

# TITLE 20 – ZONING ORDINANCE OF GENOLA

## CHAPTER 6 Off-Street Parking and Site Access Standards

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### 20-06-01 PURPOSE

To reduce street congestion and traffic hazards by incorporating functionally designed facilities for off-street parking/loading as an integral part of the land use.

### 20-06-02 OFF-STREET PARKING REQUIRED:

There shall be provided, at the time any building or structure is erected or enlarged or increased in capacity, or any new use is established, a minimum hard-surfaced off-street parking area with adequate provisions for ingress and egress by standard sized automobiles as provided in accordance with requirements of this Ordinance. **Single family residences and buildings or structures used exclusively for agriculture shall be exempt from these regulations.**

1. Plans required to obtain a building permit. All applications for a building permit shall be accompanied by a site plan showing the required parking spaces with ingress and egress.
2. A lot or enclosure providing daily parking for automobiles of those who either reside, work or transact business on the premises. Automobiles with invalid license plates are prohibited from occupying space on this type of facility. Hard surfacing, landscaping, protective curbing, walls, fencing and illumination may be required as determined by the Planning Commission.
3. All parking shall be provided on-site. Off-site parking shall be prohibited.

### 20-06-03 CONTINUING OBLIGATION:

The required off-street parking facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking continues. It shall be unlawful for any owner of any building or use to discontinue or

dispense with the required vehicle parking facilities without providing some other vehicle parking area which meets the requirements of this Chapter.

20-06-04

**CALCULATING PARKING REQUIREMENTS:**

1. Whenever parking requirements are based on square footage's, calculations shall be based on net square footage of the building or use. Net square footage excludes rest rooms, stairways, elevator shafts, mechanical and electrical rooms, janitorial closets and common areas used only for major pedestrian movement, such as enclosed malls and public lobby areas.
2. When a structure or parcel contains multiple uses, more than one parking standard may apply.
3. Available on-street parking spaces cannot be used to meet the requirements in this Ordinance. No development plans shall be based on the assumption that excess vehicles can be parked on public streets.

20-06-05

**GENERAL REQUIREMENTS FOR PARKING AREAS:**

1. All off-street parking areas shall be surfaced with asphalt, concrete pavement, or comparable material and shall be graded to dispose of all surface water. Surfacing may be installed in stages as approved by the Planning Commission. All parking and grading plans shall be reviewed and approved by the Building Inspector. All parking shall be completed before a Certificate of Occupancy can be issued by the Building Inspector.
2. Parking areas shall be designed to provide orderly and safe circulation, loading, unloading, parking and storage of vehicles. All parking areas shall be landscaped, striped, marked and maintained according to approved plans.
3. Lighting provided in off-street parking areas shall be directed away from adjoining premises and streets. The type and location of luminaries shall be approved by the Building Inspector.
4. Off-street parking areas shall allow vehicles to enter and exist from a public street by forward motion only.
5. Pavement, striping, landscaping, paintings, lighting and all other parking area components shall be maintained to prevent deterioration and safety hazards.
6. No tandem parking (one space behind another) shall be allowed, except for conventional single-family residential dwellings.
7. Off-street parking spaces shall be located only behind the minimum ten (10) foot landscaped area.

20-06-06

**TRANSITIONAL AREAS:**

Off-street parking areas which are adjacent to residential land uses shall be effectively screened on the abutting sides by a solid barrier fence which shall be six (6) feet in height and shall be permanently maintained.

20-06-07

#### **PARKING SPACES REQUIRED:**

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

1. **Churches**

One parking space for each three and one-half seats, one parking space for each seven (7) feet of linear pew, or one space for every twenty-five (25) square feet of floor space area where temporary seating would be located on an ongoing basis.

2. **Libraries**

One parking space for each two hundred fifty (250) square feet of net floor area.

3. **Schools**

One parking space for each administrator and faculty member, plus one space for each four seats in an auditorium.

4. **All Other Uses Not Listed Above**

As determined by the Planning Commission based on the nearest comparable use standards.

20-06-08

#### **DISABLED PARKING REQUIREMENTS**

1. Disabled parking spaces shall be located on the shortest possible access route of travel to an accessible building entry. In facilities with multiple accessible building entries with adjacent parking, disabled parking spaces shall be dispersed and located near the accessible entries. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a cross-walk.
2. When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and disabled accessible site facilities. The accessible route of travel shall be the most practical direct route between building entries, site facilities and entry of the site.
3. Disabled parking spaces shall not be less than eight feet in width and shall have an access aisle not less than five feet in width. Where two adjacent spaces are provided, the access aisle may be shared between the two spaces. Boundaries of access aisles shall be marked so that the aisles will not be used as parking space.

4. Van accessible parking spaces shall have an adjacent access aisle not less than eight feet in width. One in every eight disabled parking spaces, but in no case less than one, shall comply with van parking space requirements.
5. Vertical clearance and slope for disabled parking stalls shall meet Uniform Building Code regulations. Surfaces of parking spaces and access aisles shall be firm, stable, smooth and slip resistant.
6. Every disabled parking space shall be identified by a sign, centered between three and five feet above the parking surface, at the head of the parking space. The sign shall include the International Symbol of Access and the phrase "RESERVED" or equivalent language.
7. Where provided, passenger drop-off and loading zones shall be located on an accessible route of travel. All drop-off and loading zone spaces must comply with Uniform Building Code dimensions, slope and vertical clearance.
8. The minimum number of assigned parking spaces for the disabled shall be provided as listed in the following table:

TOTAL PARKING SPACES MINIMUM REQUIRED NUMBER  
IN LOT OR GARAGE OF ACCESSIBLE SPACES

1 - 25	1 space
26 - 50	2 spaces
51 - 75	3 spaces
76 - 100	4 spaces
101 - 150	5 spaces
151 - 200	6 spaces
201 - 300	7 spaces
301 - 400	8 spaces
401 - 500	9 spaces
501 - 999	2% of total spaces

20-06-09

**SIZE OF PARKING STALLS:**

1. The dimensions of each off-street parking space for passenger vehicles shall be at least nine (9) feet by eighteen (18) feet for all spaces, exclusive of access drives or aisles.
2. Twenty-four (24) feet of on-site aisle space shall be located behind every ninety degree parking space.
3. Twenty (20) feet of on-site aisle space shall be located behind every sixty degree, forty-five degree and thirty degree parking space.

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<sup>i</sup> Previous Versions and Ordinances:

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