

determined by using the most similar and restrictive parking space requirement as specified by the Director based on the intended use, the location of the use, and the expected patronage or use by individuals operating motor vehicles. (Ord. 7195 §1, 2016; Ord. 7020 §1, 2012; Ord. 6762 §1, 2, 2007; Ord. 5037, 1990).

**18.25.030 Minimum Off-Street Parking Requirements.** A. Except as otherwise provided in this chapter, off-street parking spaces shall be provided as follows:

1. One-family and two-family dwellings: 2 spaces for each dwelling unit.
2. Multiple dwellings: 1 space for each bedroom in a dwelling unit.
3. Multiple dwellings for the elderly and handicapped: .75 spaces for each dwelling unit.
4. Rooming houses, lodging houses, sororities and fraternities: 1 space per bedroom.
5. Private club or lodge: 1 space for each 200 square feet of floor area.
6. Church, religious meeting hall, or temple: 1 space for each 6 seats in the main auditorium.
7. School:
  - a) Colleges and universities: because of the unique car parking needs of colleges and universities, a permit application for new construction shall include a parking study prepared by the applicant of the parking needs of the entire campus including the new use and the study shall address a plan to meet the parking needs of the staff and students.
  - b) High schools: 1 space for each 3 students based on the building's design capacity.
  - c) Junior high school: 25 spaces plus 1 space for each teacher and staff member.
  - d) Elementary school: 5 spaces plus one space for each teacher and staff member.
8. Hospital: 1 1/2 spaces for each bed.
9. Sanitarium or institutional home: 1 space for every 3 beds.
10. Funeral Home: 1 space for every 4 seats in a chapel, hall or other gathering area.
11. Auditoriums, theaters, other places of public assembly: 1 space for every 4 seats.
12. Community center, library, museum or similar public or semi-public buildings: 10 spaces plus 1 additional space for each additional 300 square feet of floor area in excess of 2,000 square feet.
13. Hotel or motel: 5 spaces plus 1 space for each sleeping room or suite. For a hotel or motel with convention centers or conference rooms: .7 per guest room plus 10 per 1,000 square feet of gross floor area which is non-guest room.
14. Medical office building: buildings in which 20 percent or more of the gross area is occupied by members of a healing profession. One space for every 200 square feet of the gross area used for medical purposes.
15. Manufacturing or industrial establishments, research or testing laboratory, warehouse, or other similar establishments: 2 spaces for each 3 employees on the highest shift, plus space to accommodate all trucks and other vehicles used in connection therewith.
16. Restaurant, bar, cafe or recreation or amusement establishment not specified herein: 1 space for every 100 square feet of floor area or 1 space per 3 fixed seats, whichever is greater.
17. Bowling alley: 3 spaces per alley.
18. Golf Courses: 4 spaces per hole.
19. Personal services: 1 space for every 200 square feet of floor area.
20. Retail stores selling furniture, appliance, or home improvement products (i.e., carpet, paint, wall paper, etc.): 1 space for every 500 square feet of floor area.
21. Other retail uses: 4 spaces for every 1,000 square feet of gross floor area.
22. Shopping centers: 5.5 spaces for every 1,000 square feet of gross leasable area.
23. All day care centers: 1 space for every staff member plus child drop-off and pick-up area.
24. Office and banks: 1 space for every 300 square feet of gross floor area.
25. Service stations or convenience stores: 4 spaces for every 1,000 square feet of gross floor area; each parking area adjacent to a pump island or fuel area may count as one parking space.
26. All other nonresidential buildings, except those specified above: 1 space for each 300 square feet of floor area.
27. Telemarketing/Call Center: 1 space per employee on the highest shift.
28. Automobile repair: 2 spaces per bay plus 1 space per 250 square feet. (Ord. 7195 §2, 2016; Ord. 6762 §1, 2007; Ord. 5037, 1990).

**18.25.031 Bicycle Parking Requirements.** A. Off-street bicycle parking facilities shall be provided for new structures and additions as provided in this section.

1. Off-street bicycle parking shall be made available in bicycle racks or equivalent structures to which the bicycle may be locked by the user. Such racks shall support the bicycle upright by its frame

in two places and prevent the wheels from tilting or twisting. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices. When approved by the commission to be located on a public sidewalk, the design of such rack shall match any existing design standard approved by the applicable Business Improvement District.

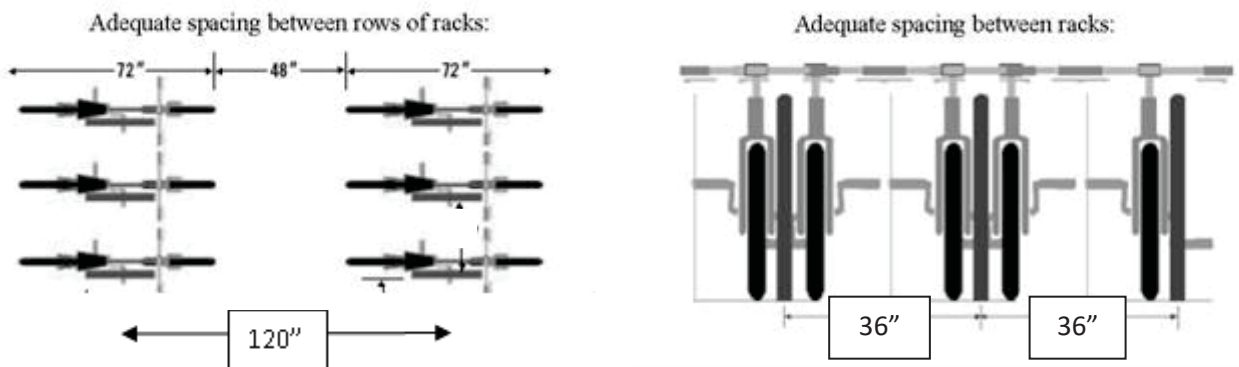
2. All required racks shall be securely anchored to the ground or the building to prevent removal. The surfacing of such facilities shall be designed and maintained to be mud, snow, and obstruction-free year-round.

3. Bicycle parking facilities shall be located in a clearly designated, lighted, convenient location; being at least as convenient as the majority of the auto parking spaces provided, and where possible, in a location sheltered from the weather.

4. Each required space shall be accessible without having to move another bicycle, and parking a bicycle in any space in the parking facility shall not result in a bicycle obstructing a required walkway or building entry.

5. Bicycle racks shall be installed to conform to the manufacturer's spacing specifications or the following, whichever is greater. The minimum area of at least 24 inches by 72 inches shall be provided per bicycle. Where multiple racks are installed in rows with access aisles separating the rows, the following minimums shall apply:

- a) Minimum spacing horizontally between racks shall be 120 inches on center (see larger sized diagram in Index under Zoning-Parking and Loading Requirements).
- b) Minimum spacing side-by-side between racks shall be 36 inches (see larger sized diagram in Index under Zoning-Parking and Loading Requirements).



6. Off-street bicycle parking shall be provided as required herein, with the required number of bicycle spaces rounded to the greater even number:

- a) Single and two-family dwellings: 0
- b) Multiple-family dwellings: 1 bicycle space per dwelling unit; 0 for dwellings where a garage is provided for such units.
- c) Rooming houses, lodging houses: 1 bicycle space per four bedrooms
- d) Non-residential uses: 1 bicycle space per 10 required automobile spaces, except for schools which shall use the following standards: elementary: sufficient bicycle spaces to accommodate 10 percent of the school design population, middle and high school: sufficient bicycle spaces to accommodate 5 percent of the school design population, and post-secondary schools as determined by the commission based on a plan submitted by the applicant.

In all cases where non-residential bicycle parking is required, no fewer than 4 spaces shall be provided. In addition, non-residential uses having less than 1,000 square feet of gross floor area shall be exempt from the bicycle parking requirements.

7. Required bicycle parking shall be provided within 500 feet of the site for which it is required.

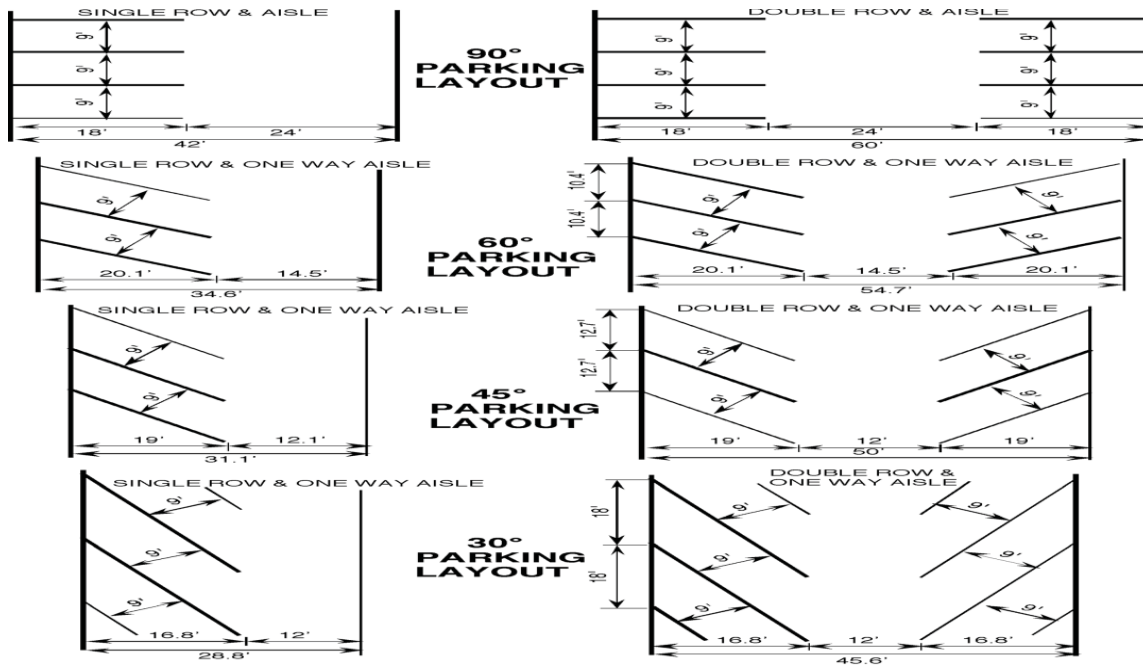
8. After the first 50-bicycle required parking spaces are provided, additional required bicycle parking spaces shall be provided at one half-space per unit listed.

9. The commission can reduce the required bicycle parking spaces by up to 50 percent but any such reduction shall not reduce the number of spaces below 4 except as provided in subsection 10. To justify a reduction in the number of spaces required, the applicant shall demonstrate to the reasonable satisfaction of the commission that extraordinary circumstances exist that the required number of spaces are disproportionate to the expected demand due to reasons such as: accessibility constraints to a parcel for bicyclists, proximity to public bicycle parking, and nature of a business and likelihood customers or clientele would utilize bicycles to travel to the business.

10. The commission may waive the required bicycle parking when there is no reasonable location to provide the bicycle spaces due to physical constraints of the site and the provisions of subsection 7 cannot be met. (Ord. 7020 §2, 2012).

**18.25.035 Maximum Off-Street Parking Requirements.** In order to prevent excessive lot coverage with pavement or similar hard surfaces and to reduce the heat and surface water run-off from excessive parking areas, the off-street parking area for nonresidential uses shall not exceed the minimum number of spaces required by more than 25%, except as approved by the Commission, based on a parking analysis that shows the need for the extra parking. (Ord. 6762 §3, 2007).

**18.25.040 Off-Street Parking Design Standards.** The following table contains the minimum standards for parking lot design with 60-foot bay width minimum and with which the design and construction of all parking lots shall comply. The Commission may allow a 5% reduction in distance for any of these standards for long-term parking areas. (Ord. 7195 §3, 2016; Ord. 5037, 1990). (see larger sized diagram in Index under Zoning-Parking and Loading Requirements).



**18.25.050 Residential Off-Street Parking.** A. It is recognized that uncontrolled residential off-street parking, specifically in residential front yards, is a public nuisance. The purpose of this section is to provide for the regulation of residential off-street parking and to specify the requirements for residential off-street parking as they pertain to the appearance and the health, safety and welfare of the city.

B. Personal Vehicles. It is permissible to park a personal vehicle, including a passenger car, recreation vehicle, van, or pickup truck in the residential districts under the following conditions.

1. Parking is permitted anywhere in the rear yard or interior side yard on an improved surface, as defined in chapter 16.36.

2. Parking is permitted outside of the structure in the front yard or corner side yard on a driveway if space is unavailable or there is no reasonable access to the rear yard or interior side yard. Reasonable access means any 8 ft. or wider area which can be graded to 15% slope or less to provide access to a parking area. Any decision concerning front yard or corner side yard parking under this subsection may be appealed to the plan commission.

3. The vehicle shall be parked a minimum of 2 feet from all property lines.

C. Driveway Standards. Driveway widths shall not exceed 30% of the lot width or 30 feet, whichever is less. The plan commission may waive this standard by applying the provisions set forth in section 16.36.120 c.

D. Front Yard Paved Areas. 1. No parking pad used for parking motor vehicles shall be allowed in the front yard or corner side yard of a residential district if sufficient space is available in any rear yard or interior side yard as provided in subsection B. Sufficient space means a 10 ft. by 20 ft. area per vehicle with reasonable access.