

## Section 16.1.1 Off-Street Parking and Loading

The following regulations are established to increase safety and lessen congestion in the public streets, to provide adequately for parking needs associated with the development of land and increased automobile usage, to set standards for off-street parking according to the amount of traffic generated by each use, and to reduce the on-street storage of vehicles.

A. The number of spaces required below for each land use are established as minimum requirements.

1. Residential structures shall provide two (2) parking spaces per unit.

~~2. Boarding houses and bachelor dwellings shall have one parking space for each 100 feet of floor space devoted to bedrooms or one space for each two persons living on the premises, whichever is greater.~~

3. Hospitals shall have one (1) visitor parking space per two (2) patient beds, plus one (1) parking space for each employee at work in the hospital during daylight hours.

4. Residential Facility for Elderly Persons and Residential Treatment Facilities ~~Convalescent, nursing, and other such institutions~~ shall have one (1) visitor parking space per three (3) patient beds, plus one (1) parking space for each employee at work in the home during daylight hours.

5. ~~Hotels and motels~~ Short-term lodging facilities shall have one (1) parking space per room or suite, plus one (1) parking space for each employee at work on the premises during daylight hours.

~~6. Private clubs and lodge halls shall have one parking space per two persons based on the design capacity of the facility.~~

~~7~~ 6. Commercial recreation uses Recreational activity businesses shall have one (1) parking space per two (2) patrons, based on the design capacity of the facility.

~~8~~ 7. Churches shall have one parking space per three (3) seating spaces in the main assembly room.

~~9~~ 8. Theaters, auditoriums, sports arenas, and spaces of assembly shall have one (1) parking space per ~~two~~ four (4) people based on the design of the structure.

~~10~~ 9. Mortuaries or funeral homes shall have forty (40) parking spaces or one space for each sixty (60) square feet of floor space in all assembly rooms, whichever is greater.

~~11~~ 10. Medical clinics shall have four (4) parking spaces per staff doctor, plus one (1) parking space for each non-doctor employee at work on the premises during daylight hours.

~~12~~ 11. Restaurants, and cafes ~~taverns and lounges~~ shall have one parking space per ~~250~~ one hundred and fifty (150) square feet of dining room floor space. ~~dining room floor space.~~

~~13~~ 12. Banks, professional offices, and other business buildings not specifically mentioned elsewhere in this sub-section shall have one parking space per two hundred and fifty (250) square feet of floor area in the building devoted to public use.

~~14~~ 13. Retail stores, personal service shops, and other business buildings shall have parking spaces at the rate of four per one thousand (1,000) square feet of retail floor area.

~~15~~ 14. Drive-in restaurants shall have at least twelve (12) off-street parking spaces or sufficient off-street parking spaces to accommodate all patrons or customers, whichever is greater. No patron or customer may be served in automobiles, which are parked on public streets.

~~16~~ 15. Industrial, manufacturing, and wholesale establishments shall have one parking space per two employees based on the largest shift.

~~17~~ 16. Living quarters above or below the main level of a business in the commercial zone shall have one parking space assigned to each dwelling unit. Mixed-use residential dwellings shall provide the following amount of parking spaces:

a. One (1) bedroom or studio: One (1) space

b. Two (2) bedrooms: One and a half (1.5) spaces

c. Three (3) bedrooms or more: 2 (2) spaces

17. Car washes shall have one space per six hundred (600) square feet of gross floor area plus three stacking spaces per bay.

18. Auto detailing shall have four (4) spaces per bay.

19. Day care shall have one (1) space per six (6) people based on the maximum allowable occupancy.

20. Repair shops (includes bikes) shall have one space per three hundred (300) square feet of gross floor area.

21. New and used vehicle sales and rentals shall have one space per eight hundred (800) square feet of gross floor area.

22. Public and quasi-public buildings shall have one (1) space for every two hundred (200) square feet of gross floor area.

23. Barber, beauty shops, massage therapy and day spas shall have one (1) space per two hundred (200) square feet of gross floor area or two (2) per chair whichever is greater.

24. Veterinarian and pet grooming services shall have one (1) space per five hundred (500) square feet of gross floor area.

25. Private academies/studios shall have one (1) space per two hundred (200) square feet of gross floor area.

26. Carpentry and woodworking shops shall have one (1) space per four hundred (400) square feet of gross floor area plus required parking for office and accessory uses.

27. Electrician and plumbing shops shall have one space per four hundred (400) square feet of gross floor area.

~~18~~ 28. Uses not mentioned. The required off-street parking for any use not listed above shall be determined by the Planning Commission. The Planning Commission shall make the determination based on similar uses listed above.

#### B. Location and Control of Parking Facilities.

The off-street parking facilities required by this Ordinance shall be located on the same lot or parcel of land as the use they are intended to serve except if the following apply:

1. unless a A cross parking agreement has been entered into with a neighboring party; said agreement must be approved by City Council.

2. 75% of the required parking may be located off-site at a city approved and designated area. The parking stall fee will be assessed with the approval of the initial issuance of the business license and an annual fee per required stall will be assessed at the time of business license renewal each year. The required fee will be adopted by the City Council as part of the City's fee schedule.

#### C. Computation of Required Parking Spaces.

For the purpose of computing off-street parking spaces (a space nine (9) feet wide and eighteen (18) feet deep), which are required by this Ordinance, the following rules shall apply:

1. Floor area shall mean gross floor area, unless otherwise specified for a particular use.

2. In stadiums, sports arenas, churches, and other places of assembly in which benches or pews are used in place of seats, each eighteen (18) inches of length of such benches or pews shall be counted as one (1) seat.

#### D. Combined Parking Areas.

The required off-street parking and loading facilities may be provided collectively for two (2) or more buildings or uses, provided that the total number of parking spaces shall not be less than the sum of the requirements for each of the individual uses. Nevertheless, if the applicant can show, by using nationally recognized studies, the City Council may reduce the amount of parking.

#### E. Mixed Uses.

In the event that two (2) or more uses occupy the same zoning lot or parcel of land, the total requirements for off street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately. Nevertheless, if the applicant can show, by using nationally recognized studies, the City Council may reduce the amount of parking.

#### F. Access to Parking Facilities.

1. Access driveways for two-way traffic shall be a minimum of ~~24~~ twenty (20) feet and a maximum of twenty-six (26) feet in width and provide for ingress to and egress from all parking and loading facilities. Widths above twenty-six feet (26), accommodating a dedicated turn lane, shall be approved by the City Engineer. Access driveways for one-way traffic shall be a minimum of twelve (12) feet wide. Each parking and loading space shall be easily accessible to the intended user.

2. Forward travel in an automobile to and from parking facilities from a dedicated street or alley shall be required for all uses except for the following:

A. parking which has been provided in connection with one and two-family dwelling

B. parking in commercial zones that meet the following criteria:

i. A significant landscaped or open area (a minimum of ~~forty-five~~ (45) feet in width and 0.15 acres is preserved by incorporating the required off-street parking into the street right-of-way.

ii. No required parking is provided along the street frontage of a building.

iii. Required off-street parking in the street right-of-way is only allowed on local streets within the commercial zones. Required off-street parking in the street right-of-way of collector, arterial, highways, 100 East south of Main Street is prohibited.

iv. A six-foot (6') asphalt buffer area is required between the edge of the local road and the end of the ~~18~~ eighteen-foot (18') parking stall.

v. The property owner is required to maintain the asphalt parking area and the buffer area.

vi. The Midway City Council may require a development agreement for commercial properties that use local street right-of-way for their required off-street parking. The development agreement will set forth other conditions and obligations that apply to the property.

vii. If the required open area is developed, then the parking that was allowed because of the open area must be removed and will not be "grandfathered". Required parking from the original development and for the development on the open area must meet all the off-street parking requirements.

viii. A pedestrian sidewalk must be provided the length of the development. The sidewalk shall be five feet (5') wide and there shall be a three-foot (3') park strip located between the parking stalls and the sidewalk. The landscaping in the park strip must not be over six inches (6") in height.

3. Access to all off-street parking facilities shall be designed in a manner that will not interfere with the movement of a vehicular and pedestrian traffic. Off-street parking areas shall be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street.

#### G. Circulation within a Parking Area.

Circulation within a parking area shall comply with the following requirements:

1. Parking area with more than one aisle must be so arranged that a car need not enter the street to reach another aisle within the same parking area. Aisles must be at least twenty-four (24) feet wide.
2. Directional signs shall be required to differentiate between entrance and exit access points to the streets.

#### H. Location of Parking Facilities.

Restricted parking and loading facilities shall be located at the side and rear of buildings. Off-street parking space which is required in connection with a use shall be construed to be part of that use and shall not be located within a zone unless expressly permitted herein.

#### I. Lighting of Parking Areas.

Any lighting used to illuminate off street parking facilities or vehicle sales areas shall be so arranged as to reflect the light away from the adjoining premises in any residential zone. Lighting shall meet the requirements of the Midway City Nuisance Ordinance.

#### J. Continuing Obligation.

The required off-street parking and loading facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or vehicle loading facilities continues. It shall be unlawful for an owner of any building or use to discontinue or dispense with the required vehicle parking or loading area which meets the requirements of this Ordinance.

#### K. Plot Plan Approval Required.

At the time a building permit is requested for any building or structure, or at the time the use of land is changed which requires additional off-street parking spaces, a plot plan shall be submitted showing the location and layout of such required spaces along with access aisles, roadways, curbs and curb cuts. The Planning Commission shall disapprove such plans if it finds that the required spaces are not usable for standard sized automobiles or do not comply with the requirements for off-street parking as set forth in this Ordinance.

#### L. Parking Structures

Parking structures are limited to a maximum height of 25' vertical distance measured from natural grade to top of the highest portion of the structure. The minimum setback from Main Street is 200' and the setback from all other lots lines is 300'. Parking structures must be screened both in design and in location from surrounding residential uses and from Main Street.

(2009-15, Section Added, eff. 12/23/2009) (2016-02, Section Amended, eff. 3/9/16; 2018-11, Section F Amended, eff. 3/14/18)