

OFF-STREET PARKING REGULATIONS

154.415 INTENT.

These off-street parking regulations are intended to provide for the provision of off-street parking areas which are adequate to support the needs of proposed uses and future uses of a site while at the same time assuring that the design and construction of such off-street parking areas meet minimum design standards necessary to promote efficient circulation and prevent undue traffic congestion.

(Ord. 51-05, § 8.08.04, passed 5-10-2005)

154.416 APPLICABILITY.

All new development, additions to buildings or structures, or conversions of use for which an improvement location permit is required by this chapter shall provide required off-street parking in accordance with the regulations of this subchapter. Such off-street parking areas may be provided in either a surface parking area or a parking garage. If off-street parking areas are provided in a parking garage, such parking garage shall be located in compliance with all other general development standards of the applicable district.

(Ord. 51-05, § 8.08.04A, passed 5-10-2005)

154.417 EXISTING PARKING AREAS.

Existing off-street parking areas shall not be reduced below the minimum requirement for such use as required by this subchapter. Any off-street parking areas existing prior to the effective date of this subchapter which were already below the standards established by this chapter shall not be further reduced.

(Ord. 51-05, § 8.08.04B, passed 5-10-2005)

154.418 LOCATION OF PARKING AREAS.

Off-street parking areas shall be located:

(A) On the same lot as the building, structure or use served by the off-street parking area;

(B) Within the same integrated center, business park, or industrial park as the building, structure or use served by the off-street parking area; or

(C) Within 500 feet, of the building, structure or use served by the off-street parking area, provided that such off-site location for the off-street parking area is approved by the Board of Zoning Appeals as a conditional use where:

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(1) Such off-street parking area shall be located within a district which permits the use for which the off-street parking is provided; and,

(2) A written agreement, property drawn and executed by the parties concerned and approved as to form by the St. Joseph County Attorney, assuring the availability of the off-street parking area is filed with the Board of Zoning Appeals as part of the request for approval of the conditional use.

(Ord. 51-05, § 8.08.04C, passed 5-10-2005) Penalty, see § 154.999

154.419 DESIGN AND CONSTRUCTION OF OFF-STREET PARKING AREAS.

The design and construction of all required off-street parking areas shall be in compliance with the stricter of the regulations contained in this subchapter, or the minimum specifications prescribed by the County Engineer.

(A) *Design of parking areas.*

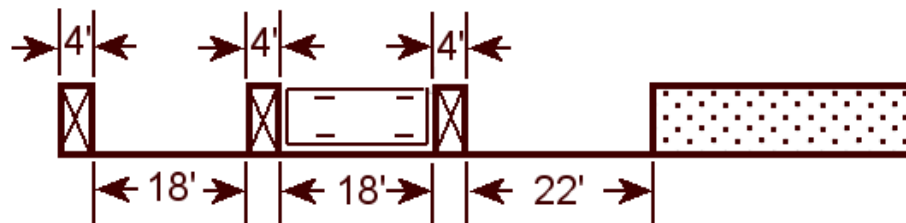
(1) *Layout.* The layout of all off-street parking areas shall be in compliance with one of the options set forth below:

(a) Option 1: in the Architectural Graphic Standards, Tenth Edition, or most current edition, for a Level of Service "A" or "B"; or,

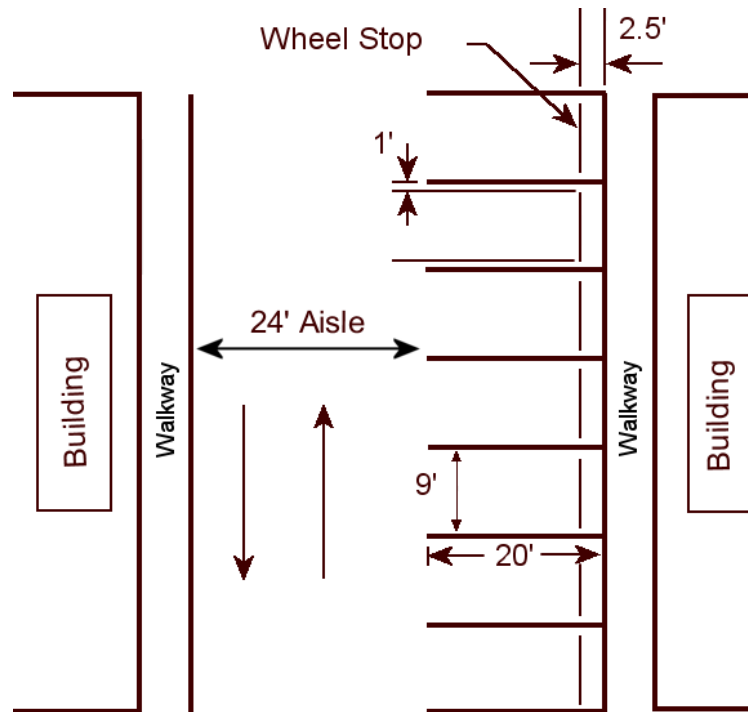
(b) Option 2: in Parking Lot Design, below:

Table 154-4: Parking Lot Design

<i>Angle of Parking Space (in degrees)</i>	<i>Minimum Width of Parking Space</i>	<i>Minimum Depth of Parking Space</i>	<i>Minimum Width of Maneuvering Aisle</i>
61 - 90	9 feet 0 inches	20 feet 0 inches	24 feet 0 inches
46 - 60	9 feet 0 inches	19 feet 0 inches	18 feet 0 inches (one way)
45	8 feet 6 inches	18 feet 0 inches	1 feet 0 inches (one way)
Parallel	8 feet 0 inches	22 feet 0 inches	12 feet 0 inches (one way)



Example of Parallel Parking Regulations



(2) *Landscaping.* Except for agricultural uses, individual single family dwellings or two family dwellings, the layout of all off-street parking areas shall comply with the design related regulations contained in §§ 154.334 and 154.337.

(3) *Definition of off-street parking spaces.* Except for agricultural uses, individual single family dwellings or two family dwellings, all off-street parking spaces shall be:

(a) Identified by painted lines (minimum four inches in width), raised curbs or other means to indicated individual spaces; and,

(b) Provided with a raised curb, 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.* Except for agricultural uses or individual single family dwellings, all required 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 or other material to provide a durable, dust-free surface, which meets or exceeds the minimum specifications prescribed by the County Engineer, provided, however, 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.

(Ord. 51-05, § 8.08.04D, passed 5-10-2005) Penalty, see § 154.999

154.420 MINIMUM NUMBER OF REQUIRED OFF-STREET PARKING SPACES.

Off-street parking for all uses shall be provided in accordance with the minimum requirements set forth in Table 154-5: Minimum ADA Parking Spaces and Table 154-6: Required Off-Street Parking. When the computation of required off-street parking spaces results in a fraction of one-half or greater, the number of required off-street parking spaces shall be rounded up to the next whole number.

(A) *Increase in intensity of use.* Additional off-street parking spaces shall be required whenever:

- (1) A change of use of a building, structure or lot; or,
- (2) An addition to any unit of measurement specified herein (i.e., dwelling units, gross floor area, seating capacity, number of employees, etc.), results in an increase in the minimum number of required off-street parking spaces to an extent of 15% or more than the number of off-street parking spaces existing on the effective date of this Chapter on the single use site, integrated center or industrial park, as the case may be, whether such total increase occurs at one time or in successive stages.

(B) *Units of measurements.*

(1) *Employees.* The number of employees shall be compiled based upon the maximum number of persons employed on the premises at any one time on an average day or average night, whichever is greater.

(2) *Gross floor area.* Gross floor area shall be determined per the definition of gross floor area in 154.636.

(3) *Seating capacity/building capacity.* Seating or building capacity shall be based upon the determination of the Fire Marshal regarding maximum building capacity.

(Ord. 51-05, § 8.08.04E, passed 5-10-2005) Penalty, see § 154.999

154.421 REQUIRED PARKING FOR THE DISABLED.

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 in Table 154-5: Minimum ADA Parking Spaces (as required by ADA Accessibility Guidelines for Buildings and Facilities, Chapter 4.1.2 (5)(a), published in the Federal Register, Volume 56, No. 144, dated July 26, 1991); provided, however, facilities which provide medical care and other services to persons with mobility impairments shall provide ADA Parking Spaces as follows:

Outpatient units and facilities	10% of the total number of off-street parking spaces
Units and facilities that specialize in treatment services for persons with mobility impairments	20% of the total number of off-street parking spaces

<i>Table 154-5: Minimum ADA Parking Spaces</i>	
<i>Total Parking Spaces Required</i>	<i>Minimum Number of Reserved Spaces</i>
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
501 – 1000	2% of the total number of off-street parking spaces
1001 and over	20, plus 1 for each 100 off-street parking spaces over 1,000

(Ord. 51-05, § 8.08.04F, passed 5-10-2005) Penalty, see § 154.999

154.422 REQUIRED OFF-STREET PARKING.

All uses shall provide a minimum number of off-street parking spaces as indicated below.

<i>Table 154-6: Required Off-Street Parking</i>	
<i>Use</i>	<i>Required Off-Street Parking</i>
Ambulance and armored care service	1 parking space per vehicle, plus 1 parking space per on-duty employee
Amusement centers, skating rinks, pools, natatoriums, exhibition halls	1 parking space per 100 square feet of floor area in public use
Amusement park	5) parking spaces per 1,000 square feet of gross floor area within buildings, plus 1.5 parking spaces per 1,000 square feet of site area accessible to the public, exclusive of the parking area
Assembly facilities without fixed seats, including dance halls, martial arts schools, aerobic and exercise centers, and similar studios or centers	1 parking space per every 25 square feet of floor area in public use
Automobile, motorcycle, truck, bus, RV and boat sales	1 parking space per 300 square feet of sales floor area in excess of 1000 square feet, plus 1 parking space per 2000 square feet of open area
Automotive repair or service facility	5 parking spaces per 1,000 square feet of gross floor area devoted to retail sales of automotive supplies or parts, plus 2 parking spaces per service bay, (a service bay shall not be considered a parking space), plus 3 customer parking spaces
Bar, tavern, nightclub, cabaret, and other establishments for the sale of beer or intoxicating liquor for consumption on the premises	1 parking space per every 3 persons based upon the maximum number of persons that can be accommodated at the same time in accordance with design capacity
Barber shop/beauty shop/hair salon/manicure shop/tanning salon	3 parking spaces per each customer seat or service station

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Boarding houses	1 parking space per 2 guest rooms, plus 1 parking space for owner or manager
Bowling alleys	5 parking spaces per alley, if, in addition, there are other uses or accessory uses located within or operated in conjunction with the bowling alley, such as restaurants, bars, taverns, nightclubs, and the like, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of gross leasable floor area for such uses located within or operated in conjunction with the bowling alley)
Broadcasting, movie or video producing or recording studios	1 parking space per 200 square feet of gross floor area
Car washes	Stacking spaces per wash bay, as required for a drive-through facility, plus 3.5 parking spaces per 1,000 square feet of gross floor area devoted to office or retail sales
Casinos, approved hotels or buildings wherein gambling games are conducted	1 parking space per each employee plus 1 parking space per each 3 persons based upon the maximum number of persons that can be accommodated at the same time in accordance with the design capacity
College/university	1 parking space per 2 employees, plus 1 parking space per every 10 students based upon the maximum number of students that can be accommodated in accordance with the design capacity, or 1 parking space per 5 seats in the main auditorium, whichever is greater
Commercial, trade or business schools	40 parking space per each 1,000 square feet of classrooms
Child care centers	1 parking space per employee plus 3 additional parking space

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Financial institutions/banks	1 parking space per 200 square feet of gross floor area, plus parking spaces as required for each walk-up, drive-through or freestanding bank machine
Financial institutions/banks; freestanding bank machines, walk-up or drive-through	1 parking space for each walk-up, drive-through or freestanding bank machine, plus stacking spaces as required for a drive-through facility for any drive-through or freestanding bank machine accessible from an automobile
Funeral homes and mortuaries	1 parking space per every 50 square feet of gross floor area in service rooms
Gasoline stations and public garages	1 parking space per each employee, plus 2 parking spaces for each service bay
Grocery store	5 parking spaces per 1,000 square feet of gross floor area
Gun clubs, skeet, target or archery ranges	1 parking space per every 2 employees, plus 1 parking space per shooting position
Hardware/paint/home improvement store	5 parking spaces per 1,000 square feet of gross floor area
Hospitals, sanitariums, rehabilitation centers and emergency medical care service centers	1 parking space per every 4 patient beds, plus 1 parking space per every 2 employees, plus 1 parking space per staff doctor
Hotels and motels	1 parking space per guest room, plus 2 parking spaces at office or registration area. If, in addition to guest rooms, there are other uses or accessory uses located within or operated in conjunction with the hotel or motel, such as ballrooms, meeting rooms, dining areas, retail stores, auditoriums, bars, restaurants, taverns, nightclubs, and the like, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of gross leasable floor area for such uses located within or operated in conjunction with the hotel or motel)

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Laundromats	1 parking space per every 2 washing machines, plus 1 parking space per every 2 employees
Libraries, museums and art galleries	10 parking spaces , plus 1 parking space per every 300 square feet of gross floor area over 2000 square feet
Industrial: assembly or manufacturing	1 parking space for each 1,000)square feet of gross floor area devoted to such use. If, in addition, there is space devoted to office, retail or other uses specified elsewhere in these regulations, parking required for such additional use shall also be provided
Industrial: warehouse or distribution	1 parking space for each 3,000 square feet of gross floor area. If, in addition, there is space devoted to office, retail or other uses specified elsewhere in these regulations, parking required for such additional use shall also be provided
Medical and dental clinics	5 parking spaces per each doctor
Mobile home parks	1.5 parking spaces per mobile home park lot plus there shall be a conveniently located area for visitor parking at a ratio .5 space per lot; provided, however, in no case shall there be less than 25 parking spaces provided per mobile home park
Nursing, convalescent, rest homes, residential facilities for the developmentally disabled and other health homes and institutions	1 parking space per every 4 beds plus 1 parking space per every 2 employees, plus 1 parking space per staff doctor
Off-track pari-mutual wagering facility	1 parking space per each employee, plus 1 parking space per every 3 persons based upon the maximum number of persons that can be accommodated at the same time in accordance with the design capacity
Offices and office buildings	3.5 parking spaces per 1000 square feet of gross floor area

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Private clubs, dormitories, fraternities, sororities and lodges; with sleeping rooms	2 parking spaces per every 3 sleeping rooms or 1 parking space per every 5 members, whichever is greater
Private clubs, fraternities, sororities and lodges; no sleeping rooms	1 parking space per every 5 members
Publishing establishments, newspaper or printing shops	2 parking spaces per 1,000 square feet of gross floor area, plus 3.5 parking spaces per 1000 square feet devoted to office or related retail activities
Railroad or motor bus passenger stations or heliports	1 parking space per every 50 square feet of gross floor area, plus 1 parking space per every 2)employees
Refuse dumps or landfills	1 parking space per employee
Religious uses: churches or temples	1 parking space per every 4 seats in the main sanctuary, auditorium or assembly room
Residential: single-family	1 parking space per dwelling unit
Residential: multifamily, including apartment houses	2 parking space per dwelling unit
Residential: two-family	2 parking space per dwelling unit
Restaurants: family restaurant, family restaurant with lounge, fast food restaurant	1 parking space per every 3 persons based upon the maximum number of persons that can be accommodated at the same time in accordance with design capacity (including outdoor seating areas) (minimum of 5 parking spaces required)
Restaurants: drive-in restaurant	1 parking space per customer service unit, plus 10 parking spaces per 1,000 square feet of gross floor area (minimum of 4 additional parking spaces required)
Restaurants: drive through only (no seating)	1 parking space per one employee (minimum of 5 parking spaces required)

Retail: single use sites	
< 100,000 square feet	3.5 parking spaces per 1,000 square feet of gross floor area, provided, however, that in no case shall any individual use provide less than a total of 5 parking spaces
100,000 square feet and over	2.5 parking spaces per 1,000 square feet of gross floor area
Retail: integrated centers	
<400,000 square feet	If the total gross leasable floor area of an integrated center is less than 400,000 square feet, 4 parking spaces per 1,000 square feet of gross leasable floor area shall be required
400,000 - 600,000 square feet	If the total gross leasable floor area of an integrated center is greater than 400,000 square feet, but less than 600,000 square feet, 4.5 parking spaces per 1,000 square feet of gross leasable floor area shall be required
> 600,000 square feet	If the total gross leasable floor area of an integrated center is greater than 600,000 square feet, 5 parking spaces per 1,000 square feet of gross leasable floor area shall be required
	Provided, however:
	(1) In no case shall any integrated center provide less than 5 parking spaces; and
	(2) The following individual uses: grocery store; hardware/paint/home improvement store; theaters; bowling alley; bar; tavern; nightclub; cabarets; or other establishments for the sale of beer or intoxicating liquor for consumption on the premises, shall provide parking spaces as required for the individual use by this section and the calculation shall be separate from the calculation of the gross leasable floor area calculation of the integrated center

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Schools: nursery, elementary and junior high schools	1 parking space per classroom and office or 1 parking space per every 10 seats in auditorium, whichever is greater
Schools: senior high schools	1 parking space per every 10 classroom seats, plus 1 parking space per every 2 staff members
Service or repair establishments	3.5 parking spaces per every 1,000 square feet of gross floor area
Theaters, auditoriums, gymnasiums, stadiums, arenas, convention halls and places of assembly with fixed seat	1 parking space per every 5 seats, plus 1 parking space per every 2 employees
Veterinary hospitals, animal kennels and pounds	1 parking space per every 400 square feet of gross floor area
Minimum parking required	Except for residential uses, in no case shall any individual, non-related and separately operated use provide less than 3 parking spaces
Uses not specified	For any use not specified above, specific requirements shall be determined by the Zoning Administrator and shall be based upon requirements for similar uses, expected demand and traffic generated by the proposed use and other information from appropriate traffic engineering and planning criteria

(Ord. 51-05, Art. 8, passed 5-10-2005) Penalty, see § 154.999