

CHAPTER 6

OFF-STREET PARKING AND LOADING

- 6.1 Site Plan Requirements for a Building Permit**
- 6.2 General Off-Street Parking Requirements**
- 6.3 Parking for the Disabled**
 - Table 6.1 Minimum required accessible parking spaces**
- 6.4 Off-Street Parking Dimensions**
 - Table 6.2 Off-street parking dimensions**
- 6.5 Minimum Parking Requirements**
- 6.6 Maintenance of Parking Lots**

6.1 SITE PLAN REQUIREMENTS FOR A BUILDING PERMIT.

(1) Any application for a building permit shall include a site plan, drawn to scale and fully dimensioned, showing any off-street parking or loading facilities to be provided in compliance with this Code.

6.2 GENERAL OFF-STREET PARKING REQUIREMENTS.

(1) All parking spaces required to serve buildings or uses erected or established after the effective date of this Code shall be located on the same lot as the building or use served, except that off-site parking spaces to serve business, commercial, industrial, and office buildings or uses may be permitted in districts which designate off-site parking spaces as permitted or conditional uses.

(2) All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. Parking lots in excess of five spaces shall be designed to allow vehicles to enter and exit the lot in a forward direction. All vehicular access roads/driveways shall be hard surfaced and shall be designed and constructed to conform to the parking design standards developed by Town of Rush Valley.

(3) Except as otherwise provided in this chapter, required accessory off- street parking facilities provided for uses listed in **Section 6.5** shall be solely used for parking of passenger automobiles of guests, patrons, occupants, or employees of such uses.

(4) No vehicle will be allowed to be parked closer than 10 feet from the edge of a public road for more than four hours.

6.3 PARKING FOR THE DISABLED.

(1) Any parking area to be used by the general public shall provide parking spaces designated and located to adequately accommodate the disabled, and these shall be clearly marked as such. Parking spaces for the disabled shall be located in close proximity to the principal building. The designation of parking spaces for the disabled shall constitute consent by the property owner to the enforcement of the restricted use of such spaces to disabled motorists by the Town. Parking spaces for the disabled shall conform to the standards of the Americans with Disabilities Act. The number of required parking spaces accessible to the disabled shall be as follows:

Table 6.1 Minimum required accessible parking spaces

<u>Total Parking Lot Spaces</u>	<u>Required Minimum Number of Accessible Spaces</u>
1 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 1000	2 percent of total
1001 and over	20, plus 1 for each 100 over 1000

6.4 OFF-STREET PARKING DIMENSIONS.

(1) The dimensions for parking stalls and associated aisles are established in **Table 6.2, Off-street parking dimensions**, with the following modifications and additions to those dimensions:

(b) parking angles between 0° and 45°, and between 75° and 90° are not allowed. Requests for parking angles other than those shown on **Table 6.2** may be made to the Planning Commission; and

(c) If a public alley is used as a parking aisle, additional space shall be required on the subject lot to provide the full width of aisle required on **Table 6.2**.

Table 6.2 - Off-Street Parking dimensions

Parking Angle	Stall Width	Vehicle Projection	Aisle Width	Wall to Wall Module Width	Interlock Reduction	Overhung Allowance
0°	22' 00"	9' 00"	9' 05"	27' 05"	0' 00"	2' 00"
45 deg	9' 00"	16' 10"	12' 06"	46' 04"	2' 03"	2' 00"
50 deg	9' 00"	17' 05"	13' 03"	48' 01"	2' 00"	2' 01"
55 deg	9' 00"	17' 11"	13' 11"	49' 09"	1' 10"	2' 01"
60 deg	9' 00"	18' 03"	14' 07"	51' 01"	1' 07"	2' 02"
65 deg	9' 00"	18' 06"	15' 06"	52' 06"	1' 04"	2' 03"
70 deg	9' 00"	18' 07"	16' 04"	53' 06"	1' 01'	2' 04"
75°	9' 00"	18' 06"	17' 10"	54' 10"	0' 10"	2' 05"
90°	9' 00"	17' 06"	22' 07"	57' 07"	0' 00"	2' 06"

6.5 MINIMUM PARKING REQUIREMENTS.

(1) The minimum number of off-street parking spaces required shall be as follows:

(a) Apartments - Two and one half (21,4) per apartment dwelling unit.

(b) Business or professional offices - One parking space for each 100 sq. feet of floor area.

(c) Churches with fixed seating - One and one-quarter (1 %) spaces for each six (6) feet of linear pew or four (4) seats. However:

(i) Where a church building is designed or intended to be used by two congregations at the same time, parking of two and one-quarter (2%) parking spaces shall be provided for each six (6) feet of linear pew or four (4) seats.

(ii) For buildings designed or intended to be used for conferences or other special meetings involving more than the regular congregations, the necessary parking shall be determined by the Planning Commission.

(d) Dwellings - Two parking spaces for each dwelling unit.

(e) Furniture and Appliance Stores - One parking space for each 600 sq. ft. of floor area.

(f) Hospitals - One parking space for each bed plus 1.1 spaces for each employee, projected from the largest employment shift.

(g) Hotels, motels, motor hotels - One space for each living or sleeping unit, plus parking space for all accessory uses as herein specified.

(h) Nursing homes - One space for each five beds plus 1.1 spaces for each employee, projected for the largest employment shift.

(i) Restaurants, taverns, private clubs, and all other similar dining and/or drinking establishments - One parking space for each 3.5 seats or one parking space for each 100 sq. ft. of floor area (excluding kitchen, storage, etc.) whichever is greater.

(j) Retail stores, shops, except as provided in (b) above - One parking space for each 100 sq. ft. of retail floor space.

(k) Wholesale establishments, warehouses, manufacturing establishments, and all industrial uses - As determined by conditional use permit or by Planned Unit Development requirements, if applicable, or by the Planning Commission, but in no case fewer than one space for each employee projected for the highest employment shift.

(l) Shopping centers or other groups of uses not listed above - As determined by conditional use permit or Planned Unit Development procedure, if applicable, or by the Planning Commission, but in no case less than one parking space for each 100 sq. ft. of total floor space.

(m) All other uses not listed above - As determined by the Zoning Administrator, based on the nearest comparable use standards.

6.6 MAINTENANCE OF PARKING LOTS.

(1) Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

(a) Surfacing - Each off-street parking lot shall be surfaced so as to provide an all-weather surface.

(b) Lighting - Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any Residential or Commercial district, and from street traffic.