

Section 8.07 - Off-Street Parking and Loading Requirements

A. Purpose

To secure safety from fire, panic, and other dangers; to lessen congestion on public streets; to facilitate the adequate provision of transportation; to conserve the value of buildings; and to encourage the most appropriate use of land. Minimum off-street parking and loading shall be provided as set forth in the following schedules and provisions. Parking for uses not provided here-in shall be considered by the DRC based on studies produced by the Institute of Transportation Engineers, Traffic Impact Analyses provided and professional observation.

B. General Provisions for Off-Street Parking

1. All off-street parking shall be provided on the same site as the use it is to serve.
2. Unless otherwise noted in this Code, all parking spaces, driveway approaches, driveways, and drive aisles shall be located on a paved concrete, asphalt or alternative surface. Permissible alternative surfaces are concrete, brick, or natural stone pavers on compacted sub-grade and base sufficient to support the vehicle's Gross Vehicle Weight Rating. The paved parking surface area must encompass the entire footprint of the vehicle.
3. No parking space, garage, carport, or other automobile storage space shall be used for the parking or storage of any heavy load vehicle (see Article Three - Definitions for Heavy Load Vehicle).
4. No vehicle, including boats, camper trailers, trailers, or other similar vehicle shall be parked within the street rights-of-ways of major thoroughfares as shown on the Thoroughfare Plan, including state controlled roads.
5. Parked vehicles on private property shall not encroach on any right-of-way, sidewalks, or parkways (unpaved portion of rights-of-way).
6. In all zoning districts, parking and loading areas shall not be used for the sale, repair, storage, dismantling or servicing of vehicles or equipment; or for the storage of materials or supplies, or for any other use in conflict with the parking and loading areas (i.e., advertising or open storage of materials). A maximum of two (2) vehicles, owned by the property owner or with the permission of the property owner, may be displayed for the purpose of sale, lease, or similar purposes on private property.

C. Residential Districts

In all subdivisions platted after December 15, 1992, garages shall not face or be in view from a public street unless allowed with a Planned Development zoning district or the following provisions of this Code.

1. J-Swing garages are permitted **in all zoning districts**. The maximum garage area, including any accessory uses associated with the garage, shall not exceed seven hundred (700) square feet,
2. Side entry garages where lot frontage is only to one street (not a corner lot) shall have a minimum of twenty-five feet (25') from the door face of the garage to the side or rear property line for maneuvering.
3. Side entry garages on a corner lot where the driveway is from the side street shall have a minimum of twenty feet (20') from the door face of the garage to the side property line.
4. A detached front facing garage located behind the main structure is permitted. The garage door(s) exposure to the street shall not exceed one hundred forty-four square feet (144').