

ARTICLE 21

OFF-STREET PARKING AND LOADING REGULATIONS

21.0 Off-Street Parking: Surfaced off-street automobile parking shall be provided on any lot on which any of the following uses are hereafter established: such space shall be provided with vehicular access to a street or alley. For purposes of computing gross off-street parking area required, the ration of two hundred and fifty (250) square feet per parking space shall be used.

21.1 Number of Parking Spaces Required: The number of off-street parking spaces required shall be as set forth in the following:

USES

PARKING SPACES REQUIRED

Automobile or Machinery Sales and Service Garages

-One (1) for each six hundred (600) square feet floor area

Banks, Business and Three or more Professional Offices

-One (1) for each four hundred (400) square feet of floor area used over one thousand (1,000) square feet

Bowling Alleys

-Five (5) for each alley plus one (1) for each employee

Churches or Temples

-One (1) for each four (4) seats in the main auditorium

Country Club or Golf Club

-One (1) for each five (5) members

Dance Halls and Assembly Halls without fixed seats, Exhibition Halls except Church Assembly Rooms in conjunction with Auditorium

-One(1) for each one hundred (100) square feet of floor area used for assembly or dancing

Dwellings, including one (1), Two (2), and Three (3) Families, Multiple Dwellings and Summer Cottages

-One and one half (1½) for each family or dwelling unit

Funeral Homes, Mortuaries

-One (1) for each fifty (50) square feet of floor area in slumber rooms, parlors, or individual funeral service rooms

Furniture & Appliance Stores, Household Equipment or Furniture Repair Shop over one thousand (1,000) square feet of floor area

-One (1) for each two hundred (200) square feet of floor area, (1) space for each employee

Hospitals

-One (1) for each three (3) beds plus one (1) space for each employee

Hotels, Lodging Houses	-One (1) for each bedroom
Libraries, Museum, or Art Galleries or Community Center	-Ten (10) plus one (1) additional for each three hundred square feet or floor area in excess of two thousand (2,000) square feet
Manufacturing Plants, Research or Testing Laboratories, Bottling Plants over one thousand (1,000) square feet in area	-One (1) for each three (3) employees in the maximum working shift or one thousand two-hundred (1,200) square feet of floor area, whichever is greater
Medical or Dental Clinics square	-One (1) for four hundred (400) feet of floor area over one thousand (1,000) square feet
Motel, Motor Hotels, and Tourist Home	-One (1) for each living or sleeping unit
Private Club or Lodge	-One (1) for each ten (10) members
Restaurants, Beer Parlors and Night Clubs of over one thousand (1,000) square feet in area	-One (1) for each two (2) seats plus one (1) for each employee
Sanitariums, Convalescent Homes, Children's' Homes	-One (1) for each three (3) beds plus one(1) for each employee
School, Technical Institution or College	-One (1) for each eight (8) seats in auditorium or three (3) for each one (1) classroom, whichever is greater
Sports Arenas, Auditoriums, Theaters, Assembly Halls, other than Schools	-One (1) for each three (3) seats or bench seating spaces
Wholesale Establishments or Warehouses	-One (1) for each three (3) employees on maximum shift or for each three thousand (3,000) square feet of floor whichever is greater

21.2 Development and Maintenance of Parking Areas: Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile or trailer sales lot, shall be developed and maintained in accordance with the following requirements:

- 21.2.1 **Screening and Landscaping:** Refer to Article 6.20 & 6.21 for regulations related to landscaping and/or screening requirements, as applicable.
- 21.2.2 **Surfacing:** Any off-street parking area for more than five (5) vehicles shall be graded for proper drainage and surfaced with a durable hard surface such as concrete or asphalted concrete.
- 21.2.3 **Lighting:** Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any R-District.
- 21.2.4 **Joint Use of Parking Areas:** Parking spaces may be located on a lot other than that containing the principle use with approval of the Board of Zoning Appeals provided a written agreement, approved by the Board and accepted by the Board of Township Trustees shall be filed with the application for a zoning permit.
- 21.2.5 **Parking Areas - Modifications:** The Board of Zoning Appeals may authorize on appeal a modification, reduction or waiver of the foregoing requirements, if it should find that, in the particular case appealed the peculiar nature of the residential, business, trade, industrial or other use, or in the exceptional shape or size of property or other exceptional situation or condition, would justify such action. No action shall be taken by the Board of Zoning Appeals unless and until it has first received the recommendation of the Zoning Commission regarding the appeal.
- 21.2.6 **Setbacks:** In all M, PUD, & B Districts, off-street parking and vehicular use areas may be located in required yards as specified elsewhere in this resolution. In no case, however, shall any parking or vehicular use area be located closer than 5' to the nearest property line or road or street right-of-way line. Where greater setbacks are required for landscaping and screening requirements specified elsewhere in this resolution, the greater setback shall apply.
- 21.3 **Off-Street Loading:** In any district, in connection with every building or part thereof erected and having a gross floor area of five thousand (5,000) square feet or more which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided loading space, plus one additional such loading space for each ten thousand (10,000) square feet or major fraction thereof, of gross floor area so used in excess of ten thousand (10,000) square feet.
- 21.4 **Loading Space - Dimensions:** Each loading space shall be not less than ten (10) feet in width, twenty-five (25) feet in length and fourteen (14) feet in height.
- 21.5 **Loading Space - Occupy Yard:** Subject to limitations in Article 21.6 such space may occupy all or any part of any required yard.

21.6 **Loading Space - Distance from R-District:** No space shall be closer than fifty (50) feet to any other lot located in any R-District, unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or uniformly painted solid board fence no less than six (6) feet in height.