

Chapter 17.48OFF-STREET PARKING AND LOADING

Sections:

ARTICLE I. GENERAL REQUIREMENTS

- 17.48.010 Compliance required.
- 17.48.020 Retroactivity.
- 17.48.030 Provision on same lot.
- 17.48.040 Joint use for multiple uses on lot.
- 17.48.050 Elimination of spaces.

ARTICLE II. DESIGN, USE, MAINTENANCE

- 17.48.060 Compliance with specifications.
- 17.48.070 Parking space dimensions.
- 17.48.080 Loading space location and dimensions.
- 17.48.090 Drainage--Surfacing.
- 17.48.100 Access--Projection of vehicles.
- 17.48.110 Entrances and exits.
- 17.48.120 Unlawful use.
- 17.48.130 Unlicensed or inoperable vehicles prohibited.
- 17.48.140 Permitted recreational, unlicensed or inoperable vehicle storage.

ARTICLE III. PARKING SPACES REQUIRED

- 17.48.150 Exemptions.
- 17.48.160 Home occupations.
- 17.48.170 Dwelling units.
- 17.48.180 Permitted uses generally.

ARTICLE IV. LOADING SPACES

- 17.48.190 Number required.
- 17.48.200 On-site location.

ARTICLE V. PARKING AWAY FROM USE

- 17.48.210 Conditions.
- 17.48.220 Application.
- 17.48.230 Approval or disapproval.

- 17.48.240 Filing of special plan.
 17.48.250 Binding nature of special plan.
 17.48.260 Amendment or withdrawal of special plan.

ARTICLE I. GENERAL REQUIREMENTS

17.48.010 Compliance required. Off-street parking and loading shall be provided and maintained as required by this Chapter for all permitted uses which are established after the effective date of the ordinances codified in this title. (Ord. 298, 1996; Ord. 68 §9 (a)(1), 1980)

17.48.020 Retroactivity. The requirements of this chapter shall not be retroactive to permitted uses existing on the date the ordinance codified in this chapter becomes effective but shall apply to any expansion of these uses which occurs after that date. (Ord. 68 §9 (a)(2), 1980)

17.48.030 Provision on same lot. Off-street parking and loading facilities shall be provided on the same zone lot and under the same ownership as the permitted use for which the parking is required, except as provided in this chapter. (Ord. 68 §9 (a)(3), 1980)

17.48.040 Joint use for multiple uses on lot. Parking and loading facilities required by each of two or more permitted uses located on the same zone lot need not be separated and may be used jointly. (Ord. 68 §9 (a)(4), 1980)

17.48.050 Elimination of spaces. No structure shall be erected or enlarged, nor shall any use be enlarged, if such action will eliminate existing required off-street parking areas. (Ord. 78 §9 (a)(5), 1980)

ARTICLE II. DESIGN, USE, MAINTENANCE

17.48.060 Compliance with specifications. Off-street parking and loading will be designed, used and maintained in accordance with the specifications set out in this article. (Ord. 68 §9 (b)(part), 1980)

17.48.070 Parking space dimensions. Individual off-street parking spaces shall be at least nine feet wide and eighteen feet long. (Ord. 69 §9 (b)(1), 1980)

17.48.080 Loading space location and dimensions. Individual off-street loading spaces shall be located only in side or rear yards of the zone lot and shall be at least twelve feet wide and have a minimum height clearance of

fourteen feet. These requirements do not pertain to pedestrian loading and unloading. (Ord. 68 §9(b)(2), 1980)

17.48.090 Drainage--Surfacing. Parking and loading areas shall be graded for proper drainage and provided with an all-weather surface of gravel, asphalt or concrete. (Ord. 68 §9(b)(3), 1980)

17.48.100 Access--Projection of vehicles. Each parking or loading space must be usable and readily accessible and arranged so that no part of any parked vehicle extends beyond the property line. (Ord. 68 §9(b)(4), 1980)

17.48.110 Entrances and exits. Required parking and loading areas shall be provided with designated entrances and exits located so as to minimize traffic congestion and avoid undue interference with public use of streets, alleys and walkways. (Ord. 68 §9(b)(6), 1980)

17.48.120 Unlawful use. Parking and loading areas provided in accordance with the requirements of this title shall not be used for the sale, repair, assembly or disassembly, storage or servicing of vehicles or equipment. Unlicensed or inoperable vehicles shall not be stored in any required parking or loading space. (Ord. 68 §9(b)(7), 1980)

17.48.130 Unlicensed or inoperable vehicles prohibited. No unlicensed or inoperable vehicle shall be stored in the front yard in any A, R, R-S, R-1, R-2, R-4, MH, C-1 or I-2 zoning district. (Ord. 68 §9(b)(8), 1980)

17.48.140 Permitted recreational, unlicensed or inoperable vehicle storage. No more than one recreational vehicle, or one unlicensed or inoperable vehicle, shall be stored outside of a structure on a zone lot in R-S, R-1, R-2, R-4, MH and C-1 zoning districts, and the place of such storage may not be in the front yard of the zone lot, and the place of such storage must be so as to allow at least twelve and one-half feet of clear fire lane on each side of structures on the zone lot. (Ord. 68 §9(b)(9), 1980)

ARTICLE III. PARKING SPACES REQUIRED

17.48.150 Exemptions. The following permitted uses shall be exempt from all off-street parking and loading requirements; provided, however, that when parking is provided it shall comply with all of the provisions of Article II of this chapter:

- A. General agriculture;
- B. Animal feedlot;
- C. Cemetery;

- D. Contractor's yard;
- E. Drive-in theater;
- F. Golf course;
- G. Grazing;
- H. Recreation camp;
- I. Junkyard;
- J. Newsstand;
- K. Oil, gas or mineral exploration, drilling, production, processing, separation or storage;
- L. Parking or storage of vehicles;
- M. Public parks, playgrounds or open recreational facilities;
- N. Quarry;
- O. Railway right-of-way;
- P. Sanitary landfill;
- Q. Transmission lines or towers;
- R. Essential public utility or public service installations which do not include business offices, repair, sales or storage facilities. (Ord. 68 §9(c)(1), 1980)

17.48.160 Home occupations. Home occupations conducted in an authorized dwelling unit shall provide one parking space for every two hundred square feet or fraction thereof devoted to the home occupation. This required parking shall be in addition to the parking required for the dwelling unit. (Ord. 68 §9(c)(2), 1980)

17.48.170 Dwelling units. There shall be provided two off-street parking spaces for each dwelling unit in the following structures:

- A. Single-family dwelling, detached; provided, however, that in an R-1, R-2 or R-4 district one additional off-street parking space shall be provided for each authorized rental unit;
- B. Multifamily dwelling;
- C. Mobile home. (Ord. 68 §9(c)(3), 1980)

17.48.180 Permitted uses generally. Off-street parking shall be provided in the following amounts for each of the listed permitted uses:

<u>Use</u>	<u>Spaces Required</u>
A. Church	One space for each four seats in the primary meeting room.
B. Boardinghouse and/or roominghouse, motel or hotel	One and one-half space for each sleeping or living unit.

<u>Use</u>	<u>Spaces Required</u>
C. Nursing home Home for the elderly Day care Foster care (other than a dwelling unit) Hospital Institution Orphanage	One space for each six hundred square feet of gross floor area in the structure containing the permitted use.
D. Community center or community recreational facility Mortuary	One-fourth the area of the zone lot.
E. Elementary school Junior high school	Five spaces plus one space for each classroom.
F. Senior high school	One space for each employee plus one space for each four students based on the design capacity of the school.
G. Armory Carpenter or cabinet shop Fire station Laboratory Police station Plumbing shop Printing and publishing Sheet metal shop Tire repair shop Tinsmith Wholesaling and warehousing Welding shop	One-fourth the gross floor area devoted to the permitted use.
H. Sales area of a greenhouse or plant nursery Animal hospital Kennel (administrative area) Veterinary clinic	One space for each four hundred square feet of gross floor area devoted to the permitted use.
I. Library Museum	One space for each six hundred square feet of gross floor area.

<u>Use</u>	<u>Spaces Required</u>
J. Clinic, medical or dental Club or lodge Offices Banks Gasoline filling station Savings and loan Post office Automobile sales and service Radio and television station Amusement places and commercial recreation	One space for each three hundred fifty square feet of gross floor area devoted to the permitted use.
K. Artist's studio Art supply store Antique store Apparel and accessory store Appliance store, household Auto supply store Bakery and pastry shop Barber and beauty shop Bicycle shop Book and stationery store Bowling alley Cigar and tobacco store Car wash Clothing store Clothing and costume rental Candy store Custom dressmaking, furrier, millinery or tailor shop Delicatessen Department store Drugstore Dry goods and notions store Dry cleaning or laundry Electrical repair, small household appliances Feed and seed store Florist Frozen food locker Furniture store Gift and novelty shop Grocery store Garden shop Hardware store Hobby shop Ice cream shop	One space for each two hundred square feet of gross floor area de- voted to the permit- ted use.

<u>Use</u>	<u>Spaces Required</u>
Interior decorator	
Jewelry store	
Laundromat	
Leather goods store	
Lock and key shop	
Liquor store	
Mail order catalog sales	
Medical and orthopedic appliance store	
Meat market	
Messenger or telegraph service	
Musical instrument store	
Music studio	
Milk products store	
Office supply and equipment store	
Optician	
Paint and wallpaper store	
Pet shop	
Pawn shop	
Photographic supply store	
Photographic studio	
Picture frame shop	
Restaurant	
Sewing machine store	
Self-service laundry	
Shoe store	
Shoe repair and shine shop	
Small business machine sales, repair and service	
Sporting goods store	
Tailor shop	
Tavern or lounge	
Toy store	
Travel agency	
Upholstery shop	
Variety store	
Watch repair shop	
L. Auditorium Meeting hall Theater	One space for each three seats in the primary meeting room.
M. Business, technical or vocational school	One space for every two students design capacity plus one for each employee.

<u>Use</u>	<u>Spaces Required</u>
N. Airport-related industry	One space for each two employees for which the permitted use is designed to employ.
Asphalt plant	
Assembly or fabrication	
Automobile repair	
Bottling plant	
Building material storage and sales	
Bulk plant, gasoline or LP gas	
Dry cleaning or laundry plant	
Grain elevator and feed mill	
Grinding mill	
Heavy equipment sales, service and repair	
Incinerator	
Lumberyard	
Manufacturing, processing or fabrication	
Monument making and sales	
Oil field supply, storage and sales	
Railroad facilities	
Ready-mix concrete plant	
Refinery	
Slaughterhouse	
Truck or freight terminal	
Public utility installations	
O. Uses not listed in this article	Shall be determined by the zoning administrator.

(Ord. 68 §9(c)(4), 1980)

ARTICLE IV. LOADING SPACES

17.48.190 Number required. At least the following amounts of off-street loading shall be provided, plus an area adequate for maneuvering, ingress and egress:

<u>Number of Spaces</u>	<u>Gross Floor Area in Square Feet</u>
1	3,000 to 20,000
2	20,000 to 40,000
3	40,000 to 60,000
4	60,000 to 80,000

<u>Number of Spaces</u>	<u>Gross Floor Area in Square Feet</u>
5	80,000 to 100,000
6	100,000 to 150,000

One additional space shall be provided for each fifty thousand square feet above one hundred fifty thousand square feet. (Ord. 68 §9(b)(5), 1980)

17.48.200 On-site location. Off-street loading space shall be located on the same zone lot as the structure for which it is provided. (Ord. 68 §9(d), 1980)

ARTICLE V. PARKING AWAY FROM USE

17.48.210 Conditions. Under the provisions of Section 17.48.030, off-street parking is required to be located on the same zone lot and operated under the same ownership as the permitted use. Under the following conditions, required off-street parking may be provided on a zone lot separate than that containing the permitted use:

- A. The separate zone lot must be within three hundred feet of the zone lot containing the permitted use, except that in a C-1 zone district the separate zone lot must be within one thousand two hundred feet of the zone lot containing the permitted use.
- B. The separate zone lot must be located within a zoning district where the parking of vehicles is a permitted use.
- C. A special plan for separated off-street parking must be submitted to, approved and recorded by the zoning administrator. (Ord. 68 §9(e)(1), 1980)

17.48.220 Application. All applications for approval of a special plan shall be filed with the zoning administrator and shall include the following details:

- A. A statement by the owner or owners of the entire land area to be included within the special plan and the owner or owners of all structures on the designated land area agreeing to all of the provisions of the plan;
- B. Sufficient evidence to establish to the satisfaction of the zoning administrator that the applicants are the owners of the designated land and structures;
- C. The location and size of the permitted uses or structures for which off-street parking is required;
- D. The location and layout of the required off-street parking spaces and their distance from and location in relation to the permitted use. (Ord. 68 §9(e)(2), 1980)

17.48.230 Approval or disapproval. The zoning administrator shall review such applications and either approve or disapprove them. Any approval may establish

necessary conditions and limitations. (Ord. 68 §9(e) (3), 1980)

17.48.240 Filing of special plan. An approved special plan shall be filed among the records of the zoning administrator and with the town clerk-treasurer. (Ord. 68 §9(e) (4), 1980)

17.48.250 Binding nature of special plan. All special plans which have been approved and recorded shall be binding upon the owners of the land area and structures included in the special plan and their successors and assigns and shall control all zoning permits and certificates and the use and operation of the designated structures and land area. (Ord. 68 §9(e) (5), 1980)

17.48.260 Amendment or withdrawal of special plan. Special plans may be amended or withdrawn through the same process by which they first gained approval. (Ord. 68 §9(e) (6), 1980)

Chapter 17.51

SIGNS

Sections:

- 17.51.010 Applicability--Compliance--State regulations.
- 17.51.020 Permit and application required.
- 17.51.030 Exemptions.
- 17.51.040 Prohibited signs.
- 17.51.050 Permitted signs by district.
- 17.51.060 Maintenance.
- 17.51.070 Business sign.
- 17.51.080 Illuminated sign.
- 17.51.090 Building complex sign.
- 17.51.100 Bulletin sign.
- 17.51.110 Home occupation sign.
- 17.51.120 For-sale or for-rent sign.
- 17.51.130 Temporary construction sign.
- 17.51.140 Sign area measurement.

17.51.010 Applicability--Compliance--State regulations. The regulations set out in this chapter shall apply to signs erected, altered and maintained by and for permitted uses in all districts. Signs governed by several regulations shall comply with all such regulations. If state regulations for signs along highways are in conflict with