

OFF-STREET PARKING

9 ARTICLE NINE – OFF-STREET PARKING

901 Purpose

The Off-Street Parking Regulations require that developments provide parking in proportion to the need created by each use. The regulations further establish standards for the functional design of parking facilities. These regulations are intended to accommodate vehicles in a functionally satisfactory manner and to minimize external effects on neighboring properties.

902 General Applications

a. Applicability

Off-street parking shall be provided for any new building constructed; for new uses or conversions of existing buildings; or for enlargements of existing structures.

b. Exemptions

Any use within the CBD Central Business District is exempt from the off-street parking requirements provided by Section 903. Any off-street parking facility constructed in the CBD District after the effective date of this Ordinance must comply with the design standards set forth in this Article.

903 Schedule of Off-Street Parking Requirements

Parking facilities for each use shall be provided in accord with the minimum requirements set forth in Table 9-1.

a. Computation

1. When a computation of required parking results in a fraction of 0.5 or greater, the requirement should be rounded up to the next whole number.
2. Unless otherwise indicated, parking requirements are based on gross floor area. Gross floor areas for the purpose of this calculation exclude any interior space used for the parking or loading of vehicles.
3. When parking requirements are computed on the basis of capacity, capacity shall be determined by the building code in effect for the City of Storm Lake at the time the use is established.

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b. Multiple Use Sites and Adjustments

1. For sites with more than one use, the parking requirement shall be the sum of spaces required for each use at their peak period of demand, except as provided below.
2. The Zoning Administrator may authorize an adjustment in the total parking requirement for separate uses located on the same site or for separate uses located on adjoining sites and served by the same parking facility. The Zoning Administrator shall consider at least the following criteria in determining approval of such an adjustment:
 - (a) The characteristics and time of operation of each use, and differences in projected peak parking demand.
 - (b) Potential reduction in total expected vehicle movements afforded by multiple uses of the parking facilities.
 - (c) Functional designs of the development and its parking facilities.
 - (d) Demonstrated ability to locate additional parking on the site to accommodate total parking requirements (proof of parking).
 - (e) Evidence of a written agreement and cross access easement that provides for the joint use and ongoing maintenance of parking facilities. Such agreement shall be entered into by all property owners involved and recorded with the Buena Vista County Recorder against all properties named in the agreement and a copy filed with the City Clerk.

904 Parking Facility Location

a. Residential Parking

1. Off-street parking for residential uses shall be located on the same lot or site as the use.
2. With the exception of tuck-under garages or enclosed parking areas, off-street parking areas for any multi-family residential use shall be at least six feet from any main building; and shall not be located within a required front yard or street side yard.

b. Non-Residential Parking

Off-street parking for non-residential uses shall be located on the same lot or site as the use.

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TABLE 9-1: Minimum Off-Street Parking Requirements

Use Type	Parking Standard
Residential	
Single Family	2 spaces per unit
Duplex	2 spaces per unit
Two-Family	2 spaces per unit
Multi-Family	1.5 spaces per efficiency, studio, or 1 bedroom unit 2 spaces per unit for units with 2 or more bedrooms
Senior	1 space per unit
Assisted Living	1/3 (one-third) space per unit
Mobile Home	2 spaces per unit
Civic Uses	
Assembly – Churches, Public meeting halls, Auditoriums, Gymnasiums	1 space per 4 person capacity
Cemetery	N/A
Colleges and Universities	1 space per 2 full time students
Day Care	1 space per 5 students + 1 space per employee for largest shift
Health Care – Clinic/Medical Office/Dental/Other health care	1 space per 300 SF + 1 space per employee for largest shift
Health Care – Overnight Hospital	1 space per 2 beds
Parks	N/A
Post Office	1 space per 500 sq. ft.
Primary School	1 space for each classroom or office room + as required for Auditorium/Gymnasium space
Public Safety	1 space per employee of maximum shift + 1 space per 1,000 SF
Public Works / Utilities	1 space per employee of maximum shift
Secondary School	1 space per employee for largest shift + 1/3 (one third) space for every 11 th and 12 th grade student
Commercial	
Auto Rental	1 space per rental car + 1 space per employee of maximum shift + 1 space per 200 SF of Indoor Customer Service Area
Auto Repair*	5 spaces per repair/service stall
Auto Sales	1 space per car for sale + 1 space per employee of maximum shift + 1 space per 500 SF of Indoor Customer Service Area
Bar, Cocktail Lounge, Tavern, Night Club, Other On-Site Drinking Establishment	1 space per 2 person capacity

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Use Type	Parking Standard
Bank	1 space per 200 SF
Campground	1 space per camping unit
Cinema/Live Theater	1 space per 3 person capacity
Hotel, Motel, other temporary lodging	1 space per rental room/suite + 1 space per employee for largest shift
Retail	1 space per 250 SF
Restaurants – Dine-in	1 space per 3 person capacity in dining area
Restaurants – Drive through/pick up	1 space per 50 SF of Indoor Customer Service Area
Services – Barber, Salon, Spa, Animal Grooming, Financial, Insurance, etc.	1 space per 500 SF
Stables, Kennels	1 space per employee for largest shift + 1 stall per 5,000 SF of site area
Veterinary Services	1 space per 500 SF
Office	
Administrative, Business, Call Center, or Professional	1 space per 300 SF
Industrial	
Agricultural Industry*	1 space per employee of largest shift + 1 space per vehicle stored on site
Manufacturing	1 space per 1,000 SF
Mining/Resource Extraction	1 space per employee of largest shift + 1 space per vehicle stored on site
Outdoor Storage, Salvage Yards, Construction Yards*	1 space per employee of largest shift + 1 space per vehicle stored on site
Railroad Facilities	1 space per employee of largest shift + 1 space per vehicle stored on site
Warehousing, Indoor Storage, Data Storage*	1 space per 1,000 SF up to 10,000 SF 1 space per 2,000 SF for additional SF above 10,000 SF

*See regulations for outdoor storage and vehicle storage within Article 6: Supplemental Use Regulations.

905 Parking for People with Disabilities

Each off-street parking facility shall provide the number of parking spaces set forth in Table 9-2 designed and designated for use by people with disabilities. Parking spaces shall be van-accessible. Design criteria and dimensions are set forth in the Off-Street Parking Design Standards and the requirements of the Americans with Disabilities Act. Parking facilities for single-family, duplex, two-family, and mobile home residential uses are exempt from this requirement.

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Table 9-2: Required Off-Street Parking Spaces

<u>Required Minimum Number of Total Parking Spaces in Lot</u>	<u>Handicapped Parking Spaces</u>
10 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	*
1,001 and over	**

* 2 percent of total

** 20 spaces plus 1 for each 100 over 1,000

NOTE: Projects, which are required to comply with the Uniform Federal Accessibility Standards, shall provide a minimum of one handicapped parking space.

Van Accessible Stalls: One in every eight accessible spaces, but not less than one, shall be served by an access aisle with a minimum width of 96 inches and shall be designated as “Van Accessible.”

906 Off-Street Parking Design Standards

a. Dimensions

1. Standard Parking spaces shall be designed in conformance with the following: parking stalls shall have a minimum paved dimension of nine feet by 18 feet. Stall and aisle dimensions shall be as noted below for the given angle:

Angle	Curb Length	Stall Length	Aisle Width
45 degree	12.0'	18.0'	15'
60 degree	10.0'	18.0'	18.5'*
90 degree	9'	18.0'	26'
Parallel	20.0'	8.0'	22'

*one way aisles.

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2. Parking facilities may provide up to 40% of their total 90 degree angle stalls as designated compact stalls. Compact parking stalls at 90 degree angles shall be a minimum of 8.5 feet wide and 16 feet long.
 3. Spaces designated for the handicapped shall have a minimum width in accordance with the State of Iowa Accessibility Code. Each accessible space shall provide a barrier free route to an accessible building entrance, which shall not require users to walk or wheel behind parked cars. Such spaces shall be designated with an upright sign exhibiting the universal symbol for accessibility by the handicapped. All such spaces shall be designed in compliance with the State of Iowa Accessibility Code.
- b. Pavement and Drainage
1. Required off-street parking facilities shall be hard surfaced with either asphalt or concrete. Alternative pavement materials consistent with the city's stormwater management policies that promote improved water quality may be substituted with approval from the City's Infrastructure and Public Facilities Director.
 2. Off-street parking facilities shall be designed and built to prevent the free flow of water onto adjacent properties or public rights-of-way.
 3. A plan review of proposed parking facilities must be performed by City Staff, prior to development of the parking lot. The design of the parking lot shall, to the maximum extent possible, retain or absorb the first ½" of rainfall on the hard surfaced area of the parking area.
- c. Landscape and Screening Requirements

Unless otherwise noted, each unenclosed parking facility of over 3,000 square feet shall comply with the following regulations:

1. Each unenclosed parking facility shall provide a minimum landscaped buffer of ten feet along any street property line.
2. Each parking facility that abuts a residential district shall provide a ten foot landscaped buffer along its common property line with the residential district.
3. Any parking facility which abuts property in a residential district shall provide a fence, wall, landscape screen, or earth berm not less than four feet in height for the length of the common boundary. A grade change, terrace, or other site feature which blocks the sight line of headlights into a residential property may satisfy this requirement, subject to the determination of the Zoning Administrator.
4. Each unenclosed parking facility of over 4,500 square feet within a street yard shall provide interior landscaped area equal to no less than 5 percent of the total paved area of the parking facility. Parking facilities within the GI District shall be exempt from this requirement.

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5. Interior landscaping shall be credited toward the satisfaction of overall landscaping requirements set forth in Article 8.
- d. Entrances and Exits
1. Adequate access to each parking facility shall be provided by means of clearly defined and limited driveways or access points as required by the City Infrastructure and Public Facilities Director. Such driveways shall be designed to direct non-residential traffic away from residential areas.
 2. Parking facilities other than driveways for single-family or duplex uses must permit vehicles to enter streets in a forward position.
- e. Safety Features
1. Parking facilities shall be designed to provide visibility of and between pedestrians and vehicles when circulating within or entering or leaving it; and shall not create blind, hidden, or hazardous areas.
 2. Circulation patterns shall be designed in accord with accepted standards of traffic engineering and safety.
- f. Lighting
- Any lighting used to illuminate any off-street parking area shall be arranged to direct light away from adjoining properties in any residential district and shall be downward cast or full cutoff fixture types.
- g. Maintenance
- All parking facilities shall be maintained to assure the continued usefulness and compatibility of the facility, and providing proper care of landscaped areas.
- h. Adjustment
- For uses subject to Conditional Use Permit approval, the Board of Adjustment may adjust the minimum requirements of this section, in order to provide design, usability, attractiveness, or protection to adjoining uses in a manner equal to or greater than the minimum requirements of this Article.

907 Off-Street Loading

- a. Loading Requirement
- Any use, which involves the receipt or distribution of freight, merchandise, supplies, vehicles, or equipment as part of its typical operation shall provide and maintain adequate space for off-street loading and circulation. Loading areas shall be designed to avoid undue interference with the public use of streets and sidewalks.

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b. Schedule of Loading Spaces

Loading spaces for each use requiring them shall be provided in accord with the minimum requirements set forth in Table 9-3.

TABLE 9-3: Off-Street Loading Requirements

Gross Floor Area of Use (square feet)	Number of Required Loading Spaces
5,000 or less	None
5,001 – 25,000	1
25,001 – 75,000	2
Larger than 75,001	3

c. Design Standards

1. Each loading space shall be at least 10 feet wide by 50 feet long, with a vertical clearance of at least 14 feet.
2. Paving of loading spaces and access areas shall be permanent, durable, and free of dust.
3. Off-street loading areas are subject to the landscaping and buffering requirements for parking facilities set forth in this Article.

908 Parking for Personal and Recreational Vehicles

a. Applicability

This section permits the parking of personal vehicles having a properly issued current motor vehicle registration and current motor vehicle license plate and recreational vehicles on a single lot in a residential district subject to specific conditions. Personal vehicles include: passenger cars; vans; pick-up trucks; camper shells, toppers, and other similar appurtenances intended for attachment to a personal vehicle; trailers and boats. Trucks, tractor cab units, trailers and vehicles over ten tons gross empty weight shall be defined as heavy commercial vehicles.

b. Location of Parking

1. Parking is permitted within any enclosed structure when such structure conforms to the regulations of its zoning district.
2. Parking of personal vehicles is permitted on a paved driveway (outside of an enclosed structure) within the front yard setback, but shall in no case encroach upon the public right-of-way.

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3. Parking of personal vehicles may occur in the rear yard setback.
 4. Heavy commercial vehicles, including tractor cab units weighing more than 10 tons gross empty weight, shall not be parked on any lot within the R-1, R-2, R-3, and R-4 residential zoning districts, except as provided below.
- c. Special Provisions for Recreational Vehicles and Boats

Where permitted, parking and storage of recreational vehicles and boats is subject to the following additional conditions:

1. Recreational vehicles and boats must be maintained in a clean, well-kept state.
2. Recreational vehicles and boats may not be permanently connected to utility lines.
3. Recreational vehicles and boats may not be used for the storage of goods, materials, or equipment other than those items that pertain to the use of the vehicle.

909 **Supplementary Regulations: Storage and Parking of Vehicles, Boats, Campers and Trailers**

- a. Storage of Unlicensed Motor Vehicles

The storage or keeping of motor vehicles not having a properly issued current motor vehicle registration and current motor vehicle license plate properly displayed is prohibited on any lot, parcel or tract of land or part thereof, situated within the zoning jurisdiction of the City of Storm Lake; provided that conformance with the following shall not constitute a violation of this section:

1. The storage of any unlicensed and/or unregistered motor vehicle in a fully enclosed garage.
2. The storage of operable off-highway farm or industrial vehicles on tracts zoned RES Reserve or LI or GI industrial uses, and used in agricultural or industrial activity conducted on the premises.