

Article 6: Parking and Loading

Chapter 6.1. – Standards

SECTION 6.1-1. GENERAL

A. Applicability

The requirements of this chapter apply to any building or structure that is erected or structurally altered, except as provided in Section 6.1-2.

B. Parking Requirement

All parking areas containing four (4) or more spaces or containing angled parking shall have the parking spaces and aisles clearly marked on the pavement.

SECTION 6.1-2. PARKING SPACE REQUIREMENTS

A. CBD District Exempt

The requirements of this section do not apply to the CBD District.

B. Display and Storage Prohibited

Required parking spaces shall be kept open and available for parking of vehicles and shall not be used to display inventory or store equipment and/or materials.

C. Parking Space Requirement Schedules

1. **Schedule A:** Schedule A lists the number of parking spaces that shall be provided on the basis of the following minimum requirements and maximum requirements (where listed) in Chapter 6.2.
2. **Schedule B:** Schedule B includes parking requirements for those uses that are not listed. If the use is not listed, the Planning Division shall make a similar-use determination. If a similar use cannot be identified, then the Engineering Department shall use the ITE Parking Generation Manual, as revised, to determine minimum parking requirements. If sufficient information is available, a maximum parking requirement will also be provided.
3. **Schedule C:** Schedule C uses may have widely varying or unusual parking demands that do not fit the provisions of Schedules A or B.
 - a. **Parking Study:** A proposal to develop or expand a Schedule C use must submit a parking study that justifies the number parking spaces proposed. The study must consider parking space minimum recommendations and also maximum space recommendations when directed by the Engineering Department. The study must be based on recommendations of the ITE Parking Generation Manual or other acceptable estimates approved by the Engineering Department. The study must reference all sources used to develop parking recommendations.
 - b. **Engineering Department Review:** The Engineering Department shall review the parking study and other relevant traffic engineering and planning data relevant to the proposal's parking needs.

After reviewing the study, the Engineering Department shall establish minimum parking requirements for the proposed use, and may also establish maximum parking requirements where applicable.

D. Calculating Required Parking Spaces

In computing the number of such parking spaces required, the following rules shall govern:

1. “SF” (square feet) shall mean the sum of the areas at each floor level, as measured from the outside wall; otherwise known as gross square footage.
2. Where fractional spaces result from the computation of parking space requirements, the parking spaces required shall be construed to be the nearest whole number.
3. Unless otherwise specified in the Chapter and in the case of mixed use developments, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
4. For the purpose of computing parking requirements based on employees, students, residents or occupants, calculations shall be based on the largest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.

E. Parking Requirement Alternatives

1. Alternatives to the Schedule A or B parking requirements provided in this Chapter may be provided. Alternatives are intended to promote reasonable parking requirements, including density and intensity of development consistent with the intent of the zoning districts, and reduce impervious area by allowing the parking requirements of this section to be satisfied, in whole or in part through various practical means.
 - a. Alternatives that allow for deviations of plus or minus twenty percent (20%) of the minimum and maximum parking requirements must be approved by both the Planning Division and Engineering Department. Deviations not approved by staff may be approved by the Planning Commission through a Variance.
 - b. Alternatives that allow for deviations beyond the twenty percent (20%) threshold must be approved by the Planning Commission through a Variance.
2. **Alternative Parking Plan:** An Alternative Parking Plan must be provided to the Engineering Department to allow alternative strategies and possible required parking reductions. The Plan shall meet the following standards:
 - a. Each alternative parking strategy proposed (refer to Section 6.1-2(F)).
 - b. Any agreements with consenting property owners party to an alternative parking strategy.
 - c. Documentation or studies used to justify the use of certain alternative parking strategies. Refer to direction provided for Schedule C, Section 6.1-2(C)(3).
 - d. One or more parking alternatives may be used in combination with one another or with on-site parking to attain the minimum number of required parking spaces.

- e. The approved Alternative Parking Plan runs with the assigned property(ies), not the applicant or owner and is kept on file with the Engineering Department.
- f. If the associated development use changes after approval of the Alternative Parking Plan, the Plan becomes null and void.

F. Alternative Parking Strategies and Reductions

1. Shared Parking

- a. Parking spaces required by this section may be shared by two or more buildings or uses if it reasonably appears that ordinarily the patrons of one building or use will not use the spaces at the same time as the patrons of the other buildings or uses involved in the sharing agreement. For example a retail store sharing parking spaces with a church, theater, or an event center sharing parking spaces with a bank.
- b. Shared parking allowed by this section shall not be separated from the uses or buildings by any public street or where it is unreasonable to expect people to park in those areas due to distance or traffic and shall not exceed a distance of three hundred feet (300') from the entrance to the building or use served by the parking lot or structure.
- c. This alternative parking strategy requires that all participating parties must enter into a written agreement providing for the sharing of parking spaces as herein provided for a period of time co-extensive with the projected lifetime of the building or uses sharing the parking. The written agreement shall be recorded in the office of the Ward County Recorder before a certificate of occupancy is issued.

2. Stand-alone Parking

Unless restricted in Article 4, Standards Specific to Uses and Districts, stand-alone parking allows parking areas to be located on a lot other than the lot on which the use served by the parking areas is located. Stand-alone parking is not required to be located on a lot under the same ownership as the lot on which the use served by the parking is located. In addition to all other applicable requirements of the section, the following requirements shall apply to stand alone parking:

- a. A site development plan for new stand-alone parking areas shall be submitted and approved by the Engineering Department.
- b. If the stand-alone parking areas are not paved, they must be improved to the parking lot standards of the subject zoning district.
- c. At least one (1) sign shall be posted in the parking area identifying the off-site use served by the parking area.
- d. Pedestrian access shall be available within a walking distance of three hundred feet (300') measured from the nearest point of the building lot to an entrance to the parking area.
- e. This alternative parking strategy requires that all participating parties must enter into a written agreement providing for the stand-alone parking spaces as herein provided for a period of time co-extensive with the projected lifetime of the building or development in need of the stand-alone

parking. The written agreement shall be recorded in the office of the Ward County Recorder before a certificate of occupancy is issued.

3. Transportation Demand Management (TDM)

TDM is a set of tools that provide an alternative to parking spaces upon a demonstration that the number of vehicle trips, upon which the minimum number of parking spaces required herein are based, will be reduced. TDM tools include, but are not limited to, van pool, car pooling, and park and ride (e.g. commuter) lots.

- a. An applicant seeking to reduce the number of required parking spaces through TDM shall provide a parking study demonstrating how the number of required spaces may be reduced through TDM.
- b. The Engineering Department may reduce the number of on-site parking spaces using TDM alternatives if the study submitted by the applicant demonstrates that the use of TDM tools can effectively eliminate the need for some of the required parking spaces.
- c. The following TDM tools may be used, in addition to any others that can be justified through a TDM study reviewed and approved by the Engineering Department.
 - i. Documentation that the proposed project location is within an area with sufficient commercial density and appropriate infrastructure to support pedestrian travel between uses and proposed uses which are conducive to pedestrian travel.
 - ii. Documentation that the proposed project is within an area with sufficient residential density and infrastructure to support pedestrian and bicycle access as a primary means of travel, and a viable alternative to access by a personal vehicle.
 - iii. Proximity to publicly-available parking lots where an agreement with the public entity is in place allowing for the use of publicly-owned parking spaces.
 - iv. Documentation of sufficient proximity to public transit and proposed uses which are conducive to transit usage.
 - v. Provision of on-site bicycle parking and proposed uses which are conducive to bicycle usage.

4. Demonstrated Parking

- a. Demonstrated parking may include evidence of similar uses and locational situations operating successfully with lower amounts of parking, evidence that the uses proposed will have a high rate of parking turnover, or evidence that the characteristics of the proposed occupants are likely to lessen parking demand, such as age.
- b. The Planning Commission may approve a “proof-of-parking” plan which allows for a portion of the required parking, not to be constructed, but demonstrates that the minimum number of required parking spaces can be accommodated on the property and meet setback requirements. The plan must demonstrate that all other applicable ordinances can be met if the full amount of required parking were to be constructed. The area for future parking must be maintained as green space (sodded with grass or natural plant materials). Any changes to use and/or building

size could invalidate the approval for "Demonstrated Parking". Demonstrated parking reserves the right of the Planning Commission to require installation of the additional parking spaces.

5. Avoidance of Sensitive Resources

Documentation that explains the need to avoid harm to historic or natural resources, such as historic buildings, significant trees, or wetlands and other sensitive cultural or environmental areas.

6. Other Alternatives or Reduction Strategies

Other parking alternatives or reduction strategies may be proposed for consideration and acceptance by the Engineering Department and Planning Division.

G. *Parking Space Requirements for Use Changes, Enlargements, or Modifications*

1. Whenever a building or use constructed or established after November 3, 1958, is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of ten percent (10%) or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
2. Whenever a building or use existing prior to November 3, 1958, is enlarged to the extent of fifty percent (50%) or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.

SECTION 6.1-3. LOADING SPACE REQUIREMENTS

A. *Space Requirements*

1. Every retail establishment, industrial or manufacturing use, warehouse, wholesale use, freight terminal, railroad yard, hospital or sanatorium having a gross floor area of six thousand (6,000) square feet or more shall provide off street loading facilities as follows:

Table 6.1-3. Loading Space Requirements

Gross Floor Area (square feet)	Number of Spaces
6,000 – 24,999	1
25,000 – 74,999	2
75,000 – 150,000	3

2. For each additional one hundred thousand (100,000) square feet (or fraction thereof of building square feet), one (1) additional space shall be provided.
3. Public places of assembly uses, such as auditoriums, convention halls, exhibition halls, stadiums or sports arenas, with a gross floor area of greater than one hundred thousand (100,000) square feet shall provide a minimum of one (1) off street loading space.
4. Institutions, funeral homes, restaurants and hotels with a gross floor area of greater than thirty thousand (30,000) square feet and offices with a gross floor area of one hundred thousand (100,000) square feet or more shall provide a minimum of one (1) off street loading space.

B. Design Requirements

1. Off street loading space shall be at least ten feet by twenty-five feet (10' x 25'), excluding area for maneuvering vehicles.
2. At no time shall any part of a truck or van be allowed to extend into the right-of-way of a public street while the truck or van is being loaded or unloaded.
3. Whenever loading and service areas are adjacent to or across the street from residential uses, interior parking lot circulation shall be arranged in such a way as to route service vehicle traffic away from residential uses.
4. All loading and service areas shall meet screening requirements of Article 7, Landscaping.

SECTION 6.1-4. STACKING REQUIREMENTS

A. Requirements

All uses which include a drive-up window or which are characterized by customers remaining in their vehicles for at least a portion of the time to receive service shall provide on-site stacking spaces in order to alleviate traffic congestion.

1. Stacking spaces shall be a minimum of ten feet (10') in width and twenty feet (20') in length.
2. All stacking areas shall be separate from other vehicular or pedestrian circulation aisles and parking spaces.
3. The number of stacking spaces required shall be determined as follows:

Table 6.1-4. Stacking Requirements

Type	Minimum Number of Stacking Spaces	Point Measured From
Auto Repair	1	Service Bay
Auto Maintenance	2	Service Bay
Car Wash (Automatic)	6	Bay
Car Wash (Self-service)	3	Bay
Drive-thru Restaurant	6	Menu Board
Financial Institution (Bank)	4	Window, ATM, or Dropbox
Pharmacy	3	First Window

4. For car washes (both automatic and self-service), the amount of stacking space shall account for the type of car wash and the amount of time it takes to wash a vehicle. The stacking requirements provided in Table 6.1-4 shall be used as a minimum starting point. Final approval shall be made by the Engineering Department.

SECTION 6.1-5. PARKING LOT DESIGN STANDARDS

A. Design

1. Parking lot design standards are shown in Table 6.1-5(a) and 6.1-5(b) for nine foot (9') and ten foot (10') parking spaces respectively. Required parking space width will be determined by the Engineering Department according to proposed land use. For example, ten foot width (10') spaces

will be required for high parking turnover uses such as retail sales, while nine foot width (9') spaces will be required for low parking turnover uses such as office or employee parking lots:

2.

Table 6.1-5(a). Parking Layout Dimensions – 9-foot stall

Minimum Permitted Dimensions	Parking Angle in Degrees				
	0°(parallel)	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	9.0'	9.0'	9.0'	9.0'	9.0'
Stall Width Parallel to Aisle (WP)	18.0' ³	12.7'	10.4'	9.3'	9.0'
Stall Depth to Wall (D)	9.0' ¹	19.1' ¹	20.1'	19.7' ¹	18.0' ¹
Stall Depth to Interlock (D1)		12.7'	15.6'	17.4'	
Stall Length (incl. 1.5' curb overhang) (SL)	18.0'	18.0'	18.0'	18.0'	18.0'
Aisle Width (AW)	15.0' ²	15.0' ²	18.0' ²	22.0' ²	26.0' ²
Parking Module Width (PMW)					
Wall to Wall (Single-Loaded) (W1)	24.0'	34.1'	38.1'	41.7'	44.0'
Wall to Wall (Double-Loaded) (W2)	33.0'	53.2'	58.2'	61.4'	62.0'
Wall to Interlock (Double-Loaded) (W3)		46.8'	53.7'	59.1'	
Interlock to Interlock (Double-Loaded) (W4)		40.5'	49.2'	56.8'	

Notes:

1. Parking spaces located behind an enclosed garage & located directly off a through aisle shall be at least 30 feet deep.
2. This dimension represents (AW) for one-way traffic, add 8.0 feet to a maximum (AW) of 26.0 feet.
3. End spaces only. Interior spaces shall be 22.0 feet.

Typical Parking Layout Dimensions

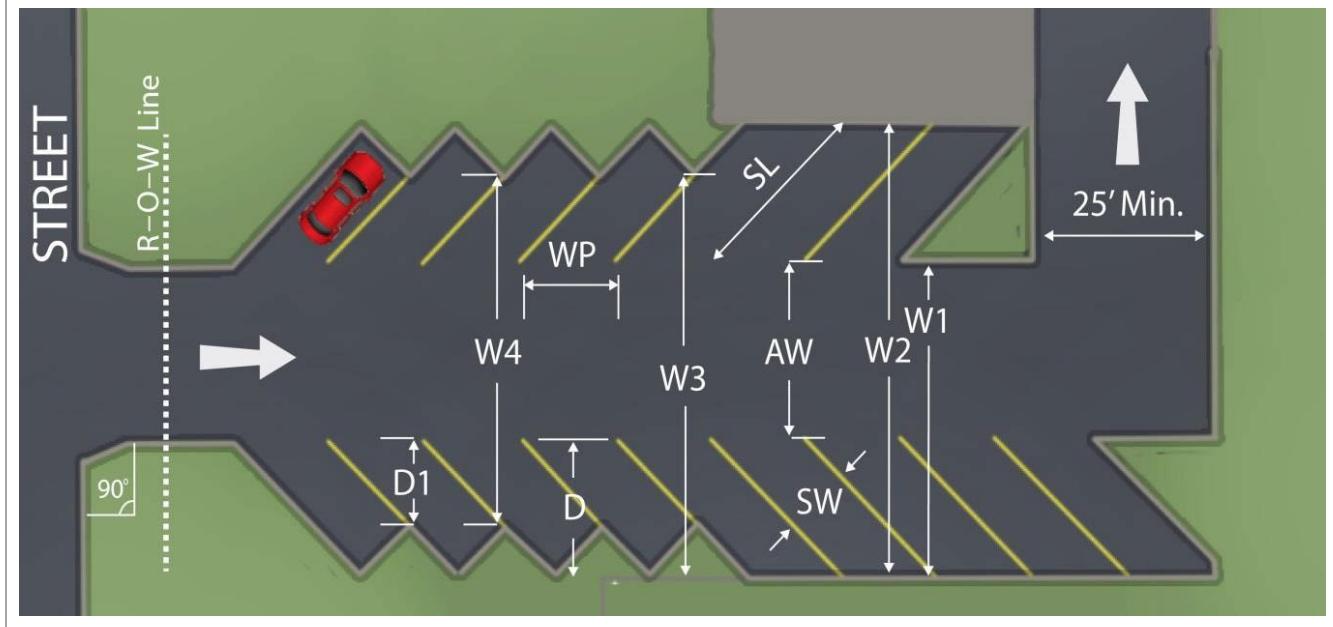


Table 6.1-5(b). Parking Layout Dimensions – 10-foot stall

Minimum Permitted Dimensions	Parking Angle in Degrees				
	0°(parallel)	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	10.0'	10.0'	10.0'	10.0'	10.0'
Stall Width Parallel to Aisle (WP)	18.0' ³	14.2	11.5'	10.4'	10.0'
Stall Depth to Wall (D)	10.0' ¹	19.8' ¹	20.6'	20.0' ¹	18.0' ¹
Stall Depth to Interlock (D1)		12.8'	15.6'	17.4'	
Stall Length (incl. 1.5' curb overhang) (SL)	18.0'	18.0'	18.0'	18.0'	18.0'
Aisle Width (AW)	15.0' ²	15.0' ²	18.0' ²	22.0' ²	26.0' ²
Parking Module Width (PMW)					
Wall to Wall (Single-Loaded) (W1)	25.0'	34.8'	38.6'	42.0'	44.0'
Wall to Wall (Double-Loaded) (W2)	35.0'	54.6'	59.2'	62.0'	62.0'
Wall to Interlock (Double-Loaded) (W3)		47.5'	54.1'	59.4'	
Interlock to Interlock (Double-Loaded) (W4)		40.5'	49.2'	56.8'	

Notes:

1. Parking spaces located behind an enclosed garage & located directly off a through aisle shall be at least 30 feet deep.
2. This dimension represents (AW) for one-way traffic, add 8.0 feet to a maximum (AW) of 26.0 feet.
3. End spaces only. Interior spaces shall be 22.0 feet.

2. All Americans with Disabilities Act (ADA) requirements shall be met onsite.
3. All parking spaces must be designated by clearly visible painted lines.
4. Non-residential driveway width shall be approved at the time of site plan review and according to standard specifications.
5. Drainage: All parking lots, except those with less than four (4) vehicles, shall include a minimum of a one-half percent (0.5%) grade. Catch basins, sumps, and underground storm sewers must be installed if required by the Engineering Department.
6. Traffic regulatory signs: Stop signs are required at all driveway exits to city streets. Other signs may be required as part of the Site Plan Review process.
7. Within the city limits, any portion of an access drive that is located within a public right of way shall be constructed of Portland cement concrete in accordance with the standard specifications of the City of Minot, unless the roadway itself is not an improved surface.
8. Parking lot design, including specifically but without limitation, the location of access drives within a public right of way, must be approved by the Engineering Department.
9. All drives providing access to (not within) parking lots or within a multi-family, mixed, commercial, or industrial development must be a minimum width of twenty-five feet (25').
10. Cart Storage: Any retail commercial uses using carts shall provide ample space for the storage of customer service carts within off-street parking areas (unless all carts are stored and returned at the building entry). The need and specific amount of required cart storage shall be determined as part of

the site plan review. When required, cart storage areas shall not occupy required off-street parking spaces, shall be clearly delineated areas, and include facilities for cart confinement.

B. Curbing

All off-street parking lots, not including areas behind screened storage areas, shall be completed with curbing. Paving areas must be separated with curb and gutter from all designated landscaping areas, curb islands, and at ingress-egress locations to the traveled roadway. Curbing must be constructed of poured-in-place concrete equipped with a gutter and must be of a six (6) inch non-surmountable design. Other curb options may be allowed as approved by the Engineering Department, such as exceptions to allow for onsite storm water treatment.

C. Conventional Paving

Except in the AG and RR districts (excluding any non-housing and non-farming and ranching uses as denoted in Table 2.2), parking lot or motorized vehicle storage area must be hard surfaced so as to be free of dust and mud. This paving requirement includes the entire parking area including parking stalls, aisles and internal driveways. Driveways in the public right of way must be paved with concrete. All areas shall be surfaced with concrete, bituminous, or pavers.

D. Alternative Paving

Pervious paving/paver systems may be provided where appropriate soils and site conditions exist for the pervious systems to function. The City Engineer shall make the final determination if soils are conducive for use of pervious paving/paver systems. The following additional standards apply to pervious paving/paver systems:

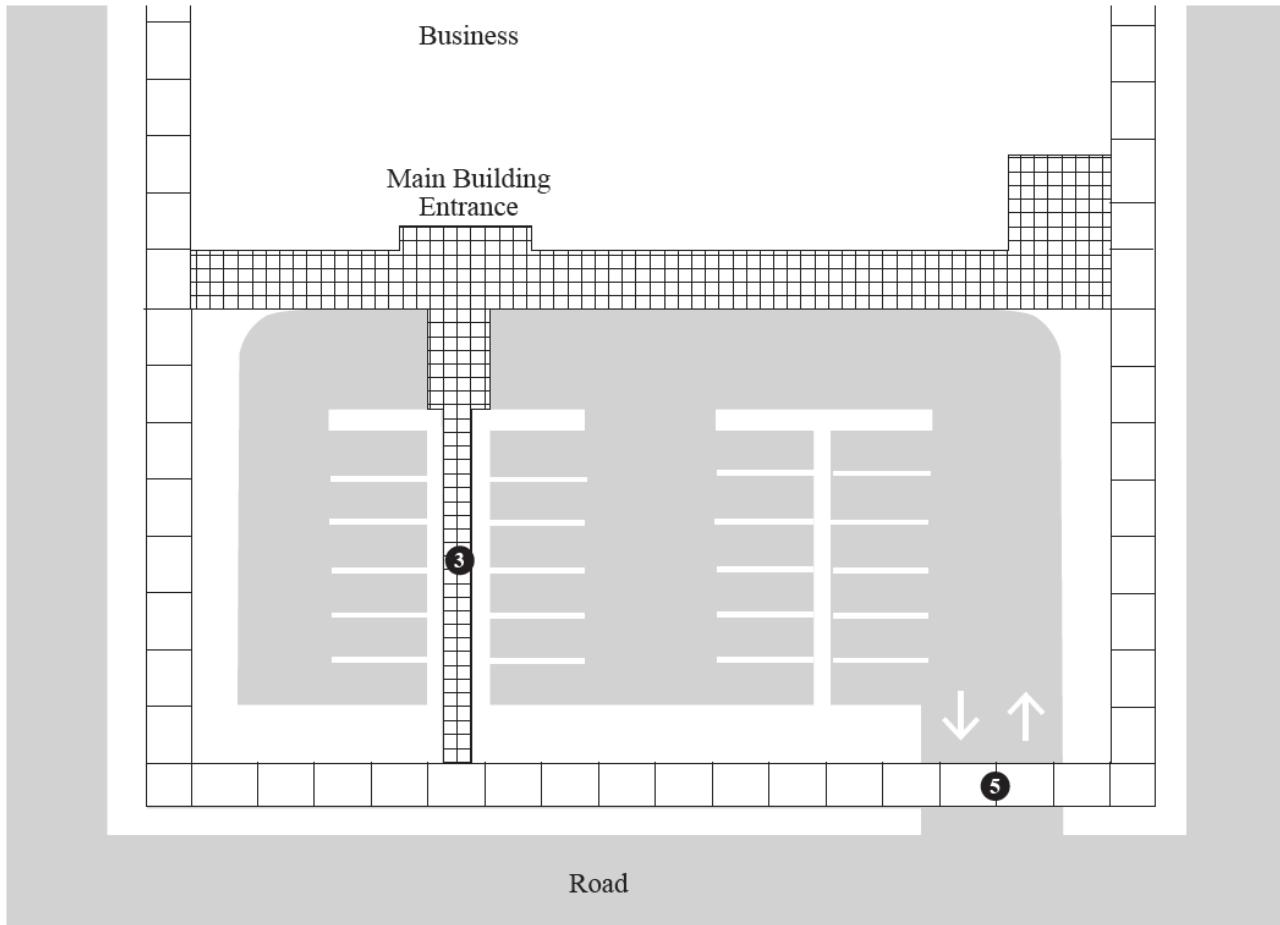
1. The use of pervious paving/paver systems is encouraged for pedestrian walkways, parking areas, overflow parking areas, snow storage areas, within raised medians and islands, emergency vehicle lanes and other low traffic areas. The owner shall provide soils information to the Engineering Department to prove that appropriate conditions exist for the pervious paving/paver system to function.
2. The owner shall supply a written intention that any pervious installation will be maintained. This requirement also applies to pervious paving/paver system used in open sales lots and open rental lots. Other materials such as decorative rock, gravel, sand, or bare soil are prohibited.

E. Pedestrian Systems

1. All parking lots in commercial, industrial, mixed use, multiple family and non-residential uses in residential zoning districts shall be subject to the following standards to provide a safe pedestrian environment:
2. Parking areas shall include a direct and continuous pedestrian network within and adjacent to parking lots to connect building entrances, parking spaces, public sidewalks, transit stops, and other pedestrian destinations.
3. At least one pedestrian route shall be provided between the main building entrance and the public sidewalk that is uninterrupted by surface parking and driveways.
4. In larger parking lots or where parking lots serve more than one building or destination, designated pedestrian pathways for safe travel through the parking lot shall be provided.

5. All pedestrian routes within a parking lot shall include a clear division from vehicular areas, with a change in grade, soft landscaping, or a change in surface materials.
6. Where pedestrian routes cross street access driveways and other major drive aisles crossings shall be clearly marked and sight distance for both pedestrian and vehicles shall be unobstructed.

Pedestrian systems in parking lots



SECTION 6-1.6. OUTSIDE STORAGE OF EQUIPMENT, MATERIALS, AND/OR INVENTORY

A. Commercial and Public Districts

1. The area occupied is not within a required front or required street side yard, except for vehicle and equipment sales display areas.
2. Unless otherwise approved as a conditional use, the storage area with all equipment, materials, and inventory is completely screened from the motoring public by fence or landscaping as provided for in Article 7, Landscaping.
3. Display and storage areas generally shall be improved to allow for good drainage and provide for neat appearance.

4. The storage area does not encroach upon required parking space, required loading space, or snow storage area for the use.
5. Storage boxes, crates or other units utilized for the purpose of storage and protecting materials from the weather are considered outdoor storage. Such units are allowed provided they do not exceed six feet (6') in height, are located in a side or rear yard, and are fully screened from view from any public street according to the screening provisions found in Article 7, Landscaping.
6. All new commercial uses shall comply with the above procedures and standards. For the purposes of public health, safety and aesthetic appeal to the community, any outside storage existing upon the effective date of this Section shall be brought into compliance within twelve (12) months of written notification by certified mail to the property owner.

B. Industrial Districts

1. An exception to the paving requirements of this Chapter can be made for outdoor storage areas and/or areas where track or heavy vehicles and equipment are parked in the M1 and M2 zoning districts where crushed and/or recycled rock, concrete or asphalt can be used within only the defined outdoor storage area, as approved during site plan approval, provided the site is completely screened from public view from a public roadway per Article 7, Landscaping.
2. An exception can be made from the above screening requirements for display purposes (not for storage) provided it is approved during the site plan approval.
3. Dust control provisions including sealant must be applied as needed or as determined by the Engineering Department.
4. All driveway entries from the street including the first fifty feet (50') back from the right-of-way shall be concrete or bituminous concrete. In addition, a buffer of concrete or other approved hard surface material shall be provided between the gravel and parking lot areas.
5. Storage boxes, crates or other units utilized for the purpose of storage and protecting materials from the weather are considered outdoor storage. Storage units are not limited by height; however, must be located in a side or rear yard and be fully screened from any public street.
6. All new industrial uses shall comply with the above procedures and standards. For the purposes of public health, safety and aesthetic appeal to the community, any outside storage existing upon the effective date of this Section shall be brought into compliance within twelve (12) months of written notification by certified mail to the property owner.

SECTION 6.1-7. RESIDENTIAL DISTRICTS – PARKING AND RELATED OUTDOOR STORAGE REQUIREMENTS

A. General

1. This section is not intended to prohibit vehicles and equipment engaged in contractual services for improvements to a given property.
2. Prohibitions:

- a. Automotive vehicles without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.
- b. No lot in any residential district shall be used for the outdoor storage, keeping, or abandonment of junk, including scrap metals, or other scrap materials or goods, or used for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof.
- c. Vehicles greater than one (1) ton gross empty weight, equipment used for construction, landscape services, snow removal services, and other commercial or agricultural equipment and trailers shall not be stored on any residential zoned property or on any street within a residentially zoned district. This prohibition does not apply to property zoned "RR" Rural Residential, so long as it is accessory in nature to the primary residential use. Home Occupation and Home-based Business standards found in Section 4.1-8 B. apply.
- d. Recreational vehicles, recreational equipment and recreational trailers less than ten(10) tons gross empty weight may not be parked on any street within a residentially zoned district for a period exceeding seventy-two (72) hours.

B. Parking Location Requirements

In all residential districts, and residential PUD Overlay Districts, personal vehicles may park as specified in compliance with the location requirements specified below. Personal vehicles are defined as Class D or M including passenger cars, motorcycles, vans, pick-up trucks, campers, toppers and other similar appurtenances intended for attachment to personal vehicles; trailers under twenty feet in length and boats.

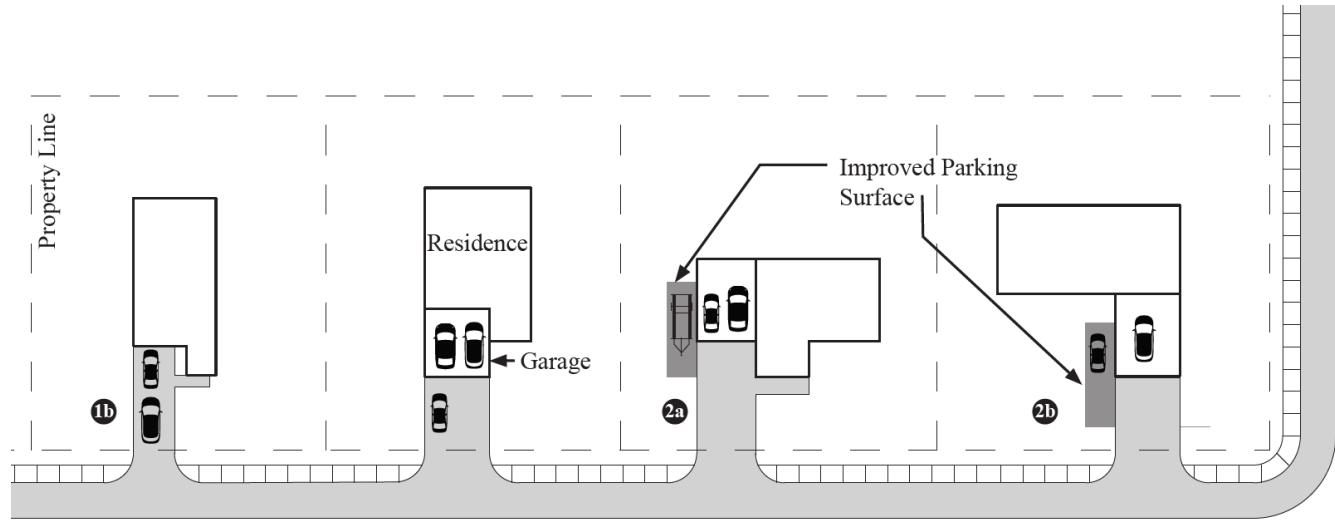
- 1. Currently licensed personal vehicle or equipment parking on residential lots may be parked in the following described areas:
 - a. One space in each garage stall.
 - b. Two spaces in driveway (length) per stall provided no vehicle extends into the public right-of-way including the sidewalk.
 - c. No parking shall be permitted on the grass.
 - d. No parking shall be permitted in the rear yard, unless alley access is provided or if the lot is wide enough to allow thru access from the front to rear yard.
 - e. If no garage exists onsite, parking shall be allowed as wide as the driveway (meeting city definition) and two vehicles deep (in length) outside of the right-of-way. The parking area must be an improved parking surface or alternative paving as specified in this Chapter.
- 2. Side Yard:
 - a. Parking or storage of one additional vehicle may occur on an improved parking surface, crushed asphalt surface, or alternative paving as specified in this Chapter adjacent to the garage or dwelling, within the required side yard provided that a twelve foot (12') setback is maintained on the street side of a corner lot and a three foot (3') setback is maintained from the side lot line on interior lot lines.

- b. Small trailers which are twenty feet (20') or less in length, including the hitch, are allowed to be parked on an interior side yard (not street side) and parked on an improved parking surface or alternative paving as specified in this Chapter.

3. Sidewalk Setback:

Under no circumstance shall vehicle or equipment parking occur within three feet (3') of the sidewalk or, where no sidewalk exists, one foot (1') from the front lot line.

Residential parking location and surfacing requirements



Chapter 6.2. – Parking Table

Agricultural			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
Agricultural Sales	Livestock Sales	1 space for each 2,000 square feet of land up to the first 8,000 square feet, plus 1 space for each 4,000 square feet up to a parcel of 24,000 square feet, plus 1 space for each 6,000 square feet over 24,000. <i>Half of these spaces shall be able to accommodate tractor trailers and/or truck and trailers.</i>	No Maximum
Animal Services	Veterinary Clinic (Small Animal)	3 per 1,000 SF	4 per 1,000 SF
	Veterinary Clinic (Large Animal)	3 per 1,000 SF <i>Half of these spaces shall be able to accommodate tractor trailers and/or truck and trailers.</i>	4 per 1,000 SF
	Kennels	1.5 per employee	3 per employee
	Stable (Commercial)	2 spaces + (1 space, capable of accommodating both a vehicle and a horse trailer, for every two horse stalls)	No Maximum
	Stable (Private)	NA	
Farming and Ranching	Animal Production	NA	
	Animal Feeding Operation (AFO)	NA	
	Crops and Horticulture	NA	

Housing			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
Group Living	Boardinghouse	Refer to requirement for Hotels and Motels	
	Group Home (Up to 6 residents plus staff)	NA	
	Group Home (7-12 residents plus staff)	NA	
	Lodging House	Refer to requirement for Hotels and Motels	
	Fraternity/Sorority	1 space for every 200 square feet of floor area of the fraternity or sorority house, including livable areas of the basement.	1 space for every 150 square feet of floor area of the fraternity or sorority house, including livable areas of the basement.
Multi-family	Apartments (5 units and above)	1 space for each efficiency unit; 1.5 spaces for each 1-bedroom unit; 2 spaces for each 2-bedroom unit; 2.5 spaces for each 3-bedroom unit or larger.	No Maximum
	Duplex (2 units)	2 spaces per unit	No Maximum
	Triplex (3 units)	2 spaces per unit	No Maximum
	Quadplex (4 units)	2 spaces per unit	No Maximum
Single Family	Single-Family Attached (TwinHomes)	2 spaces per unit	No Maximum
	Single -Family Attached (Townhomes)	2 spaces per unit	No Maximum
	Single-Family Detached	2 spaces per unit	No Maximum
Other Housing	Accessory Dwelling Unit	1 space per unit	No Maximum
	Assisted Living Facility	0.5 spaces for each unit	0.5 spaces for each unit plus 1 space for each peak hour employee
	Nursing Home	1 space per 6 patient beds, plus one space per employee on the largest work shift.	1 space per 3 patient beds, plus one space per employee on the largest work shift.
	Manufactured Home	2 spaces per unit	No Maximum

Public and Private Institutional Uses			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
Civic	Clubs	1 space per 4 patrons at the maximum occupancy load, plus 1 space per employee on the largest work shift.	1 space per 3 patrons at the maximum occupancy load, plus 1 space per employee on the largest work shift.
	Convention Center/Civic Center	1 space per 4 patrons at the maximum occupancy load, plus 1 space per employee on the largest work shift.	1 space per 3 patrons at the maximum occupancy load, plus 1 space per employee on the largest work shift.
	Library	1 space per 4 patrons at the maximum occupancy load, whichever is greater, plus 1 space per employee on the largest work shift	1 space per 3 patrons at the maximum occupancy load, whichever is greater, plus 1 space per employee on the largest work shift
	Museum	1 space per 4 patrons at the maximum occupancy load, plus 1 space per employee on the largest work shift	1 space per 3 patrons at the maximum occupancy load, plus 1 space per employee on the largest work shift
	Religious/Public Assembly	1 space for each 3 seats (one seat equals 24 inches of pew or bench space) in the main assembly room; or 1 space per each 20 square feet in the main assembly room, whichever is greater, plus parking figured separately for additional gymnasiums, banquet rooms, meeting rooms, offices, and other multi-use spaces	1 space for each 2.5 seats (one seat equals 24 inches of pew or bench space) based on the design capacity in the main assembly are; or 1 space per each 15 square feet in the main assembly room, whichever is greater, plus parking figured separately for additional gymnasiums, banquet rooms, meeting rooms, offices, and other multi-use spaces
Medical	Hospital	3.5 spaces per bed	5 spaces per bed

Public and Private Institutional Uses Continued			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
Parks and Open Space	Campground (Tent and RV)	Per site plan and State Department of Health requirements.	
	Columbarium	1 space for each full-time employee	No Maximum
	Cemetery	1 space for each full-time employee	No Maximum
	Golf Course	8 spaces per hole	No Maximum
	Park and Associated Facilities	Per site plan	
Public Services	Administration Offices	2 spaces per 1,000 SF	No Maximum
	Emergency Residential Services	2 spaces per unit	No Maximum
	Detention Facilities	Schedule C	
	Postal Facilities	2 spaces per 1,000 SF	No Maximum
	Public Safety and Emergency	1 space per 1,000 SF	No Maximum
Schools	College and University Facilities	1 space per staff member on the largest shift, plus 1 space per 3 students of the largest class attendance period.	1 space per staff member on the largest shift, plus 1 space per 2 students of the largest class attendance period.
	Portable Classroom	Depends on educational facility type.	
	Educational Facilities (Primary & Secondary)	Primary and Middle - 1 space for each classroom plus 1 for each 100 students of design capacity.	No Maximum
		Secondary - 1 space per staff member on the largest shift, plus 1 space per 2 students of the largest class attendance period.	No Maximum
	Pre-School (Public and Private)	1 space per employee plus one space per 7 children of licensed capacity of facility.	1 space per employee plus one space per 6 children of licensed capacity of the facility.
	Vocational School	1 space per staff member on the largest shift, plus 1 space per 3 students of the largest class attendance period.	1 space per staff member on the largest shift, plus 1 space per 2 students of the largest class attendance period.

Commercial Uses			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
Adult Entertainment Center	Adult Bookstore, Adult Cinema, or Adult Entertainment Facility	5 spaces per 1,000 SF	6 spaces per 1,000 SF
Commercial Recreation	Commercial Recreation Indoor - Multipurpose recreational facility or tennis/racquet club	1 space per 1,000 SF	3 spaces per 1,000 SF
	Commercial Recreation Indoor - Fitness club	3 spaces per 1,000 SF	5 spaces per 1,000 SF
	Commercial Recreation Indoor - Bowling Alley	3 spaces per alley, plus additional parking calculated separately for restaurants and other related uses	5 spaces per alley, plus additional parking calculated separately for restaurants and other related uses
	Commercial Recreation Outdoor	Per site plan	
Food and Drink	Brew Pub, Cocktail Lounge, Bar, Winery	0.5 spaces per seat or 12 spaces per 1,000 SF, whichever requires the least spaces.	1 space per seat or 16 spaces per 1,000 SF, whichever requires the least spaces.
	Restaurant (Dine-in Only)	0.5 spaces per seat or 12 spaces per 1,000 SF, whichever requires the least spaces.	1 space per seat or 16 spaces per 1,000 SF, whichever requires the least spaces.
	Restaurant (Drive-thru)	0.5 spaces per seat or 13 spaces per 1,000 SF, whichever requires the least spaces.	1 space per 0.75 seat or 16 spaces per 1,000 SF, whichever requires the least spaces.
Motor Vehicle Uses	Auto Repair	2 spaces per 1,000 SF	3 spaces per 1,000 SF
	Auto Maintenance	2 spaces per service bay	3 spaces per service bay
	Car Wash	2 stacking spaces per service bay	3 stacking spaces per service bay
	Convenience Store/Fuel Station	5 spaces per 1,000 SF	7 spaces per 1,000 SF
	Motor Vehicle Sales (Cars, Boats, RVs, Motorcycles, etc.)	2 spaces per 1,000 SF	5 spaces per 1,000 SF

Commercial Uses (Continued)			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
Motor Vehicle Uses	Manufactured Home and Modular Homes Sales Lot	1 space for each 2,000 square feet of land up to the first 8,000 square feet, plus 1 space for each 4,000 square feet up to a parcel of 24,000 square feet, plus 1 space for each 6,000 square feet over 24,000 square feet.	No Maximum
Office	Corporate Offices, Financial Offices and Institutions, General Offices, Banks	3 spaces per 1,000 SF	5 spaces per 1,000 SF
Parking	Off-Street Parking (Commercial)	NA	
	Off-Street Parking (Non-Commercial)	NA	
	Parking Structure	NA	
Retail Sales and services (Small)	Clinics, Medical offices, and Pharmacies	2 spaces per 1,000 SF	5 spaces per 1,000 SF
	General Merchandise	2 space per 1,000 SF	4 spaces per 1,000 SF
	Green House/Nursery	2 space per 1,000 SF of retail area	4 spaces per 1,000 SF of retail area
	Laundry Services	3 spaces per 1,000 SF	4 spaces per 1,000 SF
	Limited Food Sales	2 spaces per 1,000 SF	4 spaces per 1,000 SF
	Liquor Sales	2 space per 1,000 SF	3 spaces per 1,000 SF
	Salons	2 spaces per 1,000 SF	4 spaces per 1,000 SF
Retail Sales and Services (Large)	Department Store, Home Improvement Centers	2 spaces per 1,000 SF	4 spaces per 1,000 SF
	Furniture Stores and Showrooms	0.5 space per 1,000 SF	1 spaces per 1,000 SF

Commercial Uses (Continued)			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
Retail Sales and Services (Large)	Hotels and Motels	0.75 space per room or suite, plus 1 space per 4 persons to the maximum occupancy load of each public meeting and/or assembly room, plus spaces otherwise required for accessory uses (e.g., restaurants and bars).	1 space per room or suite, plus 1 space per employee on the largest work shift, plus 1 space per 4 persons to the maximum occupancy load of each public meeting and/or assembly room, plus spaces otherwise required for accessory uses (e.g., restaurants and bars).
	Retail Center, Mall, or Shopping Center	3 spaces per 1,000 SF	4 spaces per 1,000 SF
	Supermarket	3 spaces per 1,000 SF	4 spaces per 1,000 SF
	Truck Stops	5 spaces per 1,000 SF, plus spaces otherwise required for accessory uses (e.g., restaurants).	7 spaces per 1,000 SF, plus spaces otherwise required for accessory uses (e.g., restaurants).
Specialty Businesses	Auction Yards	1 space for each 2,000 square feet of land up to the first 8,000 square feet, plus 1 space for each 4,000 square feet up to a parcel of 24,000 square feet, plus 1 space for each 6,000 square feet over 24,000 square feet.	No Maximum
	Funeral Homes	1 space for each 3 seats (one seat equals 24 inches of pew or bench space) in the main assembly room/chapel.	1 space for each 4 seats (one seat equals 24 inches of pew or bench space) in the main assembly room/chapel.
	Crematories (stand-alone)	1 space for each employee	1.5 spaces for each employee
	Day Care Centers	1 space per employee per peak shift plus one space per 6 children of licensed capacity of the facility	1 space per employee per peak shift plus one space per 4 children of licensed capacity of the facility

Industrial Uses			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
General Industry	Construction Yards	NA	NA
	Manufacturing, fabrication, processing, assembly, and packaging facilities	0.75 spaces per employee per peak shift	1 space per employee
	Research Park	0.75 spaces per employee per peak shift	1 space per employee
	Sales or service of industrial, agricultural, and construction equipment and semi-trucks	1 space per 1,000 SF for retail area, plus 0.75 spaces per employee per peak shift	2 spaces per 1,000 SF, plus 0.75 spaces per employee per peak shift
Heavy Industry	Construction Batch Plant(Permanent)	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Construction Batch Plant(Temporary)	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Grain Elevators	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Manufacture or storage of fertilizer, petroleum, and similar hazardous materials and	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Mining or extraction of oil, mineral, or aggregate resources	NA	
	Stockpiling of Aggregate or Dirt Fill Not Associated with Active Development Project	NA	
Warehousing and Freight	Cargo Container Yards	0.75 spaces per employee per peak shift	1 space per employee
	Commercial Self Storage	Drive aisles between and around storage buildings must be 30 feet to accommodate through traffic and parking outside individual storage units plus parking figured separately for office and/or on-site security personnel residences, etc. residences, etc.	No Maximum

Industrial Uses Continued			
Use Category	Use Category	Use Category	Use Category
Warehousing and Freight	Warehousing (Enclosed)	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Warehousing (Open)	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Railroad Terminals and Truck Terminals	0.75 spaces per employee per peak shift	1 space per employee per peak shift
Waste Related Uses	Salvage Yards	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Landfill	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Recycling Collection and Processing	0.75 spaces per employee per peak shift	1 space per employee per peak shift
	Sewer or Flood Protection Pumps	NA	
	Sewage Treatment Plant/Lagoons	0.75 spaces per employee per peak shift	1 space per employee per peak shift

Miscellaneous Uses			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
Accessory Uses	Accessory Barns or Stables	NA	
	Accessory Storage or Garage	NA	
	Home Occupation/Home Based	1 space per dwelling unit (see Section 26-4.E)	No Maximum
	Residential Association	1 space per employee	No Maximum
	Bed and Breakfast	2 spaces for principal dwelling unit, plus 0.75 space per room or suite.	2 spaces for principal dwelling unit, plus 1 space per room or suite.
	Day Care Center (Home-based)	2 spaces for employees and a loading and unloading zone for a minimum of one 1 vehicle (see Section 26-4.D)	No Maximum
	Outdoor Seating (Restaurant)	Refer to restaurant requirements.	
	Business or Residence-based Rooftop Solar Installation	NA	
Medical Marijuana Production	Medical Marijuana Production Facility	0.75 space per employee per peak shift	1 space per employee per peak shift
Community Infrastructure	Airport and Associated Facilities	Per site plan	
	Utility Facilities	NA	
	Wireless Communication Towers	NA	
	Large Wind Energy Conversion	NA	
	Radio Tower	NA	
	Small Wind Energy Conversion	NA	
	Utility-Scale Solar Facilities	NA	
	Transportation Terminal	Schedule C	

Miscellaneous Uses			
Use Category	Example Use Types	Minimum Requirement	Maximum Requirement
Mixed Use	Mixed Use Building	By each component of the building (i.e. office, dwellings, restaurant, etc.).	
Temporary Uses	Amusement Park (Temporary)	1 space per every 2 participants at full capacity, plus 1 space per employee	No Maximum
	Farmers Market	Per site plan	
	Temporary Real Estate Office for New Development	2 spaces	No Maximum
	Temporary Sales (e.g., Outdoor)	Per site plan	
	Temporary Worker Living Quarters	1 space per living unit	No Maximum
	Temporary Office	2 spaces per 1,000 SF	No Maximum
	Temporary Storage	NA	

Chapter 6.3. – Definitions

Currently Licensed Motorized vehicle or Equipment: Any personal motorized vehicle or equipment which is licensed and operable for the current year in which it is inspected by the City. This includes personal passenger vehicles with a cargo capacity rating of one ton or less and recreational equipment.

Driveway: A private roadway access for vehicles to a parking space, garage, dwelling, or other structure.

Driving Aisle: The portion of a parking lot which allows ingress and egress of vehicles from a public or private right-of-way to the parking stall.

Hard Surface: Concrete or asphalt pavement.

Improved Parking Surface: A durable surface of concrete or bituminous pavement.

Loading Space: A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of trucks and having a minimum dimension of twelve (12) feet by twenty-five (25 feet) and vertical clearance of at least fourteen (14) feet.

Residential Districts: Shall include the zoning districts specified as RR, R1, R1S, R2, RM, R3C, RH, MH and residential PUD.

Parking Space: a parking space is an area, enclosed in the main building or in an accessory building, or unenclosed, exclusive of driveways, which is used on a regularly recurring basis for the parking of a motor vehicle and which is connected to a building entrance, either:

1. immediately, or
2. by an access driveway, or
3. by a combination of an aisle or aisles and an access driveway—with a street or alley.

Parking Lot: a parcel of land (or combined parcels of land under common ownership or control) which contains four (4) or more parking spaces, along with any associated access driveway and any associated aisle or aisles.