

CHAPTER 5

OFF-STREET PARKING AND LOADING / UNLOADING REGULATIONS

Section 501 Design Standards for Off-Street Parking [eff: 11-6-08]
(See Figure 5-A, Table 5.1 and Figure 5-B for additional details)

All off-street parking shall be designed, built, and utilized in accordance with the following requirements. [eff: 12-17-09]

501.01 Dimensions / spaces. Parking spaces shall be not less than nine (9) feet wide and eighteen (18) feet long and must comply with Table 5.1 (see other requirements noted on Figure 5-A and 5-B). Such spaces shall be measured rectangular and shall be served by aisle ways of sufficient width to permit easy and smooth access to all parking spaces and shall be maintained in good condition. Stacked parking is prohibited. Parking spaces for the disabled shall meet current national accessibility standards.

501.02 Paving. All parking areas and adjacent aisles or driveways shall be paved with asphaltic material or cement except for the following specific uses: [eff: 12-7-09]

501.02.01 Agricultural Uses.

501.02.02 Parking strictly associated with a single- or two-family residence.

501.03 Driveways / Aisles / Access Drives

501.03.01 The number and location of driveways (aka access points / ingress & egress) to a public road shall be determined by the Clark County Engineer or ODOT.

501.03.02 Access drives within the parking lot area shall be of such width and general design as shown in Figure 5-A, including Table 5.1, and Figure 5-B. For access ways or drives not shown in Figure 5-A or Figure 5-B, the layout must be approved by the County Zoning Administrator who may consult with the County Engineer for appropriate design criteria.
[eff: 12-13-2013]

501.03.03 Except in the Agricultural Districts and in the R-1, R-2, R-2A, and R-2B Districts, no access drive shall be located nearer than five (5) feet to the side or rear lot line unless utilized for cross access between uses, or nearer than ten (10) feet to any public road right-of-way (or proposed right-of-way) line.

501.03.04 A driveway shall not be located closer than forty (40) feet to a public street intersection right-of-way (or proposed right-of-way) line.

501.03.05 Access drives provided for drive-thru or pick up windows shall be long enough to store waiting vehicles on-site with a means to allow other vehicles to bypass the line of said waiting vehicles, i.e., single access drive width twenty (20) feet minimum; with an additional access drive available, twelve (12) feet minimum (see Figure 5-B).

501.03.06 Commercial uses shall be required to provide cross access between abutting parcels for vehicular traffic.

501.04 Parking Lots and Location. Except in Agricultural Districts and on lots containing 1, 2, or 3 family dwellings, no parking lot or parking area shall be located nearer than five (5) feet to the side or rear lot line, or nearer than ten (10) feet to any public road right-of-way (or proposed right-of-way) line (see other requirements noted on figure 5-A, including Table 5.1, and Figure 5-B). “Exit” or “Enter” signs, and the like, shall not interfere with visibility of motorist or pedestrians entering or leaving the property. Notwithstanding other provisions of these Regulations, each parking space shall be provided with sufficient back-up area to permit egress in one maneuver consisting of one backward movement and one forward movement. All parking spaces required herein shall be located on the same parcel or tract with the building or use served, except as provided for below:

501.04.01 Two (2) or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap only upon the approval of the Zoning Administrator. [rev: 12-13-2013]

501.04.02 The Board of Zoning Appeals may authorize, as a Conditional Use, the establishment and operation of any off-street parking area in such parts of any A-1 or “R” District that abut at least fifty (50) feet, either directly or across an alley, a “B”, O-1, or I-1 District, subject to the requirements specified in Section 803.

501.04.03 In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby assuring the retention for such purposes shall be properly drawn and executed by the parties concerned and approved as to form by a proper legal authority and shall be filed with the application for a building permit.

501.05 Screening / Landscaping. All off-street parking areas for more than five (5) vehicles shall be effectively screened on any side which abuts a lot in any Residential District or abuts a lot which contains a residential dwelling which is located within fifty (50) feet of the common lot line or abuts a lot containing an institutional premises, by a masonry wall or a solid fence of acceptable design with the exception of along the front lot line or along the street side lot line of a corner lot. Such wall or fence shall not be less than four (4) feet nor more than six (6) feet in height, and shall be maintained in good condition at all times without any advertising. The space between such wall or fence and the lot line of the adjoining premises as noted above shall be landscaped with grass, hardy shrubs, or evergreen ground cover, and maintained in good condition. In lieu of such wall or fence, a strip of land not less than fifteen (15) feet in width and planted with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height, or a combination of mounding and vegetation as approved by the Zoning Administrator, may be substituted and shall be maintained in good condition at all times. All areas not utilized for parking, access, buildings, or walkways shall be landscaped as approved by the Zoning Administrator. Landscaping shall not interfere with motorists visibility. [rev: 12-13-2013]

501.06 Minimum Distances of Setback. No part of any parking area, including access drives or driveways, for more than five (5) vehicles shall be closer than ten (10) feet to any dwelling, school, hospital, or other institution for human care located on an adjoining lot, unless screened by a solid masonry wall or fence of acceptable design as determined by the Zoning Administrator. The wall or fence shall be set back from each street, the same as if it were a building wall, so as to observe the front yard and side yard and the street side yard requirements of these Regulations. In no case shall any part of the parking area be closer than ten (10) feet to any established street or alley right-of-way, or any proposed right-of-way designated on the Official Thoroughfare Plan of Clark County. With exception of points of ingress and egress, as approved by the appropriate local, state, or federal agencies, this setback shall be in the form of a landscaped buffer upon which no permanent structure shall be located. [rev: 12-13-2013]

501.07 Lighting. Any lighting used to illuminate any off-street parking shall be so arranged as to deflect the glare away from adjoining premises in any Residential District or premises occupied by a residential dwelling and from traffic on adjacent thoroughfares.

501.08 Computation of Required Off-Street Parking Spaces. In computing the number of required spaces, the following rules shall govern:

501.08.01 A floor area shall mean the gross floor area used or intended to be used, and shall not include areas used principally for storage or offices incidental to the management or maintenance of stores.

501.08.02 In hospitals, bassinets shall not be counted as beds.

501.08.03 In stadiums, sports arenas, churches, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty (20) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities under these Regulations.

501.08.04 In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as may be allowed as a Conditional Use, or as provided in part (d), (3) of this Section.

501.08.05 Where fractional spaces result, the parking spaces required shall be construed to the nearest whole number.

501.09 Off-Street Parking Spaces Required for New Construction, Enlargement, Change in Occupancy. Whenever a building or use constructed or established after the enactment date of these Regulations is changed or enlarged in the floor area, the number of employees, number of dwelling units, seating capacity, or otherwise to create a need for a cumulative increase of ten (10) percent or more of the number of parking spaces that existed at the time of enactment of these Regulations, such spaces shall be provided on the basis of the enlargement or change. In case a change in the floor area, number of employees, number of dwelling units, seating capacity, or other unit of measurement creates a need for an increase of less than five (5) off-street parking spaces, none shall be required. When a building or use existing prior to the enactment date of these Regulations is enlarged to the extent of fifty (50) percent or more in the floor area or in the use, said building or use shall then and thereafter comply with the entire parking requirements.

501.10 Off-Street Parking Spaces Required for Uses Not Listed. Off-street parking requirements for any use not specified in these Regulations shall be the same as that specified for a similar Permitted Use, as determined by the Zoning Administrator. [rev: 12-13-2013]

501.11 Modification of Off-Street Parking Requirements. The Board of Zoning Appeals may authorize a modification, reduction, or waiver of the following off-street parking requirements if it should find that in the particular case appealed, the peculiar nature of the residential, business, industrial, or other use, or the exceptional shape or size of the real estate or other exceptional situation or condition would justify such modification, reduction, or waiver.

Section 502 Specific Off-Street Parking Requirements [eff: 11-6-08]

Notwithstanding the requirements of this section, sufficient spaces must be provided to meet parking demand. For uses not listed herein, the number of parking spaces will be determined by the Zoning Administrator. Off-Street parking shall be provided in accordance with the schedule outlined below: [rev: 12-13-2013]

1. Assembly Halls and Dance Halls with temporary seats	1 space for every 100 square feet of floor space used for assembly or dancing
2. Assembly Halls, Theaters, Auditoriums, and Sports Arenas with fixed seats except for Schools	1 space for every 3 seats
3. Automotive Service Stations and/or Repair Garages	2 spaces for each service stall, PLUS 1 space for each employee on the largest shift
4. Banks and Financial Institutions, Business Professional Offices except Medical and Dental Offices or Clinics	1 space for every 400 square feet of office space, but not less than 2 spaces per office
5. Bowling Alleys	5 spaces per bowling lane plus the required spaces as set forth in this Section for affiliated uses such as restaurants, bars and the like
6. Churches and other similar places of worship or Public Assembly	1 space for every 8 seats in a main auditorium, OR 1 space for every 6 seats in churches and other places of worship
7. Day-Care Centers	1 space for each employee 1 space for each 10 children [eff: 3-29-90]
8. Single-Family Residences	2 spaces per dwelling unit
9. Housing for the Elderly	1 spaces per dwelling unit
10. All other residential uses	2 spaces per dwelling unit [eff: 10-17-85]
11. Nursing Homes, Convalescent Homes, and Assisted Living Facilities. [rev: 12-13-2013]	1 space for every 6 residents, PLUS 1 space for each employee on the largest shift
12. Fraternities and Sororities	1 space for every 3 beds
13. Funeral Homes and Mortuaries	4 spaces for each parlor, OR 1 space for every 50 sq. ft. floor area, whichever is greater
14. Furniture and Appliance Stores, Household Equipment or Furniture Repair Shops, over 1,000 sq. ft. in floor area	4 spaces, PLUS 1 space for every 400 sq. ft. of floor area over 1,000 sq. ft.
15. Hospitals and Auxiliary Facilities	1 space for every 2 beds, PLUS 1 space for every employee on the largest shift
16. Motels and Hotels and Bed & Breakfast Facilities	1 space for each lodging unit, PLUS 1 space per employee on the largest shift [eff: 3-29-90]
17. Industrial and Manufacturing Establishments	20 spaces, PLUS 1 space for every 2 employees, PLUS 1 space for each vehicle maintained on the premises
18. Medical and Dental Offices and Clinics	3 spaces for each examination room, PLUS 1 space for each doctor or employee
19. Museums, Libraries, Community Facilities, operated by a public agency or government	1 space for every 300 sq. ft. of area open to the public
20. Eating and Drinking Places, Bars, Taverns, and Night Clubs	1 space for every 100 sq. ft. of net floor area
21. Retail Sales or Service Establishments	1 space for every 200 sq. ft. of net floor area
22. Schools - Primary Schools	1 space for every 25 classroom seats
- Secondary Schools, Institutions of Higher Learning, Trade Schools	1 space for every 5 students, PLUS 1 space for each employee
23. Wholesale Establishments, Warehouse, Manufacturing Retail Outlets	20 spaces, PLUS 1 space for every 2 employees on largest shift, PLUS 1 space for each vehicle maintained on the premises

Section 503 Design Standards for Off-Street Loading and Unloading [eff: 11-6-08]

503.01 Off-street loading/unloading spaces or berths shall be provided in connection with every building or part of a building which has a floor area greater than ten thousand (10,000) square feet, and normally receives or distributes material by vehicle.

503.02 Off-street loading requirements for any use not specified in these Regulations shall be the same as that specified for a similar Permitted Use, as determined by the Zoning Administrator.
[rev: 12-13-2013]

503.03 No such loading/unloading shall be located closer than fifty (50) feet to any lot in an “R” District or any lot occupied by a residential dwelling unless wholly within a completely enclosed building or unless enclosed on all sides by a solid wall or fence not less than six (6) feet in height which shall be maintained in good condition at all times. An evergreen hedge or planting no less than six (6) feet in height may be substituted for a fence if maintained in good condition at all times.

503.04 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.

503.05 Whenever a building or use constructed or established after the enactment date of these Regulations is changed or enlarged in the floor area, the number of employees, number of dwelling units, seating capacity, or otherwise to create a need for a cumulative increase of ten (10) percent or more of the number of loading and unloading spaces that existed at the time of enactment of these Regulations, such spaces shall be provided on the basis of the enlargement or change. When a building or use existing prior to the enactment date of these Regulations is enlarged to the extent of fifty (50) percent or more in floor area or in the area used, said building or use shall then comply with the entire loading/unloading requirements.

503.06 All loading/unloading areas and adjacent aisles and driveways shall be paved with asphaltic material or cement.

Section 504 Specific Off-Street Loading and Unloading Requirements

Off-street loading and unloading shall be provided in accordance with the schedule outlined below:

1. Retail / Service / Office Establishments	1 space in excess of the first 10,000 sq. ft. of floor area, PLUS 1 space for each additional 20,000 sq. ft. thereafter
2. Truck Terminal / Warehouse / Wholesale Establishment	1 space for each 7,500 sq. ft. of floor area
3. Industrial Plants	1 space in excess of the first 10,000 sq. ft. of floor area, PLUS 1 space for each additional 20,000 sq. ft. thereafter

Parking Space, Drive & Aisle Dimensions

TABLE 5.1

A PARKING ANGLE	B STALL WIDTH	C LENGTH OF STALL	D		E WIDTH OF ACCESS DRIVE	F	
			AISLE WIDTH			BAY WIDTH *	
			ONE WAY	TWO WAY		ONE WAY	TWO WAY
0°	9 ft.	23 ft.	12 ft.	18 ft.	20 ft.	24 ft.	30 ft.
30° – 53°	9 ft.	18 ft.	13 ft.	20 ft.	20 ft.	42 ft.	49 ft.
54° – 75°	9 ft.	19 ft.	18 ft.	22 ft.	20 ft.	52 ft.	56 ft.
76° - 90°	9 ft.	18 ft.	22 ft.	24 ft.	20 ft.	58 ft.	60 ft.

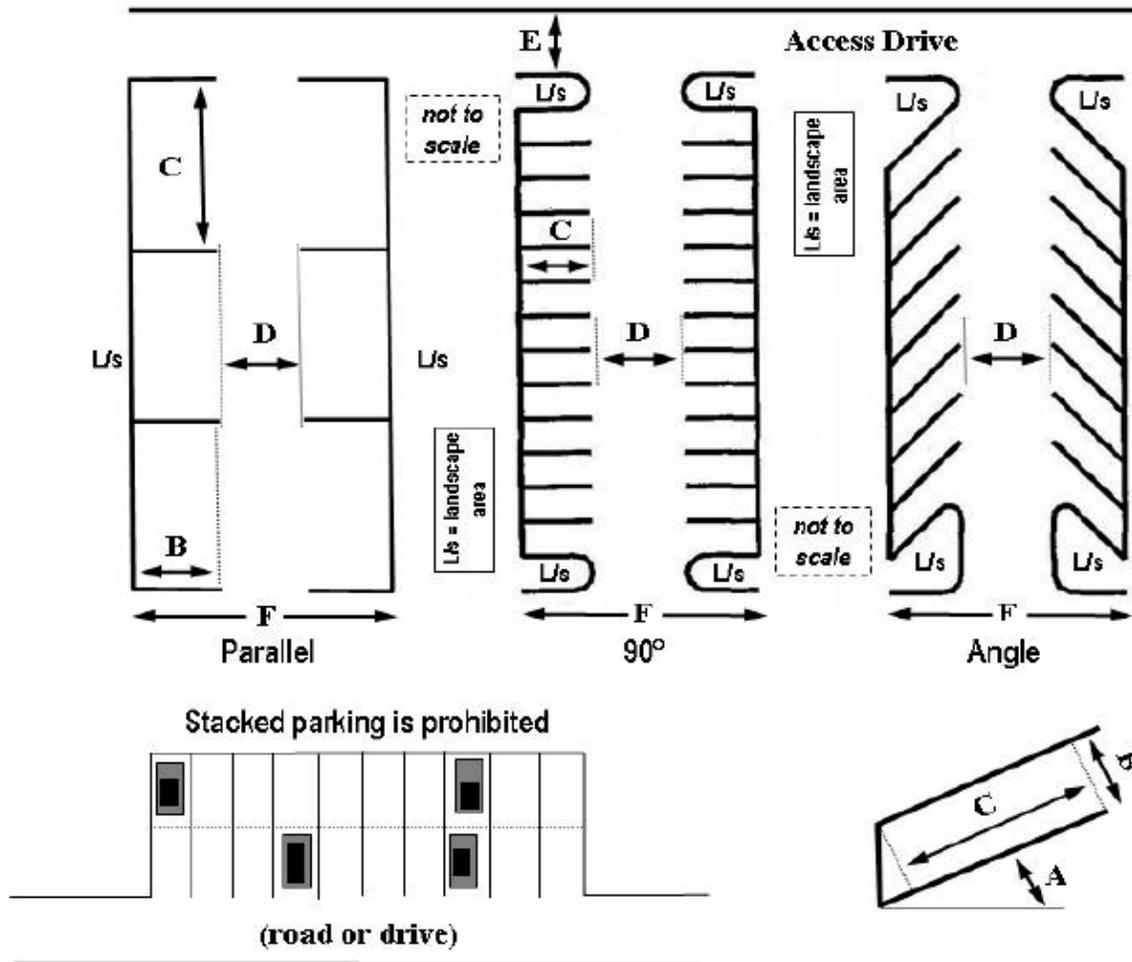


Figure 5-A

