

6.12 Parking -- Computation And General Requirements

A. Computation of Required Spaces:

- 1. **Basis for Computation:** The total number of required parking spaces is based upon the parking requirement for the principal use of the lot except that where residential uses and nonresidential uses occupy the same zoning lot, the number of parking spaces for the residential uses are calculated separately from, and in addition to, the parking requirements for the nonresidential uses.
- 2. **Fractional Spaces:** When the calculation of the number of required parking spaces results in a fraction, any fraction requires one additional parking space.

B. Stacking Requirements for Drive-Through Facilities:

- 1. A drive-through facility must provide stacking spaces prescribed by **Table 6.2**. The stacking spaces cannot interfere with the ingress and egress of the offstreet parking provided on the site.

Table 6.2 – Stacking Requirements for Drive-Through Facilities

Type of Use	Stacking Spaces Required (per lane)
Bank Teller	4
Automated Teller	3
Restaurants	6
Car Wash Automated	6
Car Wash Non-automated	3
Pharmacies	3
Gas Stations	2
Others not Listed	As determined by the Administrator

- 2. Each stacking space must be at least 20 feet long, and each lane of stacking spaces must be at least 12 feet wide. Lane widths should be delineated with pavement markings. However, individual spaces within the lane need not be marked.
- 3. Each drive-through lane must have a by-pass lane at least 12 feet wide. When the by-pass lane also serves as a drive aisle for parking, the minimum aisle width noted in Table 6.1 must be provided. By-pass lanes do not need to be marked.

- C. **Required Spaces:** The minimum automobile off-street parking required is provided in **Table 6.3** below.

Table 6.3 – Off Street Parking Requirements

RESIDENTIAL PRIMARY USES	Vehicle Min
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Household Living	
Dwellings - Single-Family Detached	2.0/DU
Dwellings - Duplex	1.25/DU
Dwellings - Triplex and Fourplex	1.25/DU
Dwellings - Bungalow Court	1.25/DU
Dwellings - Townhouse	1.25/DU
Dwellings - Apartment Building: Small	1.25/DU
Dwellings - Apartment Building: Large	1.25/DU
Upper Story Residential	1.00/DU
Live/Work	1.00/DU
Mobile home	1.5/DU
Group Living	
Assisted Living Facilities	0.75/unit
Fraternity, Sorority, or Student Housing	1.25/unit
Group Residential Facility	0.75/unit
Nursing Home, Hospice	0.75/unit
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USES	
Basic Utilities	
Utility, Major Impact	0.5/1,000 sf of GFA
Utility, Minor Impact	0.5/1,000 sf of GFA
Community/Public Services	
Child Care Facilities	1/1,000 sf of GFA
Community Center	0.5/1,000 sf of GFA
Correctional Institution	0.5/1,000 sf of GFA
Fairgrounds	No requirement
Hospital	2.5/1,000 sf of GFA
Municipal & Government Buildings	1/1,000 sf of GFA
Cultural/Special Purpose/Public Parks & Open Space	
Cemetery	1/1,000 sf of GFA
Libraries and Museums	1/1,000 sf of GFA
Parks and playgrounds	No requirements
Education	
Schools - public and private	1/1,000 sf of GFA
Schools - vocational	1/1,000 sf of GFA
Public & Religious Assembly	

All Types	
COMMERCIAL SALES, SERVICES, AND REPAIR PRIMARY USES	
Adult Business	
All Types	2.5/1,000 sf of GFA
Arts, Recreation & Entertainment	
Arts, Recreation, Entertainment, Indoor	2.5/1,000 sf of GFA
Arts, Recreation, Entertainment, Outdoor	2.5/1,000 sf of GFA
Sports and/or Entertainment Arena or Stadium	1/1,000 sf of GFA
Parking of Vehicles	
Parking Garage	No requirement
Parking Lot	No requirement
Eating & Drinking Establishments	
Restaurants – class A	5/1,000 sf of GFA
Restaurants - class B	5/1,000 sf of GFA
Taverns & lounges	5/1,000 sf of GFA
Lodging Accommodations	
Bed and Breakfast Establishments	1/guest room
Hotel or Motel	1/guest room
Office	
Dental/Medical Office or Clinic	3.5/1,000 sf of GFA
Office, All Others	2/1,000 sf of GFA
Retail Sales, Service & Repair	
Animal Sales and Services, Household Pets	2.5/1,000 sf of GFA
Animal Sales and Services, All Others	1.5/1,000 sf of GFA
Food Sales or Market	2.5/1,000 sf of GFA
Pawn Shop	2.5/1,000 sf of GFA
Retail Sales, Service & Repair, Outdoor	2.5/1,000 sf of GFA
Retail Sales, Service & Repair, Special Handling	2.5/1,000 sf of GFA
Retail Sales, Service & Repair, All Others	2.5/1,000 sf of GFA
Vehicle/Equipment Sales, Service & Repair	
Automobile Services, Light	0.5/1,000 sf of GFA
Automobile Services, Heavy	0.5/1,000 sf of GFA

Auto/Motorcycle/Boat/Light Truck Sales or Rentals	0.5/1,000 sf of GFA
Heavy Vehicle/Equipment Sales, Rentals & Service	0.5/1,000 sf of GFA
INDUSTRIAL, MANUFACTURING, AND WHOLESALE PRIMARY USES	
Communications & Information	
Communication Services	0.5/1,000 sf of GFA
Telecommunication Towers	No requirement
Telecommunication Facilities – All Others	No requirement
Industrial Services	
Contractors, Special Trade – General	0.5/1,000 sf of GFA
Contractors, Special Trade – Heavy/Contractor Yard	0.5/1,000 sf of GFA
Food Preparation and Sales, Commercial	0.5/1,000 sf of GFA
Laboratory, Research, and Development Services	0.5/1,000 sf of GFA
Manufacturing & Extraction and Energy Producing Systems	
Manufacturing, Fabricating, & Assembly – General	0.5/1,000 sf of GFA
Manufacturing, Fabricating, & Assembly – Heavy	0.5/1,000 sf of GFA
Mining & Extraction and Energy Producing Systems	
Mineral Extraction	No requirement
Refining or manufacturing of asphalt, cement, gypsum, lime, or wood preservatives	No requirement
Sand & gravel extraction or sales	No requirement
Transportation Facilities	
Airport	0.5/1,000 sf of GFA
Heliport	0.5/1,000 sf of GFA
Mass Transit Facility (Bus/Light-Rail)	0.5/1,000 sf of GFA
Transportation services – rail & air	0.5/1,000 sf of GFA
Rail distribution yards	0.5/1,000 sf of GFA
Waste Related Services	
Composting Facility	No requirement

Recycling recovery and center	No requirement
Salvage or junk yards	No requirement
Solid Waste Facility	No requirement
Wholesale Storage, Warehouse & Distribution	
Automobile Towing Service Storage Yard	0.5/1,000 sf of GFA
Self-Storage Facilities	0.1/1,000 sf of GFA
Truck Freight Terminal/Distribution Center	0.25/1,000 sf of GFA
Vehicle Storage, Commercial	0.5/1,000 sf of GFA
Wholesale Trade or Storage, General	0.5/1,000 sf of GFA
Wholesale Trade or Storage, Light	0.5/1,000 sf of GFA
AGRICULTURE PRIMARY USES	
Anhydrous Ammonia Storage & Distribution	0.5/1,000 sf of GFA
Aquaculture	0.5/1,000 sf of GFA
Confined Feeding	No requirement
Farm	No requirement
Plant Nursery	0.5/1,000 sf of GFA
Roadside Produce Stand	0.5/1,000 sf of GFA
Sale Barn for Livestock	0.5/1,000 sf of GFA
Slaughterhouse	0.5/1,000 sf of GFA

D. Required Spaces – Bicycles: Bicycle parking spaces must be provided as follows:

1. Location and Placement Standards:

- a. Bicycle parking must be located as close or closer than the nearest car parking space to the building entrance, other than those spaces for persons with disabilities.
- b. Bicycle parking facilities cannot interfere with accessible paths of travel or accessible parking as required by the American with Disabilities Act.
- c. Bicycle racks cannot block the building entrance or inhibit pedestrian flow.
- d. Bicycle racks are located to protect bicycles from damage from automobiles.
- e. Bicycle racks are designed to minimize visual clutter and be maintained in good condition.
- f. Bicycle racks are securely anchored to the ground.

2. Design Standards:

- a. Each bicycle rack is designed to accommodate a minimum of 2 bicycles, one per side parked parallel to the rack. Bicycle racks must be designed as an inverted “U” unless an alternative is approved by the Plan Commission.
- b. Bicycle racks are designed to resist cutting, rusting, bending and deformation.
- c. The surfacing of bicycle parking areas is designed and maintained to be free of mud and snow.
- d. Required bicycle parking spaces are at least 4 feet wide by 6 feet long with a vertical clearance of at least 6 feet.
- e. Bicycle racks are placed on 48-inch centers.
- f. The minimum required bicycle parking is evenly divided between each public entrance to the building. Bicycle racks may be grouped together provided a landscape divider is included once every 5 bicycle racks. Landscape areas must be at least 3 feet wide by 6 feet long planted with a mix of shrubs and perennials.

3. Required Number:

- a. **Commercial/Non-Residential Uses:** A minimum of one bicycle rack must be provided for every 20 automobile parking spaces required. Each development must have at least one bicycle rack.
- b. **Multi-Family Uses:** One bicycle rack must be provided for every 8 automobile parking spaces. Each multi-family development must have at least one bicycle rack.
- c. In all cases, the maximum required bicycle parking spaces is 20. Nothing in this ordinance prevents a developer from providing bicycle parking beyond the minimum or maximum requirement.
- d. A reduction in the minimum required automobile parking may be approved by the Plan Commission equal to the number of required bicycle parking spaces provided. ADA accessible parking spaces must still be provided based on the required automobile parking prior to the adjustment for bicycle parking spaces.
- e. When the intensity of use of any building, structure or premises increases and additional automobile parking is required, additional bicycle parking is also required. If the increase requires additional parking spaces of 35% or more of the existing total, bike parking must be provided for the total number of parking spaces on site.

E. Accessible Parking Spaces: Accessible parking must be provided for any building or use according to the following minimum requirements and any further requirements hereafter adopted by federal, state, or local law. Accessible parking spaces must be provided at the rate listed in **Table 6.4 – Accessible Parking Spaces**.

- 1. The dimensions of accessible parking spaces and applicable aisles must conform to ADA standards for accessible design.
- 2. For every 8 accessible spaces, at least one must be served by an access aisle at least 8 feet wide. The space is designated as van accessible.

3. Every accessible parking space must be in closest proximity to the most accessible entrance of the principal building.
4. The ramp from the access aisle to the sidewalk or other transition to the principal use cannot exceed a slope of 1:12.
5. The vertical clearance for accessible parking spaces must be at least 8 feet and 2 inches. The vertical clearance for passenger loading zones must be at least 9 feet 6 inches.
6. Accessible spaces must be designated by the international access symbol. Signs are placed at least 5 1/2 feet above ground level to not to be obscured by parked vehicles. The mobility-impaired symbol must also be painted on the ground to the rear of the parking space.

Table 6.4 - Accessible Parking Spaces

Total Off-Street Parking Spaces Provided	Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total parking spaces provided
over 1,000	20 plus 1 space for each 100 parking spaces over 1,000