resident clubs	1 per dwelling unit, plus 1 per guest room
(d) Downtown hotels	1 per guest room or suite plus 1 per 3 employees

(e)	Motels	1 per guest room
(f)	Mobile home parks	1 ¼ per mobile home site, plus 1 per 2 employees
(g)	Hospitals, sanitariums, convalescent homes	1 per 3 beds, plus 1 per resident doctor, plus 1 per 3 non-resident employees
(h)	Medical and dental offices and clinics, veterinary clinic	3 per doctor plus 1 per 2 employees
(i)	Mortuaries, funeral parlors	1 per 3 chapel seats, plus 1 per funeral vehicle
(j)	Churches, theaters, auditoriums, assembly halls, meeting rooms	1 per 3 seats plus 1 per 3 employees
(k)	Skating rings, dance halls, dance studios	1 per 100 sq. ft. of open activity area plus 1 per 3 employees
(l)	Bowling alleys	7 per alley plus 1 per 3 employees
(m)	Community centers, libraries, civic clubs, museums, stadiums, outdoor sports arenas	1 per 4 seats, plus 1 per 3 employees
(n)	Office and public administration buildings	1 per 200 sq. ft. of usable floor space
(o)	Restaurants, night clubs, bars	1 per 3 seats or 1 per 50 sq. ft. of usable floor area (whichever is greater) plus 1 per 3 employees
(p)	Filling stations, beauty shops, barber shops	1 per service bay or service chair, plus 1 per 2 employees
(q)	Banks, savings, and loan agencies	2 per teller window, plus 1 per 2 employees
(r)	Elementary and junior high schools	1 per employee
(s)	High schools, trade schools	1 per 10 students, plus 1 per employee
(t)	Drive-in food or drink places where food is consumed on the premises	1 per 15 sq. ft. of usable floor area, plus 1 per 3 employees

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| (u) | Furniture and appliance stores, household equipment and apparel repair services, auto and machinery sales | 1 per 400 sq. ft. of usable floor area, plus 1 per 3 employees |
| (v) | Planned neighborhood shopping centers | 1 per 100 sq. ft. of usable floor area |
| (w) | Retail establishments not elsewhere listed | 1 per 150 sq. ft. of usable floor area |
| (x) | Auto and machinery repair | 2 per service bay, plus 1 per 2 employees |
| (y) | Wholesale, industrial manufacturing establishments | 1 per 2 employees |

SECTION 607. PARKING LOT PLACEMENT AND ACCESS REGULATIONS

The following regulations shall determine the placement of, and access to, parking lots.

Section 607.1 Setback from a Street

Where a parking lot abuts a residential district across a street or streets, no part of the parking lot shall be closer than fifteen (15) feet to the street line. Where a parking lot abuts a residential district on the same side of a street and in the same block, no part of the parking lot shall be closer to the street line than the minimum required front setback for residential properties in the block. Regardless of the district in which it is located, every part of parking lot shall be set back from every lot line a sufficient distance to insure that no part of any parked vehicle will project over any lot line.

Section 607.2 Setback from an Interior Lot Line

Where a parking lot abuts a residential district along its interior side lot line, and is not separated there from by an alley, no part of the parking lot shall be closer than three (3) feet to said lot line.

Section 607.3 Rear Setback

Where a parking lot abuts a residential district along its rear lot line and is not separated there from by an alley, no part of the parking lot shall be closer than three (3) feet to said lot line. Where the rear lot line is contiguous to an alley, no setback is required.

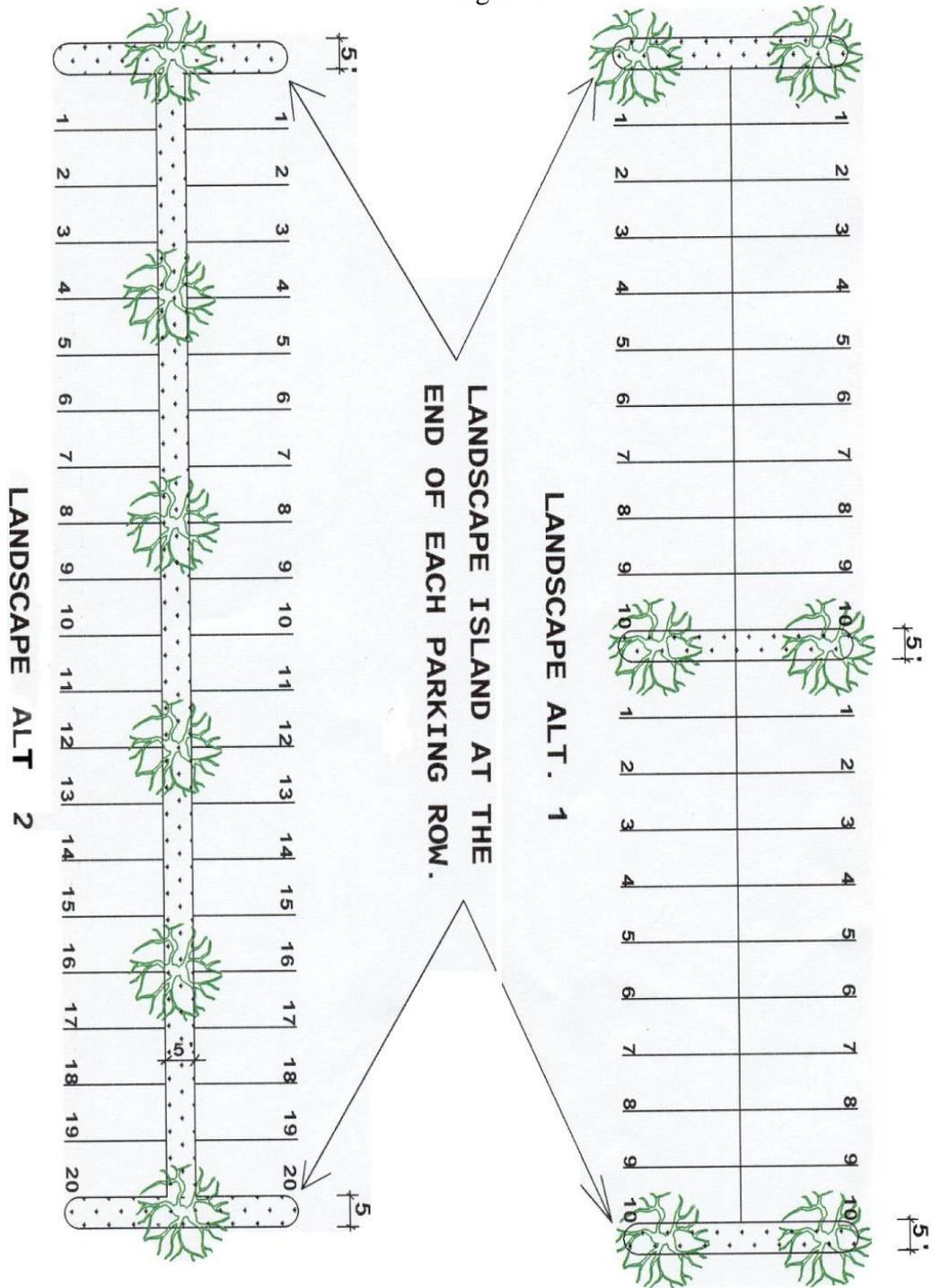
Section 607.4 Access to Parking from Alley

Any parking lot may use an abutting alley for direct access to parking spaces; provided that, the full width of the alley is dedicated to the public and fully improved with a hard, all-weather, dust-free surface, properly drained to prevent impoundment of surface water.

TREE REQUIREMENT CALCULATION

5. Required trees shall be distributed throughout the parking area in an aesthetically pleasing manner with the intent to break up un-landscaped areas of the parking lot.
6. Landscape islands and any other required landscape areas shall be irrigated with drip irrigation only.

Figure 1



Section 608.4 Planting Requirements

Minimal acceptable planting requirements for landscape islands shall include:

1. A minimal size of five (5) gallon evergreen or deciduous shade trees.
2. When more than four (4) trees are required, a minimum of twenty-five percent (25%) of the trees shall be fifteen (15) gallon evergreen or deciduous shade trees.
3. Spacing for trees shall be as shown on Figure 1.
4. Each landscape island shall include a two (2) inch layer of ground cover or rock, and a minimum of four (4) evergreen shrubs of five (5) gallon minimum size for each tree required. Turf may be an option when the landscape island has a fourteen (14) foot minimum width and this option shall not require any evergreen shrubs.
5. The front of a vehicle may encroach upon any interior landscaped area when said area is at least 3 /12 feet in depth per abutting parking space and protected by wheel stops or curbing. Two feet of said landscaped area may be part of the required depth of each abutting parking space.

Section 608.5 Lighting

Parking lots used during hours of darkness shall be lighted. In the case of parking lots located in or abutting a residential district the overall height of lighting fixtures shall not exceed twelve (12) feet above grade. In every case, lighting fixtures shall be so constructed and arranged as to reflect light away from adjacent residential districts and conform to any and all light ordinances of the City of Douglas.

SECTION 609. OFF-STREET LOADING REQUIREMENTS

In all zoning districts, for every building or part thereof, erected or enlarged after the effective sate of this Ordinance, which is occupied or to be occupied by a manufacturing plant, retail establishment freight terminal, hospital, laundry, dry cleaning, mortuary or similar use requiring receipt or distribution of materials or merchandise by motor truck; there shall be provided and maintained on the same premises as the building or use, adequate off-street loading space meeting the minimum requirements hereinafter required, shall not be considered as satisfying requirements for off-street parking space.

Section 609.1 Dimension of Loading Space

Every required off-street loading space shall have a minimum width of twelve (12) feet, a minimum length of forty-five (45) feet and a minimum height of fourteen (14) feet, exclusive of access aisles and maneuvering space.

Section 609.2 Schedule of Loading Space Requirements

Loading space, where required, shall be determined according to the following schedule.

SCHEDULE OF LOADING SPACE REQUIREMENTS

Total Floor Area of Building	Number of Loading Spaces Required
1,000 sq. ft. to 10,000 sq. ft.	1
10,000 sq. ft. to 30,000 sq. ft.	2
30,000 sq. ft. to 50,000 sq. ft.	3
For each 10,000 additional sq. ft.	1 additional

Section 609.3 Location of Loading Space

Required off-street loading space may occupy all or any part of a required rear yard except as provided elsewhere in this Ordinance, and may be partially or entirely enclosed within a building. Where a side yard abuts and alley in a non-residential district, loading space may be located in that side yard.

Section 609.4 Use of Alley for Maneuvering Space

Where a building or use in a non-residential district requiring off-street loading space abuts an alley, such alley may be used for maneuvering space for loading and unloading spaces; provided however, that no alley abutting any residential district may be so used.

SECTION 610. PLANS REQUIRED FOR OFF-STREET PARKING AND LOADING SPACES

Plans shall be submitted to and approved by the Building Inspector showing how the required parking and loading spaces are to be arranged in the area provided for the purpose. Such plans shall show access streets, alleys and drives, locations of all points of ingress and egress, parking spaces, loading spaces, aisles and maneuvering space, and location and design of all screen walls, landscaping and lighting. Before issuance of a Zoning Compliance Certificate, the Building Inspector may obtain the approval of the Community Development Director or his duly authorized representative.

SECTION 611. CURRENT LOTS AND HISTORIC BUSINESS DISTRICTS

It is understood that many of the older business locations in the City do not meet the specifications set in this article. It is also understood that strict enforcement of this code could jeopardize the vitality of many of these older areas of commerce. Where such is

the case the City, through the design review board, may exempt current business locations from the requirements mandated in this article (grandfathered).