

50-24 PARKING AND LOADING.

50-24.1 Applicability.

Development and redevelopment that provides off-street parking must follow all the provisions of this Section.

(Ord. No. 10044, 8 16 2010, § 6; Ord. No. 10096, 7 18 2011, § 26.; Ord. No. 10868, 12-11-23, § 7)

50-24.2 Maximum parking spaces.

All development and redevelopment after December 11, 2023, shall adhere to a maximum amount of off street parking as stated in the table below unless an exemption from or variation of this requirement is provided in another section of this Chapter. Any use not listed is exempt from maximum parking requirements.

Off-street parking spaces that existed on November 18, 2010, and that were composed of hard-surfaced, dust-free material such as concrete, bituminous, or pervious paving materials may continue even if they exceed the maximum parking limit.

Table 50-24-1: Maximum-Off-Street Parking	
Use	Maximum
RESIDENTIAL USES	
Dwelling, townhouse	2.5 spaces per dwelling unit
Dwelling, multi-family	2.5 spaces per dwelling unit
Residential care facility	1 space per 3 residential care beds
Sober house	1 space per 3 single occupancy beds
Rooming house	2 spaces per habitable unit
PUBLIC, INSTITUTIONAL AND CIVIC USES	
Club or lodge (private)	4 spaces per 1,000 sq. ft. of floor area
Hospital	As determined by approved MU-I Plan
Medical or dental clinic	6 spaces per 1,000 sq. ft. of gross floor area
Nursing home	2 spaces per 6 beds
Religious assembly	1 space per 2 seats or per 100 sq. ft. in main auditorium, whichever is greater
COMMERCIAL USES	
Automobile and light vehicle repair and service	3 spaces per 1,000 sq. ft. of gross floor area
Automobile and light vehicle sales, rental or storage	3 spaces per 1,000 sq. ft. of gross floor area
Bank	5 spaces per 1,000 sq. ft. of gross floor area
Building material sales	1.5 spaces per 1,000 sq. ft. of gross floor area
Business park support activities	3 spaces per 1,000 sq. ft. of gross floor area
Convention and event center	1 space per 2.5 seats or per 100 sq. ft. in auditorium and event spaces, whichever is greater
Daycare facility	1.5 spaces per 5 persons care capacity
Filling station	6 spaces per 1,000 sq. ft. gross floor area plus 1 per service stall
Garden material sales	1.5 spaces per 1,000 sq. ft. of gross floor area
Grocery store	5 spaces per 1,000 sq. ft. of gross floor area
Hotel or motel	1 space per guest room plus 1 per 150 sq. ft. of gross floor area in all accessory uses including restaurants and meeting rooms
Indoor entertainment facility	4 spaces per 1,000 sq. ft. of gross floor area.
Marina or yacht club	4 spaces per 1,000 sq. ft. of clubhouse area, plus 1 per 10 boat slips
Office	4 spaces per 1,000 sq. ft. of gross floor area
Personal service or repair	4 spaces per 1,000 sq. ft. of gross floor area
Preschool	1.5 spaces per 5 persons care capacity
Restaurant	10 spaces per 1,000 sq. ft. of gross floor area
Retail store	4.5 spaces per 1,000 sq. ft. of gross floor area
Theater	1 space per 4 seats or 2 per 150 sq. ft. in main auditorium, whichever is greater
Truck or heavy vehicle sales, rental, repair or storage	1.5 spaces per 1,000 sq. ft. of gross floor area
Vacation dwelling unit	As indicated in Section 50-20.3
Veterinarian or animal hospital	4 spaces per 1,000 sq. ft. of gross floor area
INDUSTRIAL USES	
<ul style="list-style-type: none"> • Contractor's shop and storage yard • Dry cleaning or laundry plant 	1.5 spaces per 1,000 sq. ft. of gross floor area
ACCESSORY USES	
Accessory bed and breakfast	1 space for primary use dwelling; plus 1.5 spaces per habitable unit

(Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 27; Ord. No. 10286, 3-10-2014, § 10; Ord. No. 10340, 11-24-2014, § 1; Ord. No. 10458, 7-11-2016, § 2; Ord 10746, 5-10-2021, § 5; Ord. No. 10868, 12-11-23, § 9; Ord. No. 10868, 12-11-23 § 10)

50-24.3 Calculation of parking spaces.

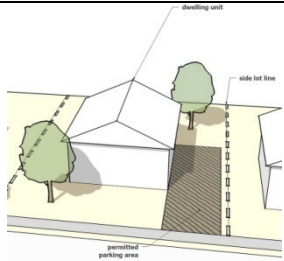
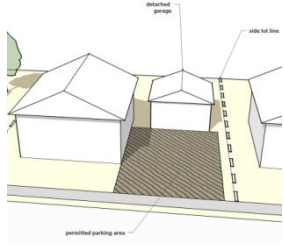
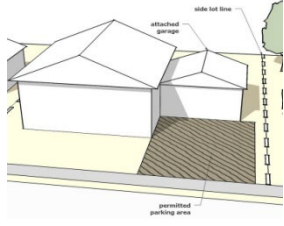
The following rules shall apply to calculation of the number of required parking spaces:

- A. Floor area shall mean the gross floor area of the specific use;
- B. Requirements for a fraction of a parking space shall be ignored;
- C. The parking space requirement for a use not specifically listed in Table 50-24-1 shall be the same as for the most similar use listed in that table, as determined by the land use supervisor; (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10509, 6-12-2017, §1; Ord. No. 10868, 12-11-2023, §12)

50-24.4 Location of parking spaces.

A. Parking location within the site.

Parking spaces for all motorized vehicles and trailers shall only be provided on those portions of the lot indicated in Table 50-24-3. (Ord. No. 10509, 6-12-17, §2; Ord. No. 10868, 12-11-2023, §13)

Table 50-24-3: Permitted Parking Areas	
Type of Lot	Permitted Parking Area
Residential Districts	
Non-corner lot with non-residential use	The rear yard and one side yard
Non-corner lot with residential use and no garage	The rear yard, and the area between one side lot line and the nearest side wall of the dwelling unit and its extension to the improved street abutting the front yard (see diagram to the right). 
Non-corner lot with residential use and detached garage	The rear yard, and the area between the closest side lot line to the side wall of the dwelling unit nearest to the garage, and its extension to the improved street abutting the front yard (see diagram to the right). 
Non-corner lot with residential use and attached garage	The rear yard, and the area between the closest side lot line to the common wall separating the dwelling unit and garage, and its extension to the improved street abutting the front yard (see diagram to the right). 
Corner lot with residential use or non-residential use	The rear yard and one side yard
Mixed Use and Special Purpose Districts	
All mixed use and special purpose districts	Buildings or projects constructed after November 19, 2010, shall locate no more than 50 percent of off-street accessory parking within the front yard, except as provided in Section 50-24.6.C or unless modified as part of an approved MU-I District Plan.
Form districts	Parking only permitted on those portions of the lot permitted for the building type being constructed pursuant to secs. 50-16 and 50-22.

B. Optional pedestrian walkways within parking areas.

For parking areas within mixed use and special purpose districts identified in Table 50-24.3, buildings or projects may locate up to 60 percent of off-street accessory parking within the front yard if a pedestrian walkway is provided. The pedestrian walkway shall:

- Include pedestrian-scaled lighting;
- Be raised or otherwise designed to encourage run-off and limit ponding during wet weather;
- Be visually recognizable to both pedestrians and motorists;
- Include trees and other landscaping along the length of the walkway, this landscaping can also be used to meet parking lot landscaping requirements in Section 50-25.4;
- Be at least eight feet wide; and
- Include well-marked crossings where the walkway intersects with private vehicle drives. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 30; Ord. No. 10153, 5-14-2012, § 5; Ord. No. 10286, 3-10-2014, § 11; Ord No. 10509, 6-12-2017, § 2; Ord. No. 10769, 9-27-2021, § 2)

50-24.5 Parking lot design standards.

A. General standards.

The design of off-street parking spaces, drive aisles, and driveways shall meet the standards shown in Table 50-24-4;

Table 50-24-4: Parking Design Standards		
Parking Space Size*		
Size of Car	Minimum Size of Parking Space	
Small	8.5 ft. x 15 ft.	
Standard	9 ft. x 17 ft.	
Aisle Widths		
Angle of Parking	Minimum Width of Aisle	
	One-Way	Two-Way
Parallel/no parking	11 ft.	21 ft.
30 degree	11 ft.	21 ft.
45 degree	13 ft.	23 ft.
60 degree	18 ft.	24 ft.
75 degree	20 ft.	24 ft.
90 degree	20 ft.	24 ft.
Permitted Percentage of Small Car Spaces (Applies to lots with more than 5 spaces)		
Size of Parking Lot	Maximum Percentage of Small Cars	
6 to 100 spaces	40%	
100 to 149 spaces	45%	
150 or more spaces	50%	
Required Surface Treatment/Paving		
Zone District	Requirement	
All residential district parking areas	Surfaced in a dust free, hard surface material such as concrete or bituminous, or pervious paving materials, except for rear yards which may be surfaced in aggregate materials, compressed aggregates or similar surfaces if it is demonstrated that practices will be installed to prevent erosion.	
All mixed use and special purpose districts	All parking areas and vehicle display lots, including on- and off-road vehicles, trailers, and all terrain vehicles, shall be surfaced in a dust free, hard surface material such as concrete or bituminous. Pervious paving material shall be approved by the city engineer.	

*The area set aside for a parking space may encroach beyond the face of a curb a maximum of 1.5 ft., provided that (a) it does not include trees, posts, or other obstructions that would prevent a vehicle from fully utilizing the space, and (b) it is not included in required open space, landscape area requirements, or required pedestrian walkways.

Table 50-24-4: Parking Design Standards

(Ord. No. 10868, 12-11-2023, § 14)

B. Parking lot and driveway entrances.

All parking lot and driveway entrances must conform to the design specification regulations of the city engineer;

C. Snow storage areas.

A portion of each surface parking area shall be designated for snow storage. The areas required to meet the minimum parking requirements of this Section 50-24 shall not be used for snow storage. Snow storage areas may be landscaped if the vegetation is selected and installed so as not to be harmed by snow storage. Snow storage areas shall not count towards those landscape areas required by Section 50-25 unless it they are integrated with a side or rear buffer required by Section 50-25;

D. Parking lot walkways.

Each surface parking area that (a) serves a multi-family residential, commercial, public, institutional, civic, or mixed use, and (b) contains 50 or more parking spaces, and (c) contains any parking spaces located more than 300 feet from the front façade of the building shall contain at least one pedestrian walkway from allowing pedestrians to pass from the row of parking furthest from the primary building façade to the primary building entrance or a sidewalk allowing the pedestrian to reach the primary building entrance without crossing additional driving spaces or aisles. The required walkway must be at least five feet wide, shall not be located within a driving aisle, and shall be located in a landscaped island running perpendicular to the primary building façade if possible. If located in a landscaped island, the minimum width of the island shall be increased by five feet to accommodate the walkway without reducing the amount of landscaped area. If any parking space in the parking aisle located furthest from the primary structure is more than 200 feet from the walkway, additional similar walkways shall be required within 200 feet of those spaces. If there is a public sidewalk along the street frontage located within 50 feet of any required walkway, the walkway shall connect to that sidewalk;

50-24.6 Required loading space.

Unless otherwise provided in this Chapter, all construction of new buildings or expansions of existing buildings shall provide off street loading space shown in Table 50-24-5 below.

Table 50-24-5: Off-Street Loading Space Standards

Type of Use or Facility	Off-Street Loading Requirement
Office, hotel or motel	1 space for 20,000 sq.ft. of gross floor area
Personal service and repair not otherwise listed; building material sales; garden material sales; retail store not listed (large); automobile and light vehicle repair and service, automobile and light vehicle sales, rental, or storage; truck or heavy vehicle sales, rental, repair, or storage; wholesaling.	1 space for 20,000-50,000 sq.ft. of gross floor area; and 2 spaces for more than 50,000 sq.ft. gross floor area
Manufacturing	1 space for 25,000 to 50,000 sq.ft. of gross floor area; 2 spaces for more than 50,000 sq.ft. of gross floor area.

(Ord. No. 10044, 8-16-2010, § 6.)

50-24.7 Bicycle parking.

With the exception of single-family and two-family dwelling units, any new development, building expansions of more than 50% of the building's square footage, or renovations that exceed 50% of the building's value shall provide bicycle parking.

1. Short-term and employee bicycle parking (non-residential uses). Provide permanently anchored bicycle racks, which provide two points of contact with the frame at least 6-inches apart horizontally, within 50 feet of the building entrance. Racks shall accommodate parking for two bicycles plus 5 percent of motorized vehicle parking spaces on the site, and shall be located entirely on the property and not within the right of way. This requirement may be waived if the Land Use Supervisor and City Engineer determine there is no acceptable space for bicycle parking on the site.

2. Resident parking (residential uses). Secure bicycle parking shall be provided at a rate of 1 bicycle for every 5 dwelling units. Parking shall be convenient from the street and shall meet one or more of the following conditions: a) covered, lockable enclosures with permanently anchored racks for bicycles; b) lockable bicycle rooms with racks; or c) lockable bicycle lockers. This requirement may be waived if the Land Use Supervisor and City Engineer determine there is no acceptable space for bicycle parking on the site.

3. Bicycle parking requirements in support of uses in the MU-B, MU-W, I-G, I-W, or AP district may be adjusted based on the anticipated demand for bicycle parking at the site and to ensure the safety of all road users in industrial locations.

(Ord. No. 10868, 12-11-2023, § 16)

50-24.8 Electric vehicle charging stations.

With the exception of single-family and two-family dwelling units, any new development, building expansions of more than 50% of the building's square footage, or renovations that exceed 50% of the building's value shall provide bicycle parking.

1. In any new parking lot that is accessory to either a multi-family or hotel or motel use, electric vehicle (EV) charging stations shall be provided as follows: parking lots with 10 or more parking spaces must have EV charging stations or be EV ready for a minimum of 10% of the parking spaces. Charging stations must include Level 2 or higher chargers; if spaces are EV ready, the wiring must support Level 2 chargers. If the property is connected to solar or other renewable energy source, only 5% of the parking spaces are required to meet the EV charging/readiness requirements.

2. If the parking capacity of an existing parking lot with 20 or more spaces, that is also accessory to either a multi-family or hotel or motel use, is increased by 30% or more, EV charging stations shall be provided as noted in 50-24.7.1 above.

3. EV ready spaces shall include a cabinet, box or enclosure connected to a conduit linking parking spaces with 208/240V or higher voltage AC electrical service suitable for the number of charging stations.

(Ord. No. 10868, 12-11-2023, § 17)