ARTICLE 14-23
PARKING & LOADING REQUIREMENTS

(Ord. No. 02-67, 2011-25)

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14-23-1 INTENT (Ord. No. 94-74)

It is the intent of this Article to regulate and ensure the provision of adequate motor vehicle parking and loading spaces for each land use. The purpose of the regulations and development standards set forth in this ordinance aims to alleviate traffic congestion and vehicular/pedestrian conflicts.

14-23-2 PLANS REQUIRED

Applications for a building permit for new construction, additions, alterations or change in use shall include a site plan at an appropriate scale that clearly shows proposed site improvements relating to parking as required by this Article. All plans shall show the location, arrangement and dimensions of off-street parking area(s), parking spaces, parking lanes, aisles/driveways, points of ingress and egress, walls, landscaping and barriers. Sidewalks, pedestrian ways, bicycle facilities and their access shall also be shown. The access or driveway locations, width and spacing as well as sight lines and distances, the arrangement of spaces, stall dimensions, surfacing, striping and lighting shall be in compliance with adopted City standards.

14-23-3 PARKING REQUIREMENTS

Off-street parking spaces shall be provided according to the following provisions and standards.

A. General Provisions

1. *Floor Area*

   The term "floor area" for the purpose of calculating the number of required parking spaces shall be the "Gross Floor Area" of the structures plus defined exterior use areas minus 10 percent (10%) except as may hereinafter be provided or modified.

2. *Change of Use or Occupancy of Buildings*

   Off-street parking and loading spaces as required herein shall be provided at the time of any new uses of land or construction of a new building. Any change of use or occupancy of any building or buildings, including additions thereto, requiring more parking shall not be permitted until such additional parking spaces as required by this Article are provided.

3. *Parking for a Residential Use*

   Off-street parking facilities for residential uses shall be utilized solely for the parking of licensed and operable passenger vehicles owned by the occupants of the residence or the parking of passenger automobiles by guests of said occupants. Parking and storage requirement for recreational vehicles, commercial vehicles, utility trailers and boats shall be as required by the City of Peoria Parking Code and Section 14-23-3.B of this section. Under no circumstances shall required parking facilities for a residential structure be used for storage of commercial vehicles or equipment or for the parking of vehicles belonging to the employees, owners, tenants, or customers of business or manufacturing establishments except as provided in Chapter 14 of the 1992 Peoria City Code.

4. *Parking Stall Dimensions*

   The following shall be the minimum parking stall size:

Type	Width	Length*
Standard	9.5 Feet	20 Feet
Handicapped	16 Feet	20 Feet
Compact	8 Feet	16 Feet
Parallel	8 Feet	24 Feet

   * The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access. (Ord. No. 05-51)

5. *Parking Aisle Dimensions*

   The following shall be the minimum parking aisle width:

Parking Angle	One-Way Aisle	Two-Way Aisle
90 degree	24 Feet	24 Feet
60 degree	18 Feet	22 Feet
45 degree	15 Feet	20 Feet
30 degree	13 Feet	20 Feet

6. *Compact Parking*

   Compact parking spaces shall not exceed 15 percent (15%) of the total required parking spaces. Projects providing parking in excess of the minimum required number of spaces may utilize any combination of compact and standard spaces for excess parking areas.

7. *Parking Lots*

   Parking lots shall be designed in groupings no larger than two hundred (200) spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.

8. *Within Structures*

   The off street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Article.

9. *Circulation Between Bays*

   Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except one, two or three-family dwellings.

10. *Surfacing*

    All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.(Ord. No. 03-170)

11. *Striping*

    Except for one, two and three-family dwellings, all parking stalls shall be marked with painted lines not less than four inches (4") wide.

12. *Lighting*

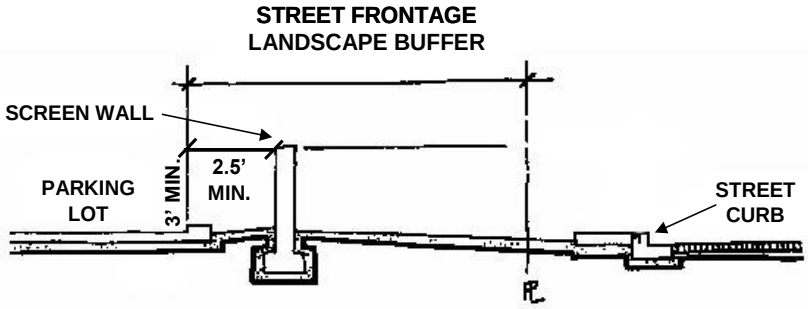
    Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public rights-of-way and shall be a maximum of twenty-five (25) feet in height above the surface of the parking lot for non-residential uses and sixteen (16) feet for residential uses.

13. *Protruding Vehicles*

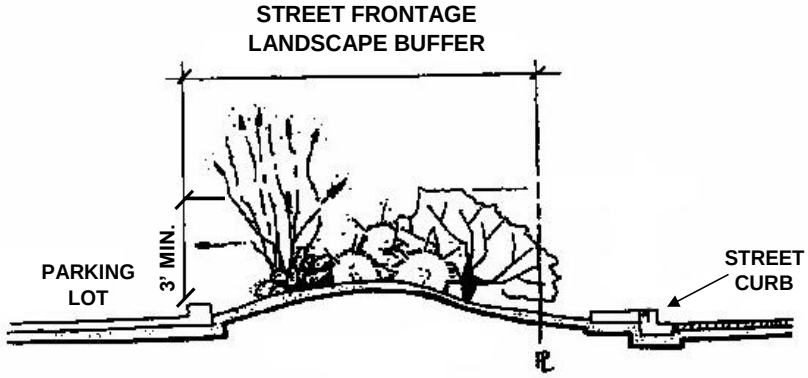
All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.

14. *Screening and Landscaping*

All off-street parking lots of four (4) or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall or combination thereof at least three (3) feet high, as measured at finished grade adjacent to the parking area to be screened. All walls shall be installed a minimum of two and one-half (2.5) feet back from the edge of the parking stall. Parking area landscaping shall be provided in accordance with Article 14-35 of the Zoning Ordinance. (Ord. No. 06-16)



SECTION AT TYPICAL SCREEN WALL



SECTION AT TYPICAL LANDSCAPED BERM

15. *Maintenance*

It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.

16. *Use of Required Parking Areas for Parking Only*

    Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.

17. *Signs*

    No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking area. All signs shall conform to the requirements of Article 14-34.

18. *Parking Canopies, Non-Residential and Multi-Family Residential Land Uses (Ord. No 04-23)(Ord. No. 2011-25)*

    a. Covered parking canopies may be located within the required side and rear building setbacks but may not encroach into required landscaped buffers. The height of such structures shall be limited to 10' from grade and the structures shall drain onto the property on which they are located.

    b. The height of parking canopies not within the required side or rear building setbacks shall be limited to 15' from grade.

    c. All parking canopies are subject to the Design Review Manual.

    d. Setbacks are measured from property line to nearest edge of canopy.

    e. All required landscaping, parking or otherwise, shall be provided.

    f. This portion of the Zoning Ordinance is not intended to supercede approved zoning stipulations or conditions of approval.

B. Off-Street Parking Requirements

The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth: Any proposed uses not listed herein will be determined through the site plan approval process.

1. *Residential Uses*

	Parking Spaces Required:	
Dwelling Types	With On-Street Parking	Without On-Street Parking
Single-family	2.0 Spaces/Unit	3.0 Spaces/Unit
Mobile Homes	2.0 Spaces/Unit	3.0 Spaces/Unit
Two-family	2.0 Spaces/Unit	2.0 Spaces/Unit[1]
Three-family	2.0 Spaces/Unit	2.0 Spaces/Unit[1]
Multi-family[2]		
Efficiency/Studio	1.0 Spaces/Unit	1.0 Spaces/Unit
1 Bedroom	1.5 Spaces/Unit	1.5 Spaces/Unit
2+ Bedroom	2.0 Spaces/Unit	2.0 Spaces/Unit

[1] In addition to the required spaces, .25 guest spaces per unit shall be included.
[2] In addition to the required spaces, one (1) guest space for each ten (10) units shall be included.
[3] Ord. No. 07-22 MF Standards

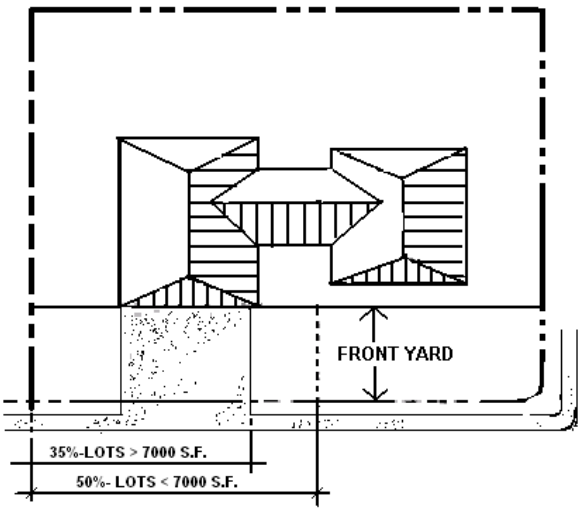
a. Additional Residential Parking Requirements

1) The driveway within the front yard setback for single family, mobile homes, two family and three family residential occupancies, may be applied against the required off-street parking requirement provided the parking area occurs on an improved, dustproof parking surface (minimum of three inches thick) and meets the minimum dimensional requirement for standard parking stalls. (Ord. No. 05-51)

2) All standard front-entry garage and carport entrances shall be setback a minimum of twenty (20) feet from the street right-of-way line unless otherwise permitted by the Design Review Ordinance. In no case shall a standard front-entry garage or carport be located closer than eighteen (18) feet from the street right-of-way line, access easement or private roadway tract. (Ord. No. 05-51)

3) It shall be unlawful to park or store any vehicle within the front or side yard of a single family residence use unless such parking or storage is on an improved, dustproof-parking surface such as concrete or asphalt, “chip seal”, or crushed rock or aggregate that is a minimum of three inches thick. All crushed rock or aggregate shall be contained by a permanent border. Parking within the front yard of a single residence use shall be on or contiguous to a legal driveway. Such parking shall not exceed a maximum of thirty-five percent (35%) of the front yard area, except on lots less than seven thousand (7,000) square feet in which case the excess vehicle and visitor parking may be located on up to fifty percent (50%) of the front yard.

4) For lots greater than seven thousands (7,000) square feet, the Planning Manager may approve additional paved areas, not to exceed fifty percent (50%), on irregularly shaped lots resulting from curvilinear streets, topography or other unique conditions so long as the intent and purposes of this Ordinance are preserved.



2. *Non-Residential Uses*

USE	DESCRIPTIONS	PARKING RATIO
ADMINISTRATIVE & FINANCIAL		
Professional Offices	Facilities for general office work providing professional, business administrative, informational services, or facilities that house governmental agencies and similar uses	a) One (1) space per two hundred (200) s.f. of floor area
Financial Services	Institutions providing financial advice and services in a bank, or similar financial institutions, to include accessory office building, automatic teller machine and similar uses	a) One (1) space per one hundred fifty (150) s.f. of floor area (Ord. No. 04-198)
	Financial institutions with drive-through facilities	a) Sixty (60) linear feet of stacking space per lane exclusive of drive aisles and parking spaces (Ord. No. 07-22)
Unspecified Office Use (Shell Building) (Ord. No. 05-36)		a) One (1) space per one hundred seventy-five (175) s.f. of floor area
AUTOMOBILE RELATED		
Auto Services (Ord. No. 03-170)	Facilities providing general vehicle service or repair, and similar services	a) A queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces. (Ord. No. 03-170) b) Three (3) spaces per service bay (Ord. No. 04-198), plus c) One (1) space per three hundred (300) s.f. of gross floor area excluding service bay. (Ord. No. 04-198)

Automobile Rentals or Dealerships	Facilities for sale or rental of new or used auto, boat, RV, truck, trailer, camper, motor home or Motorcycle. (Outdoor vehicle display spaces are not required to meet dimensional requirements of this Article)	a) One (1) space per one thousand (1000) s.f. of gross floor area, plus b) One (1) space per six thousand (6000) s.f. outdoor vehicle display area (Ord. No. 04-198)
Automobile Towing & Impound Facilities	Facilities for towing, dismantling, recycling, impound and storage of junk vehicles, to include sanitary landfills and similar uses	a) One (1) space per one thousand (1000) s.f. of floor area b) Minimum of four (4) spaces (Ord. No. 04-198)
Car Washes	Facilities for the cleaning of vehicles	a) One (1) space per three hundred (300) s.f. office floor area (Ord. No. 04-198), plus b) A queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
	Self service facilities for the cleaning of vehicles (Ord. No. 03-170)	a) Minimum of four (4) spaces (Ord. No. 04-198)
EATING & DRINKING ESTABLISHMENTS		
Restaurants (Ord. No. 05-51)	Eating establishments providing self- services or with high turnover rate and similar services	a) One (1) space per fifty (50) s.f. of serving area, plus b) One (1) space per two hundred (200) s.f. for preparation area (Ord. No. 04-198)
	- with drive-through services	a) Eighty (80) linear feet of stacking space from the entrance of the drive-through lane to the menu board exclusive of drive aisle and parking spaces, plus (Ord. No. 07-22) b) Eighty (80) linear feet of stacking space from the menu board to the pickup window. (Ord. No. 07-22)

	- with outdoor seating	a) One (1) space per one hundred (100) s.f. of serving area
Taverns, Bars, Pubs & Lounges	Establishments licensed to sell alcoholic beverages to be consumed on the premises, often with limited food service	a) One (1) space per fifty (50) s.f. of serving area, plus b) One (1) space per two hundred (200) s.f. for preparation area (Ord. No. 04-198)
ENTERTAINMENT & RECREATION		
Adult Uses	Establishments for adult entertainment that emphasize adult oriented uses and services in an adult motion picture theater, arcade, adult cabaret, adult motel, nude studio and similar facilities	a) One (1) space per fifty (50) s.f. floor area (Ord. No. 04-198)
	Adult specialty shops for purchase of adult books, video, and similar products	a) One (1) space per three hundred (300) s.f. floor area
Indoor Public Assembly	Facilities providing a variety of indoor public assemblies in a convention or reception center, meeting hall, social or private club, music hall, theatre and similar places, excluding taverns, bars, pubs, lounges and adult uses (Ord. No. 04-198)	a) One (1) space per two hundred (200) s.f. of floor area, or b) One (1) space per four (4) fixed seats of design capacity (Ord. No. 04-198)
Indoor Recreation	Facilities providing a variety of indoor health and sports activities in a sporting complex, stadium, skating rinks, pool hall, dance hall, tennis and racquet clubs, game room, video arcade, bingo hall, community center, fitness center and similar indoor facilities (Ord. No. 04-198)	a) One (1) space per two hundred (200) s.f. of floor area
	Bowling alleys	a) Two (2) spaces per lane (Ord. No. 04-198), plus b) Two (2) spaces per billiard table, plus c) One (1) space per each five visitor gallery seats

Outdoor Amusement & Recreations	Facilities providing a variety of outdoor amusement, entertainment, and similar activities in an amusement park, fairground, zoo, auditorium and similar places, to include special outdoor events such as carnivals or outdoor concerts. Outdoor recreations include a variety of outdoor health and sport activities in a racetrack, stables, rodeo ground, outdoor shooting range, swimming and tennis clubs, miniature golf and similar places	a) One (1) space per one thousand (1000) s.f. activity area (Ord. No. 04-198)
	Golf course and driving range	a) One (1) space per two hundred (200) s.f. of main building floor area, plus b) One (1) space per every two (2) practice tees in driving range, plus c) Four (4) spaces per each green in the playing area
GENERAL INDUSTRIAL & MANUFACTURING		
Intense Manufacturing & processing	Facilities that include the use of chemicals, heavy equipment and machinery for the fabrication & processing of goods.	a) One (1) space per one thousand (1000) s.f. of warehouse area, plus b) One (1) space per three hundred (300) s.f. office floor area (Ord. No. 04-198)
Light Industrial and Manufacturing (Ord. No. 04-198)	Facilities providing light manufacturing and assembly services in printing and publishing plants, computer processing centers, research laboratories, mail order stores, parcel delivery plants, commercial dry cleaning and laundry plants, environmental facilities, radio, T.V and other communications facilities, and similar facilities	a) One (1) space per five hundred (500) s.f. of warehouse area, plus b) One (1) space per three hundred (300) s.f. office floor area (Ord. No. 04-198)
Outdoor storage	Facilities providing exterior storage of construction equipment and materials, recyclable material, and similar uses	a) One (1) space per five thousand (5000) s.f. of designated outdoor area (Ord. No. 04-198), plus b) One (1) space per three hundred (300) s.f. office

		floor area (Ord. No. 04-198) c) Minimum of four (4) spaces
Unspecified Industrial Use (Shell Building) (Ord. No. 04-198)		a) One (1) space per five hundred (500) s.f. of floor area
Warehousing	Facilities providing warehousing of material and goods and similar uses	a) One (1) space per one thousand (1000) s.f. of warehouse area (Ord. No. 04-198), plus b) One (1) space per three hundred (300) s.f. office floor area
	Mini-storage facilities and similar uses (Ord. No. 04-198)	a) One (1) space per fifty (50) units
Wholesale, distribution	Facilities providing wholesale or distribution of trucks, trailers, boats, new and used cars, bulk fuel, machines, appliances, equipment, building material, lumber, plant nurseries, produce and similar merchandise in indoor or outdoor storage areas to include machine shops, lumberyards, import/export shops, moving, rental, or storage companies, market sales yards, and similar facilities	a) One (1) space per five hundred (500) s.f. of sales or display area, plus b) One (1) space per one thousand (1000) s.f. of indoor storage area, plus c) One (1) space per two hundred (200) s.f. of retail or office floor area (Ord. No. 04-198)
GENERAL RETAIL		
Retail, Rentals and Sales	Establishments providing general retail sales and services for art, music, sports supplies, clothing, grocery, drug, video rentals and sales, electronic equipment, gift and souvenir, furniture, appliance, household equipment, hardware, and similar products in a single store on a single lot, not part of a shopping center (less than 50,000 s.f.)	a) One (1) space per three hundred (300) s.f. of floor area
	Establishments providing drive-through services including liquor stores,	a) One hundred (100) linear feet of stacking space exclusive of drive aisles

	laundries and dry cleaners, pharmacies and similar services	and parking spaces. (Ord. No. 07-22)
	Establishments providing general retail sales and services in a shopping centers (a commercial establishment planned, developed, owned or managed as a unit and more than 50,000 s.f.)	a) One (1) space per two hundred-fifty (250) s.f. of floor area. Note: for any center with more than fifteen percent (15%) of floor area in public assembly uses, including theaters, restaurants, schools, health spas, bars or cocktail lounges, there shall be required, in addition to these standards, ten (10) spaces per one thousand (1000) s.f. of public area within these uses
Unspecified Retail Use (Shell Building) (Ord. No. 05-36)		a) One (1) space per two hundred fifty (250) s.f. of floor area
INSTITUTIONAL		
Child care	Facilities providing daily care of children in a nursery, day care or pre-school center	a) One (1) space per four hundred (400) s.f. of floor area
Public, social and cultural services	Facilities providing public, social, non-profit, or institutional services in a library, museum, art gallery, post office, treatment, detention, or release center, halfway house, employment agency, shelter, and similar civic/public, cultural, and social institution (excluding group home)	a) One (1) space per two hundred (200) s.f. of floor area
Religious assembly	Facilities providing religious worship or study in a church, temple, synagogues and similar places	a) One (1) space per four (4) seats in main assembly area based on design capacity
School	Public, charter or private educational institutions for Elementary and Junior High (Ord. No. 04-198)	a) One (1) space per three (3) fixed seats of auditorium based on design capacity plus b) Minimum of ten (10)

		spaces for visitors parking
	Senior High (Ord. No. 03-170)	a) Two (2) spaces per classroom, plus b) One (1) space per employee, plus c) One (1) space per three (3) fixed seats of auditorium based on design capacity plus d) Minimum of ten (10) spaces for visitors parking.
Secondary Education	Public or private facilities providing education in a college, university, trade or vocational school, and similar institutions	a) Five (5) spaces per classroom, plus (Ord. No. 03-170) b) One (1) space per three (3) fixed seats of auditorium based on design capacity
Senior care	Facilities providing long-term care for seniors in a nursing or convalescent home, hospices or similar care facility (excluding group home)	a) One (1) space per three (3) beds (Ord. No. 04-198)
Utility	Structures, equipment, or facilities providing for public/private utility & services, including radio, television, communication transmission, tower and similar structures	a) One (1) space per use
INTENSE RETAIL		
Commercial Sales (with or without outdoor sales & display area)	Establishments providing heavy retail sales, rentals and services for mobile homes, appliances, machines, equipment, hardware, lumber and building material, upholstery, grain, feed, seed, fertilizer, farm and garden supplies and similar products in store with outdoor storage such as home improvement stores, furniture shops, monument engraving shops, swap meet farmers markets and similar intense retails with	a) One (1) space per three hundred (300) s.f. of sales floor area (Ord. No. 04-198)

	outdoor sales operations	
Commercial Service Establishments combining retail, showroom with workshop. (Ord. No. 03-170)	Establishment combining retail, office, showroom with workshop, such as interior decorator, custom dressmaking or tailor, photographer, minor household appliance repair and similar activities.	a) One (1) space per five hundred (500) s.f. floor area
LODGING		
Hotels or Motels	Places for lodging with ancillary facilities to include sleeping rooms, restaurants, lounges, resorts, meeting rooms and similar uses	a) One (1) space per room, plus b) One (1) space per one hundred (100) s.f. of restaurant and bar serving area, plus c) One (1) space per one hundred (100) s.f. of outdoor seating serving area d) Ten (10) minimum spaces for visitors parking, plus e) One (1) space per two hundred (200) s.f. of meeting room floor area
Lodging Accommodations	Establishments providing accommodation in a bed and breakfast, lodge, to include fraternity, sorority, and similar facilities	a) One (1) space per room
Recreational Resorts	Facilities providing overnight stops in Recreational Vehicle Park, travel trailer park, overnight camp ground and similar places	a) One (1) space per two hundred (200) s.f. of gross activity area, or b) One (1) space per RV or trailer
MEDICAL		
Health Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	a) One (1) space per one hundred fifty (150) s.f. of floor area (Ord. No. 04-198)
Hospitals	Facilities providing medical or surgical care, emergency	a) Two (2) spaces per bed (Ord. No. 04-198), plus

	medical and similar services	b) One (1) space per employee c) Minimum thirty (30) spaces for emergency services
Veterinarian Hospitals or Clinics	Establishments for medical, surgical, and emergency care of animal, to include veterinary office and clinics without animal boarding	a) One (1) space per one hundred fifty (150) s.f. of floor area (Ord. No. 04-198)
PERSONAL SERVICES		
General Professional Services	Establishments providing general professional services such as appliances repair, cabinet and carpentry making, custom dressmaking and alteration, watch and clock repair, dry cleaning & laundry, locksmith, messenger delivery, pest control, photographic developing & printing, blueprint production, travel information & similar professional services	a) One (1) space per two hundred (200) s.f. of floor area (Ord. No. 04-198)
Personal Improvement	Establishments providing personal services such as tanning, massage therapy, manicure, hair and beauty treatment, tattoo and body piercing, palm reading, fortune tellers, and similar services	a) One (1) space per one hundred fifty (150) s.f. of floor area (Ord. No. 04-198)
Pet Care	Establishments for sheltering, and grooming of animals	a) One (1) space per two hundred (200) s.f. of floor area
TRANSPORTATION		
Air Travel	Facilities providing aviation transport and services in an airport, heliport, or helistop to include aircraft repair and sales, and similar services	a) One (1) space per one hundred (150) s.f. of waiting room floor area, plus b) One (1) space per five hundred (500) s.f. of maintenance floor area, plus c) One (1) space per two hundred (200) office floor area
Road Travel	Facilities providing bus, rail and motor freight, and school	a) One (1) space per one hundred fifty (150) s.f. of

	bus transportation, parking and maintenance in terminals, and similar facilities	waiting room floor area, plus b) One (1) space per five hundred (500) s.f. of maintenance floor area, plus c) One (1) space per two hundred (200) s.f. office floor area
Water Travel	Facilities providing boat charters, marinas, marina fuel and similar services	a) One (1) space per one hundred fifty (150) s.f. of waiting room floor area, plus b) One (1) space per two hundred (200) s.f. of office floor area
OTHER		
Funeral Services	Facilities providing burial preparation and/or funeral services in a cemetery, crematorium, mausoleum, funeral home and chapel, mortuaries and similar facilities	a) One (1) space per every three (3) fixed seats in main viewing rooms based on design capacity (Ord. No. 04-198), plus b) One (1) space per funeral vehicle

3. *Calculating Spaces*

In case of fractional results in calculating parking requirements, the required numbers of the sum for the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.

4. *Joint Use Parking*

a. Up to fifty percent (50%) of the parking facilities required by this Article for a religious institution, cultural center or an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities by the following daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale and similar uses.

b. Other joint use of parking on adjacent commercial uses to reduce total parking spaces may be allowed with a parking study submittal by a Registered Professional Engineer, to be approved through the site plan approval process.

c. Conditions Required for Joint Use

1) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300) feet of such parking facilities.

2) The applicant shall show that there is no substantial conflict in the operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

3) A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City Attorney shall be filed with the City Clerk and recorded with the County Recorder.

5. *Off-Site Parking*

a. Any off-site parking which is used to meet the requirements of this Article shall be regulated by this Ordinance and shall be subject to the conditions listed below:

1) Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Article.

2) Reasonable access from off-site parking facilities to the use being served shall be provided.

3) The site used for meeting the off-site parking requirements of this Article shall be under the same ownership as the principal use being served, under public ownership, or shall have guaranteed permanent use by virtue of a perpetual lease filed with the City Clerk and County Recorder.

4) Off-site parking for multiple-family dwellings shall not be located more than two hundred (200) feet from any commonly used entrance of the principal use served, unless approved through the site plan approval process.

5) Off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the primary entrance of the principal use being used, unless approved through the site plan approval process.

14-23-4 OFF-STREET LOADING REQUIREMENTS

A. General Provisions

1. Unless otherwise specified in this Ordinance, loading spaces or berths shall be at least forty-five (45) feet in length and all loading berths shall be at least twelve (12) feet in width and fourteen (14) feet in height, exclusive of aisle and maneuvering space and required parking space.

2. Loading berths of thirty (30) feet by ten (10) feet for office use, motels and hotels, restaurants, day care centers, long term care facilities, and other similar facilities may be provided for all or part of the required loading berths if approved through the site plan approval process.

3. Such space may occupy all or any part of any required yard space, except front and corner side yards, and shall not be located closer than fifty (50) feet to any residential zoning district unless screened by a masonry wall not less than ten (10) feet in height. Loading spaces located in side yards shall not be visible from a public street. (Ord. No. 02-85)

4. Sufficient room for turning and maneuvering vehicles shall be provided on the site so that vehicles shall cross a property line only by driving forward.

5. Each loading berth shall be accessible from a street, alley or from an aisle or drive connecting with a street or alley, without traversing a residential district.

6. The loading area, aisles, and access drives shall be paved so as to provide a durable dust-proof surface and shall be so graded and drained so as to dispose of surface water without damage to private or public properties, streets, or alleys.

7. Bumper rails shall be provided at locations where needed for safety or to protect property.

8. If the loading area is illuminated, lighting shall be deflected down and/or away from abutting residential sites so as to not cause any annoying glare.

9. No regular repair work or servicing of vehicles shall be conducted in a loading area.

10. Off-street loading facilities shall be located on the same site with the use for which the berths are required.

11. If more than one use is located on a site, the number of loading berths provided shall be equal to the sum of the requirements prescribed in this Article for each use. If more than one use is located on a site and the gross floor area of each use is less than the minimum for which loading berths are required but the aggregate gross floor area is greater than the minimum for which loading berths are required, off-street loading berths shall be provided as if the aggregate gross floor area were used for the use requiring the greatest number of loading berths.

12. Off-street loading facilities for a single use shall not be considered as providing required off-street facilities for any other use.

13. At the time of initial occupancy, major alterations or enlargement of a site, or of completion of construction of a structure or of a major alteration or enlargement of a structure, there shall be provided off-street loading berth requirements. The number of loading berths provided for a major alteration or enlargement of a site or structure shall be in addition to the number existing prior to the alteration or enlargement.

14. Space allocated to any off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facility.

B. Number of Spaces Required

Unless otherwise provided in this Ordinance every office, hotel, restaurant, department store, freight terminal or railroad yard, hospital, industrial plant, manufacturing establishment, retail establishment, storage warehouse or wholesale establishments, and all other structures devoted to similar mercantile or industrial pursuits, which has an aggregate gross floor area of five thousand (5,000) square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

Square Feet of Aggregate Gross Floor Area Devoted to Such Use	Required No. of Berths
5,000 sq.ft. up to and including 40,000 sq.ft.	1
40,001 sq.ft. up to and including 100,000 sq.ft.	2
100,001 sq.ft. up to and including 160,000 sq.ft.	3
160,001 sq.ft. up to and including 240,000 sq.ft.	4
240,001 sq.ft. up to and including 320,000 sq.ft.	5
320,001 sq.ft. up to and including 400,000 sq.ft.	6
400,001 sq.ft. up to and including 490,000 sq.ft.	7
For each additional 100,000 sq.ft.	1 add'l.