

**Article XI. Driveways, Parking, Loading/Unloading Spaces****Section 11.00 *General Requirements for Parking and Loading/Unloading Spaces in All Zoning Districts***

- A. Adequate parking and loading/unloading spaces in accordance with this resolution shall be provided at the time any building, structure, or use is located, erected, constructed, reconstructed, enlarged, structurally altered, or any use is changed.
- B. All parking and loading/unloading spaces shall be located totally outside of the right-of-way of any public or private road, and a minimum of ten (10) feet from a side lot line, except when a non residential zoned lot adjoins a residential zoned lot.
- C. All parking and loading/unloading spaces shall be located on the same lot as the use to be served.
- D. All parking and loading/unloading spaces shall provide for the proper drainage of surface water to prevent the drainage of such water onto adjacent properties, walkways, and roads.
- E. All parking and loading/unloading spaces together with driveways, aisles, and other circulation areas shall be improved with such material to provide a durable all-weather and dust free surface.
- F. The owner of the property used for parking and loading/unloading spaces shall maintain such areas in good condition without holes and free of all dust, trash, and other debris.
- G. All parking and loading/unloading spaces intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot or loading/unloading area shall be so arranged as to reflect the light away from the adjoining property or roads.
- H. All paved parking lots with a capacity over twenty (20) vehicles shall be striped or otherwise delineated between spaces to facilitate the movement into or out of parking spaces.
- I. All parking lots and loading/unloading spaces shall be designed in such a manner that any vehicle entering or leaving such parking lots and loading/unloading spaces from or into a public or private road shall be traveling in a forward motion. Access driveways for parking lots and loading/unloading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible for a reasonable distance to any pedestrian or motorist approaching the access driveway from a public or private road.
- J. All entrances and exits to and from any professional office (P-O), business/commercial (B-1), or industrial (M-1) lot or any residential lot or district where the principal use is non-residential or not a permitted use in the residential district (R-1), shall be directly upon a State highway and shall not cross through a residential lot or residential district (R-1). Existing legal non-conforming entrances, exits and driveways within residential districts (R-1) shall not be expanded in use to accommodate new or additional non-residential traffic related to proposed or existing legal non-conforming uses.

All entrances and exits to a parking lot shall be clearly marked. Interior vehicular circulation by way of access driveways and aisles shall maintain the following minimum standards:

- A. Driveways shall be in accordance with Article XI.
- B. Parking lots having more than one (1) aisle or driveway shall have directional signs or markings in each aisle or driveway.
- K. Parking and loading/unloading spaces may be located in the front, side, or rear yard of any lot.
- L. Whenever a parking lot and/or loading/unloading area is located adjacent to a residential district, it shall be effectively screened on all sides, which adjoin or face any property zoned or used for residential purposes. Where the lot line of a parcel abuts a residential district, a strip of land densely planted with shrubs or trees must be maintained along such boundary line, so as to form a year-round dense visual screen. The screen must have a minimum height of six feet from grade extending along the property line adjacent to the lot's building, parking and loading areas and in other locations as necessary to effectively screen the proposed use from existing residential districts. The screening and landscaping shall be approved by the Zoning Inspector for permitted uses and by the Board of Zoning Appeals for conditional uses or for uses allowed by a variance. All screening and landscaping shall be installed within twelve (12) months from the date of issuance of the Zoning Certificate or the conditional Zoning Certificate, whichever is applicable.
- M. Parking commercial motor vehicles on residential lots – no more than one (1) commercial vehicle shall be parked on any lot in a residential zone.

Section 11.01 *Number of Parking Spaces required*

In all zoning districts, the number of parking spaces provided shall be in accordance with the following schedule of requirements:

USE	PARKING SPACE REQUIRED
Single-family dwelling unit	Two (2) per dwelling unit.
Hotel, motel	One (1) for each sleeping room or suite
Private club or lodge	One (1) for each five (5) members
Church or temple	One (1) for each five (5) seats in main auditorium
School (except high school or college)	One (1) for each ten (10) seats in auditorium or main assembly room, or one (1) for each classroom, whichever is greater
High school or college	One (1) for each eight (8) seats in main

USE	PARKING SPACE REQUIRED
	auditorium or three (3) for each classroom, whichever is greater.
Country club or golf course	One (1) for each five (5) members
Community center, library, art gallery	Ten (10) plus one (1) museum, or additional for each three hundred (300) square feet of floor area in excess of two thousand (2000) square feet.
Hospital	One (1) for each three (3) beds
Theater or auditorium (except school auditorium), or gymnasium	One (1) for each five (5) seats or bench seating spaces
Bowling lanes	Five (5) for each lane
Mortuary or funeral home	One (1) for each thirty (30) square feet of floor space in parlors of each funeral service room
Restaurants, nightclubs, cafes including dance floors or similar recreation or amusement establishments	One (1) for each fifty (50) square feet of floor area devoted to patron use or one (1) for every three (3) seats, whichever is greater
Retail store or personal service establishment except as otherwise specified herein	Six (6) for each one thousand (1000) square feet of floor area
Furniture or appliance store, hardware store, wholesale establishment, machinery or equipment sales and service	Two (2) plus one (1) additional for each two hundred (200) square feet of floor area over one thousand (1000) square feet.
Printing or plumbing shop or similar service establishment	Six (6) for each one thousand (1000) square feet of floor area
Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse, or similar establishment	One (1) for each two (2) employees on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith
Corporate office or headquarters bank, and other financial institution, loan company, and business service establishment or any other permitted use in the P.O. District.	Three (3) for each one thousand (1000) square feet of floor area

Section 11.02 *Handicapped Parking*

Parking spaces serving buildings and uses required to be accessible to the physically handicapped shall have conveniently located designated spaces provided as follows:

Total Spaces on Lot	Number of Designated Accessible Handicapped Spaces
Up to 100	1 per 25 parking spaces
101-200	4, plus 1 per 50 spaces over 100
201-500	6, plus 1 per 75 spaces over 200
Over 500	10, plus 1 per 100 spaces over 500

Section 11.03 *Size of Parking Spaces*

The width of a parking space shall be a minimum of ten (10) feet and the length shall be a minimum of twenty (20) feet. The total area of a parking space shall be a minimum of two hundred (200) square feet.

Section 11.04 *Number of Loading/Unloading Spaces Required*

Each building or structure, lot or land used for business, commercial or industrial purposes and having a gross area in excess of eight thousand (8,000) square feet shall provide off-street loading spaces in accordance with the following schedule:

Gross Floor Area (Square Feet)	Required Number of Loading Spaces
8,000 to 20,000	1
20,000 to 40,000	2
40,000 to 100,000	3
Each additional 60,000 over 100,000	1 additional

Section 11.05 *Size of Loading/Unloading Spaces*

The width of a loading/unloading space shall be a minimum of ten (10) feet and length shall be a minimum of sixty (60) feet. The total area of a loading/unloading space shall be a minimum of six hundred (600) square feet.

**Section 11.06 *Determination of the Number of Parking and Loading/Unloading Spaces Required***

- A. The collective provision of parking and loading/unloading spaces for two (2) or more uses may be permitted, provided that the total number of such spaces shall not be less than the sum of the spaces required for such uses computed separately, in accordance with this resolution.
- B. Whenever a lawfully existing building, structure, or use is enlarged, reconstructed, or structurally altered so as to increase its floor area, additional parking and loading/unloading spaces shall be provided on the basis of the floor area of such enlargement, reconstruction, or structural alteration.
- C. If fractional spaces result, the number of spaces required shall be determined to be the next highest whole number, if the fraction is one-half or more.

**Section 11.07 *Driveway Regulations***

**A. Minimum Width of Driveways**

Zoning District	Traffic Flow	Minimum Width
R-1	N/A	10 feet
B-1	One-way	15 feet
	Two-way	30 feet
M-1	One-way	15 feet
	Two-way	30 feet
P-0	One-way	15 feet
	Two-way	30 feet
A-P	One-way	15 feet
	Two-way	30 feet
P-P	One-way	15 feet
	Two-way	30 feet

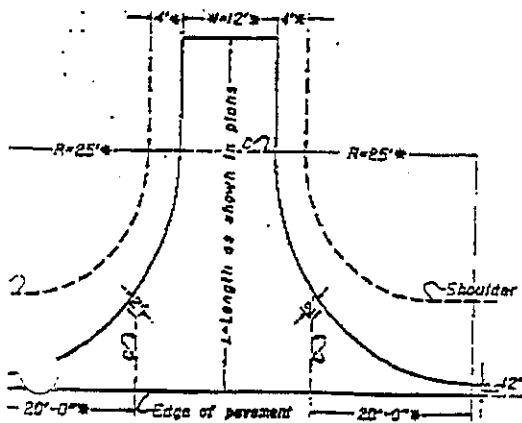
**B. Driveway Entrances**

A driveway shall be tapered from the point where it enters or leaves any dedicated road according to the guidelines in the attached drawing identified as "Standard Commercial Drive Designs or "Standard Residential Drive Designs".

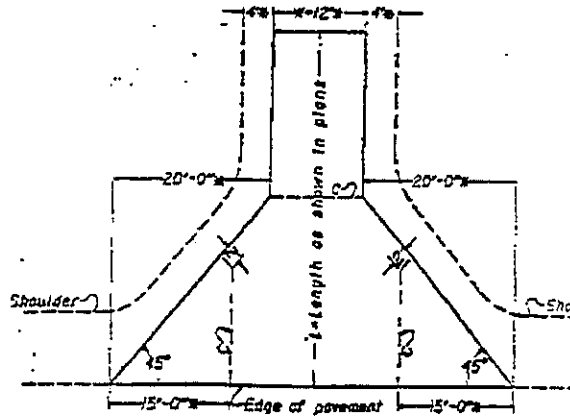
C. Minimum Setback For Driveways

A driveway shall be setback a minimum of ten (10) feet from any side and rear lot lines, except when a non residential zoned lot adjoins a residential zoned lot.

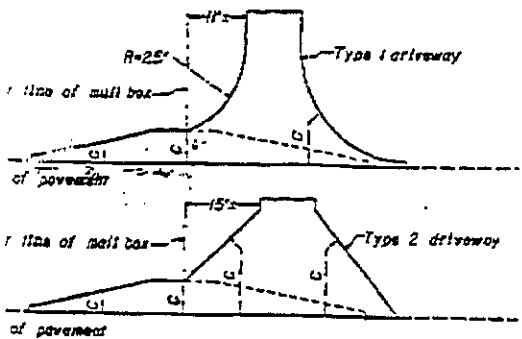
Section 11.08 *Standard Residential Drive Designs*



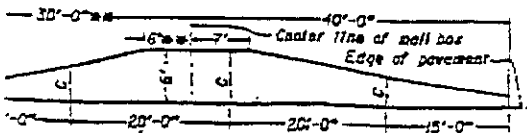
**TYPE 1 DRIVEWAY**



**TYPE 2 DRIVEWAY**



**SKIMMED DRIVEWAY & MAIL BOX APPROACH**

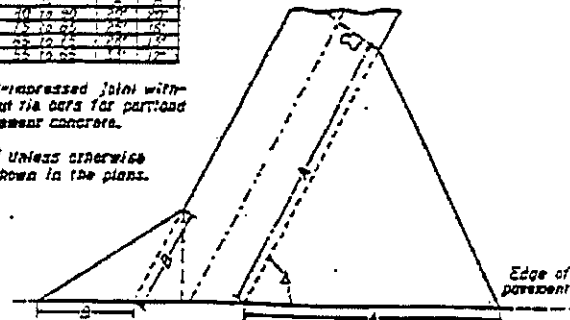


**TYPICAL MAIL BOX APPROACH**

A	B	C
10	12	14
12	14	16
14	16	18
16	18	20

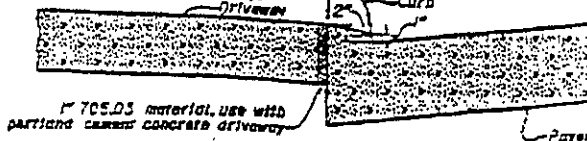
Compressed joint without tie bars for partial cast concrete.

\* Unless otherwise shown in the plans.



**TYPE 2 SKEWED DRIVEWAY**

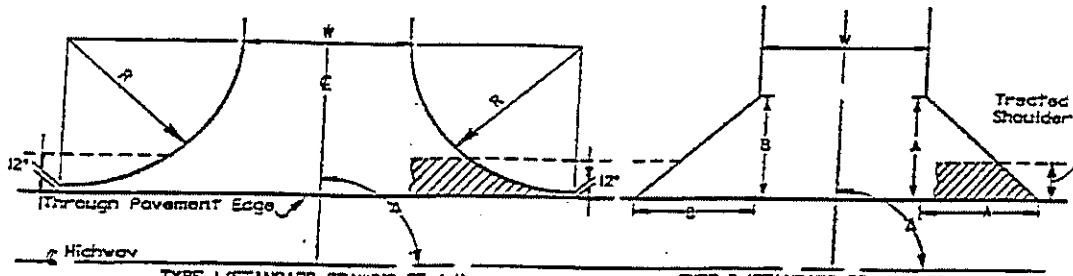
Transition from standard curb section to drop curb section to be made 18" distance from driveway.



**DROP CURB DETAILS AT DRIVEWAYS**

Section 11.09 *Standard Commercial Drive Designs*

UNCURBED DRIVEWAY ALONG UNCURBED HIGHWAY



TYPE 1 (STANDARD DRAWING SP-4.1)

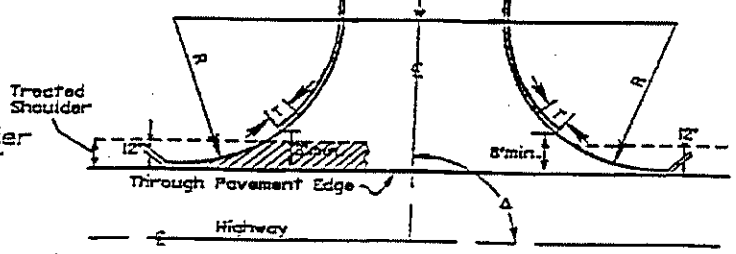
TYPE 2 (STANDARD DRAWING SP-4.2)

- W = 35 ft. Maximum
- R = 25 ft. Minimum on Uncurbed Highway  
15 ft. Minimum on Curbed Highway
- T = Taper Curb Height from 6 in. to 2 in.  
in. 4 ft.
- Δ = 70° to 90° (two-way operation)

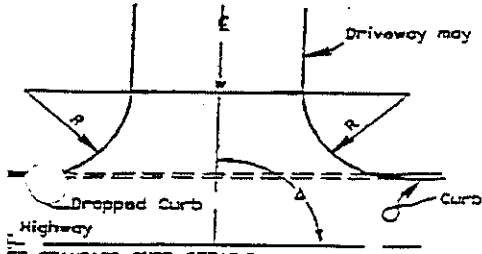
Δ	A	B
85° To 90°	20'	20'
75° To 85°	25'	16'
65° To 75°	28'	13'
55° To 65°	33'	12'

CURBED DRIVEWAY ALONG UNCURBED HIGHWAY

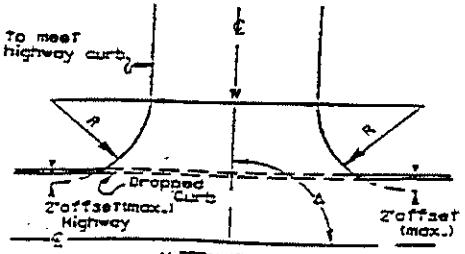
▨ - Do not replace treated shoulder in this portion of drive flare if shoulder has equal or better pavement buildup.



CURBED OR UNCURBED DRIVEWAYS ALONG CURBED HIGHWAY



EE STANDARD CURB DETAILS (STANDARD DRAWING SP-4.1)



ALTERNATE DESIGN  
To be used when smaller curb opening is required for curb and gutter used.

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