

11

Off-Street Parking and Loading Regulations

11.01 Intent: These *Off-Street Parking* and Loading Regulations are intended to ensure that *off-street parking* and *loading areas* meet minimum design standards necessary to promote efficient circulation and prevent undue traffic congestion on and to the public *right-of-way*.

11.02 Applicability

All new or expanded *off-street parking areas* and loading areas provided within the *Town* shall be in accordance with the regulations of this Article. Although off-street parking is encouraged, nothing in this section is deemed to imply a minimum number of parking spaces are required for any specific use.

11.03 Location of *Off-Street Parking Areas*

All *Off-street parking areas* shall meet the minimum setback requirements set forth in the *district* in which it is located.

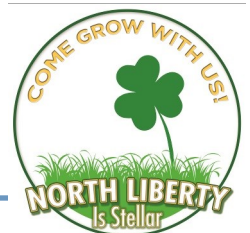
11.04 Design and Construction of *Off-Street Parking Areas*

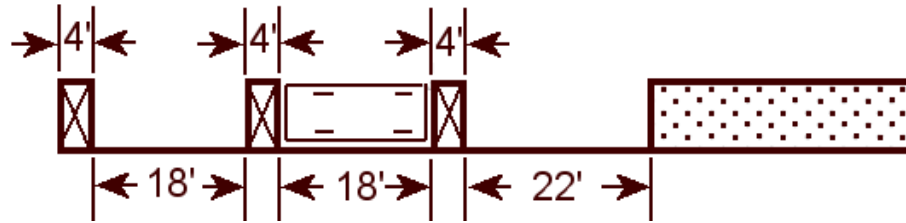
The design and construction of all provided *off-street parking areas* shall be in compliance with the stricter of the regulations contained in this Section, or the minimum specifications prescribed by the *Town*.

(A) Design of *Off-Street Parking Areas*.

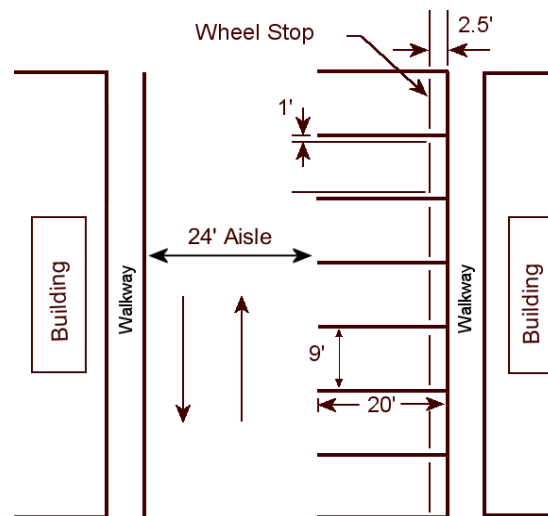
- (1) Layout. The layout of all *off-street parking areas* shall be in compliance with one (1) of the Options set forth below:
 - (a) Option 1: in the Architectural Graphic Standards, Tenth Edition, or most current edition, for a Level of Service "A" or "B"; or,
 - (b) Option 2: in TABLE 11.01 - Parking Lot Design, below:

TABLE 11.01 Parking Lot Design			
Angle of Parking Space	Minimum Width of Parking Space	Minimum Depth of Parking Space	Minimum Width of Maneuvering Aisle
61° - 90°	9'-0"	20'-0"	24'-0"
46° - 60°	9'-0"	19'-0"	18'-0" (one way)
45°	8'-6"	18'-0"	15'-0" (one way)
Parallel	8'-0"	22'-0"	12'-0" (one way)

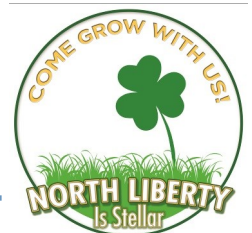




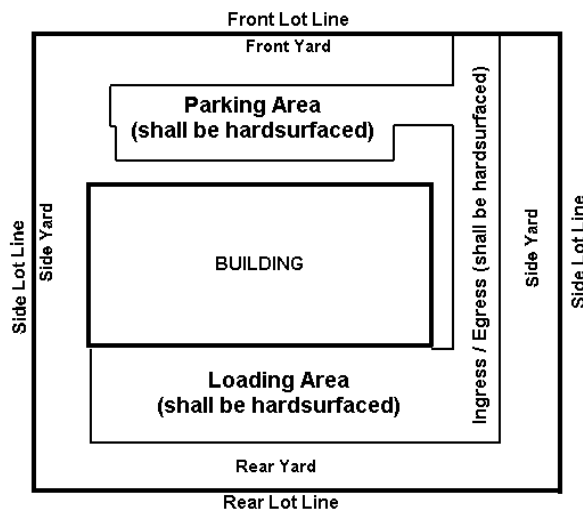
Example of Parallel Parking Regulations



- (2) Fire Lane. All parking areas shall provide the appropriate fire safety lane(s) as required by the Indiana State Fire Code or the *Town Fire Department*.
 - (3) *Landscaping*. Except for individual single family dwellings or two family dwellings, the layout of all *off-street parking areas* shall comply with the regulations contained in Section 8.06 through Section 8.09 Landscaping Regulations, of this Ordinance.
 - (4) Definition of *Off-Street Parking Spaces*. Except individual single family dwellings or two family dwellings, all *off-street parking spaces* shall be:
 - (a) Identified by painted lines, a minimum four (4) inches in width, raised curbs or other means to indicated individual spaces; and,
 - (b) Provided with raised curbs, wheel stops or other devices to insure that motor vehicles do not encroach beyond the *off-street parking area*, or into a required *yard*.
- (B) Surface of *Off-Street Parking Areas*.



- (1) All *off-street parking areas* and any *driveway*, interior access *driveway* or interior access drive to and from such *off-street parking areas* shall be hard surfaced with asphalt, concrete, pervious concrete or other material to provide a durable, dust-free surface, which meets or exceeds the minimum specifications prescribed by the *Town*.
- (2) A *temporary* or seasonal *use* permitted by the *district* in which such *temporary* or seasonal *use* is located may *use* an unimproved or gravel surface for the duration of the *temporary* or seasonal *use*. If a temporary gravel surface is provided, such gravel shall be removed and the *off-street parking area* shall be returned to its prior condition immediately upon cessation of the temporary or seasonal *use*.

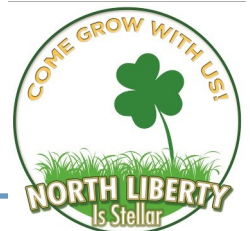


Hard Surfacing of Parking and Loading Area Required

- (C) Every *off-street parking area* and parking garage available to the public shall have *parking spaces* reserved for the *use* of physically handicapped persons as specified by the ADA.

11.05

— 11.09

Reserved

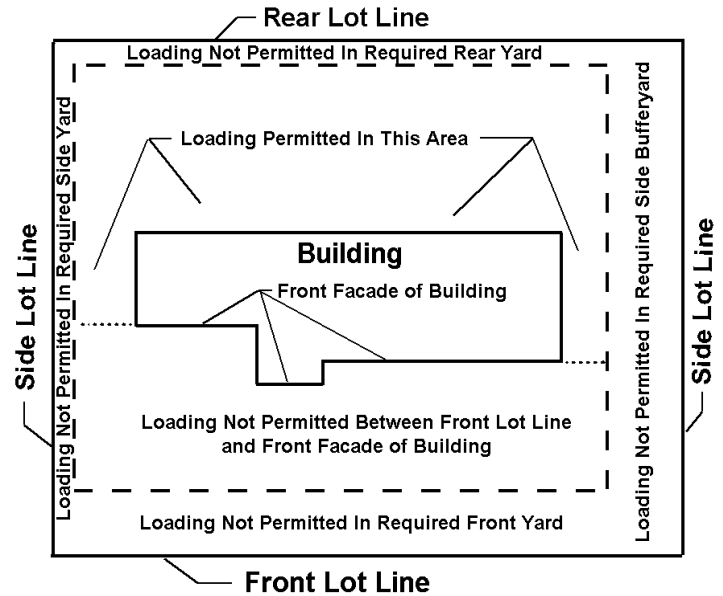
11

Off-Street Parking and Loading Regulations

11.10 Off-Street Loading Requirements

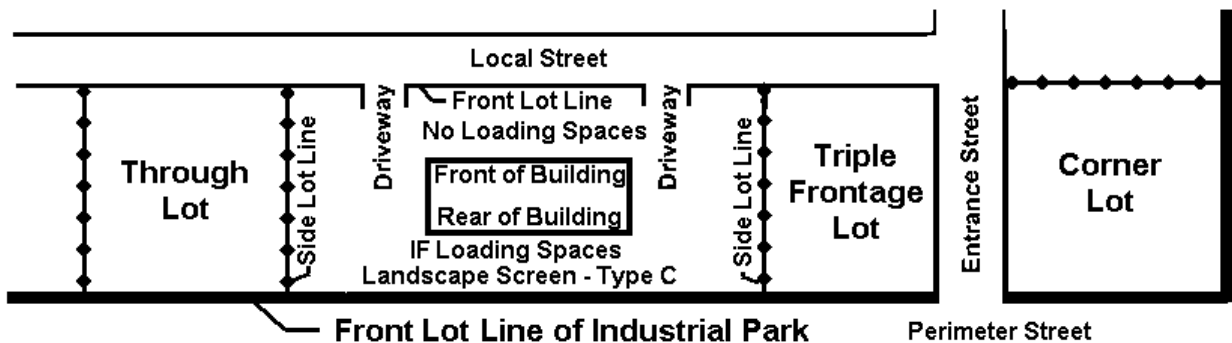
(A) Location of *Off-Street Loading Spaces*.

- (1) No *off-street loading spaces* shall be located between the *front lot* line and the front facade of any portion of the *building* served, provided, however, in the case of a double frontage *lot*, *off-street loading spaces* may be located between a *front lot* line of a perimeter street and the rear of the *building* served, and the yard between the *off-street loading spaces* and such *front lot* line is landscaped in compliance with the regulations of Article 8 Landscape Regulations for Type C: Full Screening.



Locations for Off-Street Loading Spaces

- (2) All *off-street loading spaces* shall be oriented toward a *side lot* line or *rear lot* line.
- (3) No *off-street loading spaces* shall be located in a required *side* and *rear* yard.



Location of Off-Street Loading Areas on a Through Lot (Screening Required)



(B) Use of Loading Area.

Space allocated for *off-street loading spaces* and associated maneuverability shall not be used to satisfy *off-street parking space* requirements.

(C) Surface of Loading Areas.

All *off-street loading areas* and the ingress/egress to and from such *off-street loading areas* located on such *lot* shall be hard surfaced with asphalt, concrete or other material to provide a durable dust-free surface.

(D) Special Regulations for Gasoline Service Stations.

The site design of any gasoline service station shall provide for the safe and efficient ingress and egress to the site for fuel delivery vehicles and an area for such fuel delivery vehicles to park while unloading which does not interfere with or impede ingress or egress to or from any public street.

