

ARTICLE 9

OFF-STREET PARKING AND LOADING

Section 9.01 Purpose.

The purpose of this Article is to:

1. Protect water quality and storm sewer capacity by limiting the number of off-street parking spaces and amount of impervious surfaces that may be permitted on a parcel of land or accessory to a use or building.
2. Preserve the historic development pattern and character of the downtown area by limiting parking in front yard areas, promoting the use and development of shared parking and centralized public parking facilities, and restricting the use and development of scattered private parking lots.
3. Establish flexible minimum and maximum standards for off-street parking and loading, and promote the use and development of shared parking and loading facilities, cross-access between sites, and a pedestrian-oriented development pattern.

Section 9.02 Scope.

Off-street parking, stacking, and loading spaces shall be provided in all districts whenever any structure is constructed, altered, or enlarged; a new land use is established; an existing use is replaced by a new use (change of use); or an existing use is expanded or increased in intensity. Such spaces shall be provided in accordance with the provisions of this Article, prior to the issuance of a certificate of occupancy for the structure or use.

Section 9.03 General Standards.

The following general standards shall apply to all off-street parking and loading facilities:

A. Location of Spaces.

Off-street parking spaces shall be located within 300 feet of a primary building entrance for the use to which such spaces are accessory. Off-street parking shall be prohibited within the front yard area of any zoning lot in a special parking district established in accordance with Section 9.09A (Special Parking Districts). Off-street parking facilities may be located within required front, side, and rear yard setback areas, subject to provision of adequate screening in accordance with Section 11.05A (Parking Lot Landscaping).

B. Use.

Any area once designated as required off-street parking, stacking, and loading spaces shall not be changed to any other use, unless adequate spaces meeting the standards of this Article have first been

provided at another location acceptable to the Planning Commission. Use of off-street parking, stacking, and loading facilities shall be further subject to the following:

1. No commercial activity or selling of any kind shall be conducted within required parking areas, except as part of a permitted temporary use.
2. Parking lots and loading areas shall not be used for parking of inoperable vehicles, outside storage of any equipment, products or materials, or dumping of refuse.
3. Parking of an operable motor vehicle shall not exceed a continuous period of more than 48 hours. Repairs, servicing or display of vehicles for sale shall be prohibited.
4. No person shall park any motor vehicle on any private property without the authorization of the owner, holder, occupant, lessee, agent or trustee of such property. Ownership shall be shown of all lots intended for use as parking by the applicant.

C. Shared Facilities.

The development and use of a parking or loading facility shared between two (2) or more contiguous uses shall be permitted where peak activity for each use will occur at different periods of the day or week. Shared facilities shall be subject to acceptance by the Planning Commission of a signed shared facility agreement between the property owners. Where shared parking facilities are provided, the number of parking spaces shall not be less than eighty percent (80%) of the sum of the minimum requirements for the various individual uses specified in Section 9.05 (Schedule Of Required Parking by Use), nor more than the sum of the maximum requirements for the various individual uses, as follows:

$$\begin{aligned} \text{Minimum Shared Parking Requirement} &= (\text{minimum for use A} + \text{minimum for use B}) \times 80\% \\ \text{Maximum Shared Parking Requirement} &= (\text{minimum for use A} + \text{minimum for use B}) \times 133\% \end{aligned}$$

Section 9.04 Residential Parking Standards.

Off-street parking spaces for single-and two-family (duplex) dwellings, including residential dwellings converted to apartments shall consist of an accessory driveway, garage, parking strip or bay, or combination thereof, subject to the following:

1. Such parking spaces shall be hard-surfaced with concrete, plant-mixed bituminous material, brick or stone, and shall be located on the same zoning lot as the principal dwelling.
2. A maximum of one (1) driveway curb cut shall be permitted accessory to each dwelling on lots with a lot width of less than 80 feet. Lots with a minimum lot width of 80 feet, and corner lots with a minimum lot depth exceeding 120 feet, shall be permitted one (1) additional driveway curb cut.
3. Residential driveways shall not exceed a maximum width of 12 feet or the total width of all accessory garage doors served by the driveway, whichever is greater. A maximum of two (2) parking space may be provided on a driveway within the

required front yard, and no parking shall be permitted on lawns or other unpaved areas of a residential lot.

4. One (1) recreational vehicle, as defined in Section 25.02 (Definitions), may be parked or stored by the owner of a residential lot within any non-required side or rear yard area, provided that use of the vehicle for living or residential purposes shall be prohibited. Recreational Vehicles including utility trailers shall not be stored within a street right-of-way. Exceptions to this section include:
 - a. One travel trailer may be temporarily stored within the driveway in front of the front edge of the principal dwelling for forty-eight (48) hours prior to leaving for a trip and forty-eight (48) hours upon returning in order to load/unload the travel trailer. At no time shall the trailer block the sidewalk. If the trailer blocks the sidewalk, the owner shall be ticketed under Section 46-71, Subsection 5 Nuisances of the Richmond Code of Ordinances.
 - b. One boat and trailer may be temporarily stored within the driveway in front of the front edge of the principal dwelling for twenty-four (24) hours prior to leaving for a trip and twenty-four (24) hours upon returning in order to load/unload the boat. At no time shall the trailer block the sidewalk. If the boat/trailer blocks the sidewalk, the owner shall be ticketed under Section 46-71, Subsection 5 Nuisances of the Richmond Code of Ordinances. A boat shall not be stored within the driveway in front of the front edge of the principal dwelling more than a total of 48 hours in a given seven day period.

Section 9.05 Schedule Of Required Parking by Use.

The minimum number of required off-street parking spaces for an individual use shall be determined in accordance with the following:

A. Parking Calculations.

Where a use is not specifically mentioned in this Article, the Planning Commission shall apply the standards for a similar listed use. Where calculations determining the number of required parking spaces result in a fractional space, any fraction up to and including one-half ($\frac{1}{2}$) shall be disregarded, and any fraction over one-half ($\frac{1}{2}$) shall be rounded-up to the next highest whole number.

B. Minimum and Maximum Parking Requirements.

1. **Minimum required spaces.** Off-street parking, stacking, and loading spaces shall be provided in accordance with the minimum requirements of Section 9.05C (Schedule Of Required Parking by Use). The Planning Commission may require any use to provide parking spaces above the required minimum, up to the maximum permitted by this Section.
2. **Maximum permitted parking spaces.** The maximum amount of off-street parking permitted for any use shall not exceed one hundred thirty three percent (133%) of the minimum parking requirements of this Section. This requirement shall not apply to single-

family or two-family dwellings, nor to spaces reserved for off-site uses as part of an off-site parking facility agreement per Section 9.09B (Off-Site Parking Facilities).

C. Schedule Of Required Parking by Use.

USE	MINIMUM NUMBER OF REQUIRED SPACES
ANIMAL AND AGRICULTURAL USES	
Veterinary clinics, Kennels, and Animal Shelters	One (1) per 500 square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
Farm-Related Entertainment Facilities	One (1) per four (4) seats or eight (8) feet of benches, based upon the maximum seating capacity of the primary assembly space; or one (1) per four (4) persons allowed within the maximum capacity of the facility or maximum building occupancy.
Greenhouses and Nurseries	Five (5), plus one (1) per on-duty employee based upon maximum employment shift, plus one (1) per 300 square feet of usable floor area for any offices or other accessory uses.
Garden Centers and Feed Stores	
Produce Stands and Farm Markets	One (1) per 300 square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
RESIDENTIAL USES	
Accessory Apartments	One (1) per dwelling unit, plus any required spaces for the principal use.
Adult Foster Care Small and Large Group Homes, State Licensed Residential Facilities, and Other Managed Residential Facilities	One (1) per resident sleeping room, plus one (1) per on-duty employee based upon maximum employment shift.
Bed and Breakfast Inns	One (1) per guest sleeping room, plus any required spaces for the dwelling.
Family and Group Child Day Care Homes, and Adult Foster Care Family Homes	One (1) per on-duty employee based upon maximum employment shift, plus any required spaces for the dwelling.
Multiple-Family Dwellings and Developments	One and one-half (1.5) per dwelling unit with up to two bedrooms, and two (2) per three-bedroom or larger dwelling unit.
Townhouses and Stacked Flats	
Two-Family or Duplex Dwellings	

C. Schedule Of Required Parking by Use.

USE	MINIMUM NUMBER OF REQUIRED SPACES
Nursing and Convalescent Homes, Assisted Living Facilities, and Dependent Elderly Housing	One (1) per two (2) dwelling units or per four (4) beds, plus one (1) per on-duty employee based upon maximum employment shift.
Senior Housing and Independent Elderly Housing	One (1) per dwelling unit, plus one (1) per on-duty employee based upon maximum employment shift.
Single Family Dwellings, Detached	Two (2) per dwelling.
OFFICE AND SERVICE USES	
Banks and Financial Institutions	One (1) per 300 square feet of usable floor area.
Barber Shops, Beauty Salons, and Nail Care	One (1) per service chair or station, plus one (1) per on-duty employee based upon maximum employment shift.
Tattoo Parlors and Body Piercing Salons	
Catering Facilities	One (1) per on-duty employee based upon maximum employment shift, plus any required spaces for a restaurant seating area.
Funeral Homes or Mortuaries	One (1) per four (4) persons allowed within the maximum building occupancy.
Hospitals	One (1) per four (4) beds, plus one (1) per on-duty employee based upon maximum employment shift.
Medical, Osteopathic, Chiropractic, Optical or Dental Offices, Clinics, Urgent Care Centers or Rehabilitation Centers	One (1) per on-duty employee based upon maximum employment shift, plus one (1) per examination or treatment room.
Massage Therapists	
Offices for Professional, Executive, or Administrative Uses, Attorneys, Accountants, Realtors, Architects, Insurance and Similar Occupations	One (1) per 300 square feet of usable floor area.
Video Rental Establishments	One (1) per 150 square feet of usable floor area.
Workshops, Showrooms, Studios or Offices of Photographers, Skilled Trades, Decorators, Artists, Upholsterers, Tailors, Taxidermists and Similar Businesses, or for Repair and Service of Bicycles, Electronics, Small Appliances, Furniture, Shoes and Similar Items.	One (1) per 400 square feet of usable floor area.
COMMUNITY USES	
Auditoriums and Performing Arts Theaters	One (1) per four (4) seats or eight (8) feet of

C. Schedule Of Required Parking by Use.

USE	MINIMUM NUMBER OF REQUIRED SPACES
Churches, Temples and Other Places of Worship	benches, based upon the maximum seating capacity of the primary assembly space.
Child Care or Day Care Centers, and Child Caring Institutions	One and one-half (1.5) per six (6) children of state licensed or authorized capacity, plus one (1) per on-duty employee based upon maximum employment shift.
Colleges, Universities, and Similar Institutions of Higher Education	One (1) per on-duty employee based upon maximum employment shift, plus one (1) per four (4) persons allowed within the maximum building occupancy.
Business Colleges, Commercial or Technical Schools, and Similar Institutions of Professional or Technical Education	
Fire and Police Stations	One (1) per on-duty employee based upon maximum employment shift, plus any required spaces for storage of vehicles.
Government Offices	One (1) per 300 square feet of usable floor area.
Post Offices and Bus Passenger Stations	
Halls for Civic Clubs and Membership Organizations	One (1) per four (4) persons allowed within the maximum building occupancy.
Health Club or Fitness Center	One (1) per four (4) persons allowed within the maximum building occupancy, or one (1) per 300 square feet of usable floor area.
Recreation Facilities, Indoor	
Libraries, Museums and Fine Art Centers	One (1) per 1,000 square feet of usable floor area.
Recreation Facilities, Outdoor	One (1) per 7,500 square feet of gross land area.
Schools, Elementary	One (1) per teacher, employee, and administrator, plus one (1) per classroom and any required spaces for an assembly hall or other accessory uses.
Schools, Secondary	One (1) per teacher, employee, and administrator, plus one (1) per ten (10) students, plus any required spaces for an assembly hall, stadium or other accessory uses.

C. Schedule Of Required Parking by Use.

USE	MINIMUM NUMBER OF REQUIRED SPACES
COMMERCIAL USES	
Arcades and Indoor or Outdoor Amusement Centers, Miniature Golf and Golf Driving Ranges, Bowling Alleys, Batting Cages or Similar Facilities.	One (1) per on-duty employee based upon maximum employment shift, plus one (1) per three (3) amusement stations, games, holes or lanes, or one (1) per four (4) persons allowed within the maximum building occupancy.
Auto Parts Stores	One (1) per 200 square feet of usable floor area.
Automobile, Truck and other Motor Vehicle Fueling Stations, Gas Stations and Similar Facilities	One (1) per on-duty employee based upon maximum employment shift, plus one (1) per fueling location, plus one (1) stacking space per two (2) fueling locations.
Automobile, Truck and other Motor Vehicle Service Centers or Repair Stations	One (1) per on-duty employee based upon maximum employment shift, plus one (1) per service bay, plus one (1) stacking space per service bay.
Bakeries	One (1) per 200 square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
Car washes, Automatic or Self-Service	Two (2), plus one (1) per on-duty employee based upon maximum employment shift, plus six (6) stacking spaces per service lane and two (2) for post-wash detailing.
Cinema or Motion Picture Complex, Outdoor or Indoor with 3 or More Theaters	One (1) per three (3) seats, based upon the maximum seating capacity, plus one (1) per on-duty employee based upon maximum employment shift.
Cinema or Motion Picture Theater, Indoor	One (1) per four (4) seats, based upon the maximum seating capacity.
Drive-in or Drive-through Facilities	Two (2) per service window, booth, cubicle or stall, plus six (6) stacking spaces per service lane.
Gunsmiths and Licensed Firearms Dealers	One (1) per 300 square feet of usable floor area.
Hotels	One (1) per occupancy unit, plus one (1) per on-duty employee based upon maximum employment shift.
Laundromat and Dry Cleaning Customer Pick-up/Drop-off Only	One (1) per six (6) washing or drying machines, or one (1) per 300 square feet of usable floor area.
Manufactured Housing Sales	One (1) per 1,000 square feet of outdoor sales or

C. Schedule Of Required Parking by Use.

USE	MINIMUM NUMBER OF REQUIRED SPACES
Outdoor Sales or Display Area for Sales or Rentals of Goods, Products, Equipment, Machinery, Automobiles, Recreational Vehicles, Boats, Building Supplies, Hardware or Similar Items	display area.
Package Liquor Stores	One (1) per 200 square feet of usable floor area.
Pawnshops and Dealers of Second-Hand Merchandise	One (1) per 200 square feet of usable floor area.
Recording Studios	One (1) per studio, plus one (1) per on-duty employee based upon maximum employment shift.
Restaurants, Coffeehouses, Doughnut Shops or Delicatessens, Carry-Out Only	One (1) per 200 square feet of usable floor area, plus one (1) per on-duty employee based upon maximum employment shift.
Restaurants, Coffeehouses, Doughnut Shops or Delicatessens, with Dine-In Seating	One (1) per four (4) seats, based upon the maximum seating capacity, plus one (1) per on-duty employee based upon maximum employment shift.
Outdoor Cafés and Eating Areas	
COMMERCIAL USES not otherwise listed in this table, with less than 10,000 square feet of total gross floor area	One (1) per 275 square feet of usable floor area.
COMMERCIAL USES not otherwise listed in this table, with 10,000 to 40,000 square feet of total gross floor area	One (1) per 250 square feet of usable floor area.
COMMERCIAL USES not otherwise listed in this table, with more than 40,000 square-feet of total gross floor area	One (1) per 200 square feet of usable floor area.
Showroom or Sales Office (indoor only) for Sales or Rentals of Automobiles, Recreational Vehicles, Boats, Equipment, Machinery or Similar Durable Goods	One (1) per 500 square feet of usable floor area of the sales room, plus one (1) per on-duty employee based upon maximum employment shift.
Tavern, Pub, Brewpub, Cocktail Lounge or Night Club	One (1) per three (3) persons allowed, based upon the maximum seating capacity of the primary assembly space, plus one (1) per on-duty employee based upon maximum employment shift.

C. Schedule Of Required Parking by Use.

USE	MINIMUM NUMBER OF REQUIRED SPACES
INDUSTRIAL, RESEARCH AND LABORATORY USES	
INDUSTRIAL, RESEARCH, AND LABORATORY USES not otherwise listed in this table – established for a known user.	Five (5), plus one (1) per on-duty employee based upon maximum employment shift, plus one (1) per 300 square feet of usable floor area for any offices or other accessory uses.
INDUSTRIAL, RESEARCH, AND LABORATORY USES not otherwise listed in this table – established on speculation, or where the end user or number of anticipated employees is not known.	Five (5), plus one (1) per 2,000 square feet of usable floor area for the INDUSTRIAL, RESEARCH, AND LABORATORY USE, plus one (1) per 300 square feet of usable floor area for any offices or other accessory uses.
Research and Development Facilities, Technical Centers, and Laboratories.	One (1) per 500 square feet of usable floor area for the research/laboratory uses, plus one (1) per 300 square feet of usable floor area for any offices or other accessory uses.
Outdoor Storage of Goods, Products, Equipment, Machinery, Lumber, Landscaping and Building Supplies or Similar Items	One and one-half (1.5) per on-duty employee based upon maximum employment shift, plus one (1) per 300 square feet of usable floor area for any offices or other accessory uses.
Outdoor Storage, Dismantling or Recycling of Automobiles, Trucks, Recreational Vehicles, Boats and other Motor Vehicles, Manufactured Houses and Similar Items	
Recycling Collection Facilities & Composting Centers	
Self-Storage Warehouses	Two (2) for the caretaker’s dwelling, plus one (1) per 300 square feet of usable floor area in the principal building.
TEMPORARY, SPECIAL EVENT AND OTHER USES	
Adult Uses and Sexually-Oriented Businesses	One (1) per 200 square feet of usable floor area.
Circuses, Fairs, Carnivals and Similar Uses	One (1) per 4,000 square feet of gross land area occupied by the use, or one (1) per three (3) persons allowed within the maximum occupancy load that the facilities are designed to accommodate.

Section 9.06 Design Requirements.

Off-street parking facilities designed, constructed, and maintained in accordance with the following:

A. Barrier-Free Parking Requirements.

Barrier-free parking spaces signed and striped shall be provided at conveniently accessible locations within each parking lot, in accordance with the state construction code enforced by the City and the following (see illustration):

NUMBER OF PARKING SPACES PROVIDED	MINIMUM NUMBER OF BARRIER-FREE SPACES REQUIRED	VAN ACCESSIBLE PARKING SPACES REQUIRED	ACCESSIBLE PARKING SPACES REQUIRED
Up to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1,000	2% of total parking provided in each lot	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
1,001 and over	20 plus 1 per 100 spaces over 1,000	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces

B. Landscaping and Screening.

Landscaping and screening shall be provided for all parking and loading facilities in accordance with the provisions of Section 11.05 (Standards for Specific Areas).

C. Exterior Lighting.

Where provided, exterior lighting shall comply with the standards of Article 14 (Exterior Lighting).

D. Ingress/Egress.

Adequate means of ingress and egress shall be provided for all parking and loading facilities by means of clearly limited and defined drives, curb cuts, and maneuvering lanes. Backing directly onto a street or using a street for maneuvering between parking rows shall be prohibited. Ingress and egress for off-street parking lots shall be set back a minimum of 25 feet from abutting single-family residential districts and existing single-family and two-family dwellings.

E. Pavement, Curbing and Sidewalks.

Off-street parking facilities shall be paved with concrete, bituminous asphalt or similar hard-surfacing materials, in accordance with the construction and design standards established by the City. Where

off-street parking spaces directly abut a sidewalk, the sidewalk shall have a minimum width of seven (7) feet to accommodate vehicle encroachment.

Concrete curbing of at least six (6) inches in height shall be provided within and around the perimeter of off-street parking lots for the purpose of minimizing vehicle encroachment into sidewalks, landscaped areas, and street rights-of-way. The Planning Commission may permit use of wheel stops, bumper guards or similar devices in place of concrete curbing, upon determining that such devices would be more appropriate for the site or use.

F. Stacking Spaces.

Where required by this Article, stacking spaces for drive-through facilities shall be ten (10) feet wide by 20 feet long. Stacking spaces shall not intrude into any street right-of-way, public easement, sidewalk or maneuvering lane for an off-street parking lot.

G. Grading and Drainage.

Driveways and other parking areas shall be graded and drained to dispose of surface waters in accordance with the construction and design standards established by the City. Surface water shall not be permitted to drain on to adjoining lots or to sheet flow across a public sidewalk, except in accordance with a drainage plan approved by the City.

H. Parking Layout.

The layout of off-street parking facilities shall be in accordance with the following minimum requirements (see illustration):

PARKING PATTERN (degrees)	MANEUVERING LANE WIDTH	PARKING SPACE WIDTH	PARKING SPACE LENGTH	WIDTH OF MANEUVERING LANE PLUS TWO ROWS
0° (parallel)	24 feet (two-way)	8 feet	24 feet	40 feet
45°	12 feet (one-way)	9 feet	20 feet	49 feet
60°	16 feet (one-way)	9 feet	20 feet	56 feet
90°	20 feet (two-way)	9 feet	20 feet	60 feet

1. Parking rows shall not exceed 300 feet in length without providing a break in circulation or a mid-point landscaped island.
2. Up to ten percent (10%) of the parking spaces provided may be compact car parking spaces with a reduced width of eight (8) feet and a reduced length of 17 feet. Compact car only spaces shall be identified with signage or pavement striping.
3. One (1) attendant shelter building may be provided for an off-street parking lot, which shall conform to setback requirements for the zoning district.

Section 9.07 Construction.

Construction or alteration of off-street parking lots shall be in accordance with an approved site plan, and shall be subject to review and approval of appropriate permits by the Building Official. Plans for parking lots shall indicate existing and proposed grades, drainage, water mains and sewers, surfacing and base materials, and the proposed parking layout in accordance with the construction and design standards established by the City.

1. **Inspection.** Upon completion of construction, the parking lot shall be inspected and approved by the Building Official before a certificate of occupancy can be issued for the parking lot and the structure or use the parking is intended to serve.
2. **Performance guarantee.** In the event that required paving cannot be completed because of cold or inclement weather, the City may require submittal of a performance guarantee to ensure completion of all required improvements per the approved site plan, in accordance with Section 1.06 (Performance Guarantees).

Section 9.08 Off-Street Loading.

To avoid undue interference with public use of dedicated street and alley rights-of-way, adequate space shall be provided for loading and unloading activities associated with any use involving the receipt or distribution of vehicles, materials or merchandise, subject to the following:

A. General Standards.

The following shall apply to loading and unloading areas in all zoning districts:

1. Loading spaces shall be of adequate area and height to accommodate the anticipated needs of the proposed use, subject to Planning Commission approval.
2. Loading spaces shall be set back a minimum of 50 feet from any residential district or use, except where enclosed within a building or screened to the satisfaction of the Planning Commission, in accordance with Section 11.04 (Methods of Screening and Buffering).
3. Loading spaces, truck docks, overhead doors, and similar loading and unloading facilities shall be prohibited within any front yard, or on any building facade visible from a public street, except where the Planning Commission determines that such a location is necessary due to the location or internal arrangement of the building.
4. Loading spaces shall be paved with concrete or bituminous asphalt in accordance with the construction and design standards established by the City.

B. District Standards.

The minimum size or number of required loading spaces shall be in accordance with the following standards by zoning district:

1. **Office-Service (O) District standards.** Adequate loading space shall be provided for in the side or rear yard at a minimum ratio of five (5) square feet per one (1) linear front foot width of the principal building.

2. **Business (B-1, B-2, B-3) District standards.** Adequate loading space shall be provided for in the side or rear yard at a minimum ratio of ten (10) square feet per one (1) linear front foot width of the principal building.
3. **Industrial (I-1, I-2) District standards.** Adequate loading space shall be provided for in the side or rear yard in accordance with the following minimum requirements:

USABLE FLOOR AREA	REQUIRED LOADING AND UNLOADING SPACES
0 to 2,000 square-feet	None
2,001 to 20,000 square-feet	One (1) space
20,001 to 100,000 square-feet	One (1) space per 20,000 square feet of usable floor area
100,001+ square-feet	Three (3) spaces, plus one(1) space per 50,000 square feet of usable floor area.

Section 9.09 Modification of Standards.

Limited modifications to the standards of this Article shall be permitted, subject to the following:

A. Special Parking Districts.

Special parking districts may be established by the City Council, with recommendation from the Planning Commission. The purpose of such districts is to define areas of the City within which a reduction of off-street parking requirements for individual uses shall be permitted due to the availability of public parking lots owned or operated by the City, on-street parking, and similar public parking facilities. The boundaries of areas classified as special parking districts shall be delineated on the Official Zoning Map.

Individual uses within the boundaries of a special parking district shall not be required to construct or maintain private off-street parking facilities, provided that the use is located within 750 feet of an existing or planned off-street public parking lot.

B. Off-Site Parking Facilities.

Required parking facilities accessory to non-residential uses in any zoning district may be located off-site (on other than the same zoning lot as the use served), subject to the following:

1. Required parking shall be located within 500 feet of a principal building entrance for the use.
2. Use of off-site parking spaces within a residential zoning district shall be prohibited.
3. A written agreement shall be drawn to the satisfaction of the City Attorney and executed by all parties concerned assuring the continued availability of the off-site parking facilities for the use they are intended to serve.

C. Exceeding Maximum Number of Required Spaces.

The Planning Commission may require any use to provide parking spaces above the required minimum, up to the maximum permitted by this Section. Exceeding the maximum parking space requirements shall be prohibited, except where the Planning Commission determines that additional parking is necessary to accommodate the use on a typical day of operation, based upon evidence supplied by the applicant.

D. Deferment of Parking Spaces.

Where an applicant demonstrates to the satisfaction of the Planning Commission that the minimum required number of parking spaces is excessive, the Planning Commission may approve the construction of a lesser number of parking spaces, provided that the deferred parking is shown on the site plan and set aside as open space. Deferred parking spaces shall be constructed in accordance with the approved site plan upon written request by the City after the City Planner has documented three (3) incidents of problem parking on the site.

E. Modification of Loading Space Requirements.

The Planning Commission may modify or waive the requirement for off-street loading areas, upon determining that adequate public or private loading space is available to serve the building or use, or that provision of such loading space is unnecessary or impractical to provide.

F. Other Circumstances.

The Planning Commission may modify or waive off-street parking requirements under any of the following circumstances:

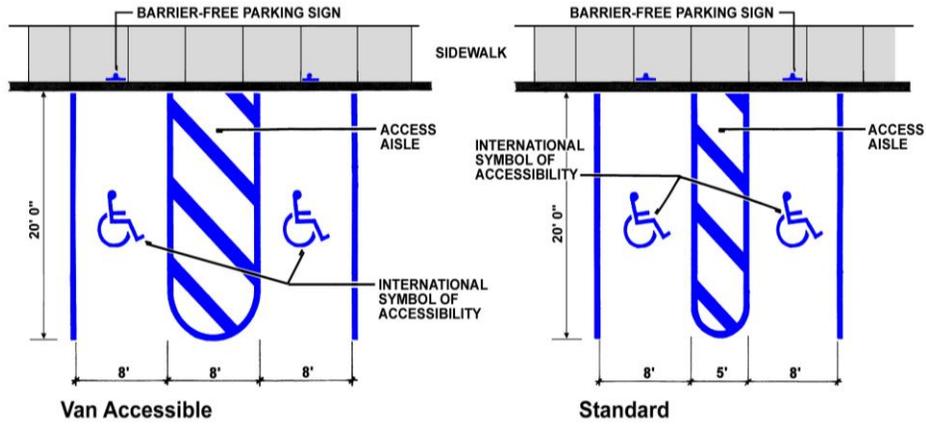
1. A combination of off-street parking spaces and on-street spaces adjacent to the lot can effectively accommodate the parking needs of a given use without negatively impacting traffic safety or adjacent uses.
2. Sufficient evidence has been provided by the applicant to demonstrate that an alternative parking standard would be more appropriate for the type, scale or intensity of the use.

Section 9.10 Maintenance.

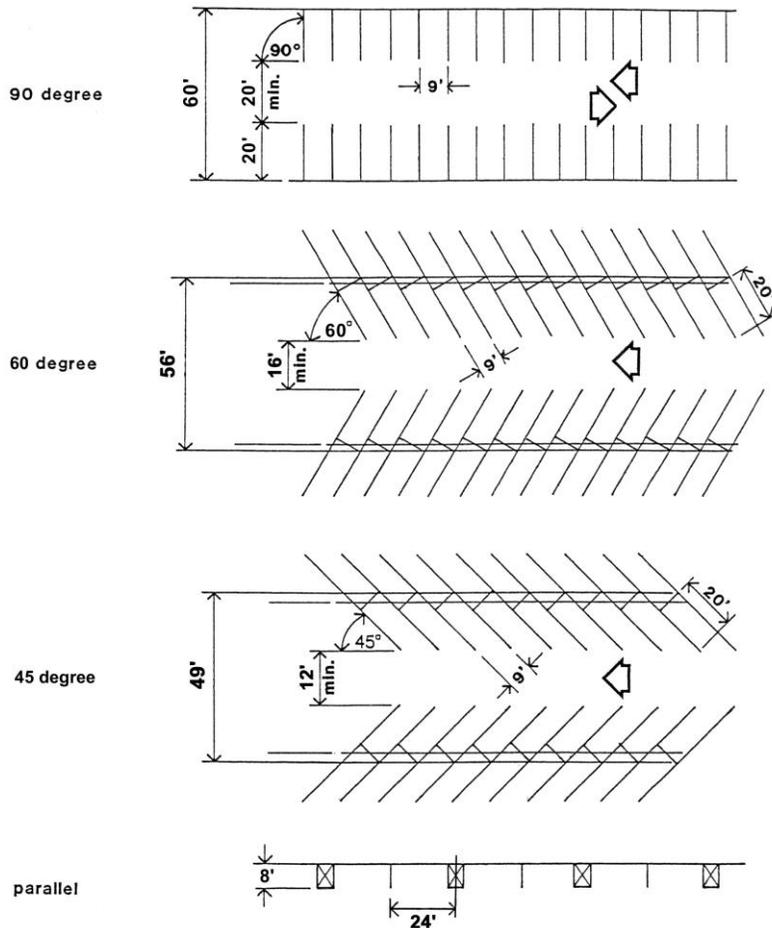
All parking and loading areas shall be maintained in accordance with the provisions of this Article, an approved site plan and the following:

1. Alterations to an approved parking or loading facility that are not in accordance with an approved site plan shall be considered a violation of this Ordinance.
2. All parking areas, perimeter landscaped areas, and required screening shall be kept free from tall grass, weeds, trash, and debris. Surfacing, curbing, lighting fixtures, signage, and related appurtenances shall be kept in good repair.

ILLUSTRATIONS



Barrier-Free Parking Space Layout



Parking Layout

