

Chapter 18.430
PARKING AND LOADING REGULATIONS

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18.430.010 Parking required for all structures

For all buildings or structures hereafter erected, constructed, reconstructed, moved or altered, off-street parking in the form of garages or areas made available exclusively for parking shall be provided. Such parking spaces shall be located entirely on the same property as the main use with no portion other than the necessary drives extending into any street or other public way. Parking shall be provided in quantities stated in the various zoning district regulations, Chapters 18.160 through 18.350, inclusive, except that certain occupancies which may have unusual parking needs are separately listed below. The issuance of building permits or certificates of occupancy shall require compliance with the minimum parking standards even though a development plan may have been approved previously which included fewer parking spaces due to the unknown or changing status of occupancy. Except as hereinafter provided, no parking of motor vehicles shall occur except on paved parking areas required by this chapter.
(History: Ord. ZRR-1725; ZRR-1637; ZRR-1181; ZRR-889)

18.430.020 Improvement of parking areas

All parking areas and drives leading thereto shall be ready for use upon occupancy of a building and shall be surfaced with a permanent, bituminous or concrete paving meeting the standards of the City prior to the issuance of a certificate of occupancy, unless special permission is granted by the Director of Planning and Development Services due to weather conditions not being satisfactory for placing asphaltic materials. Alternate all-weather, dust-free, permeable paving materials may be approved by the Director of Planning and Development Services when used as

a stormwater treatment facility as required under Chapter 16.210 of this Code. All parking lots and drives leading thereto, except those serving one-family dwellings, shall have curbs and drainage facilities approved by the Director of Planning and Development Services. In cases where raised curbs are eliminated as an integral part of a stormwater treatment facility, flat or “ribbon” curbing constructed from Portland Cement Concrete shall be utilized and alternate means of controlling vehicle movement shall be provided and approved by the Director of Planning and Development Services.

(History: Ord. ZRR-2675 §12, 2008; ZRR-1725; ZRR-1637; ZRR-1181; ZRR-935; ZRR-889 §18.50; ZRR-412 §28)

18.430.030 Access to parking areas

Ingress and egress to all parking areas, garages and carports shall be by means of paved driveways not exceeding 35 feet in width.

(History: Ord. ZRR-1725; ZRR-1637; ZRR-935)

18.430.040 Dimensions of parking areas

A. Standard parking stall dimensions shall be not less than 9 feet by 18 feet, plus the necessary space for maneuvering into and out of the space. Where the end of the parking space abuts a curbed area at least 5 feet in width (with landscaping or sidewalk), an overhang may be permitted which would reduce the length of the parking space by 2 feet. Such overhang shall be measured from the face of the curb. For standard parking lots, minimum dimensions shall be as follows:

PARKING CONFIGURATION:

	<u>90-degree</u>	<u>60-degree</u>	<u>45-degree</u>
Aisle Width			
1. One-way traffic	_____	18 feet	14 feet
2. Two-way traffic	24 feet	20 feet	20 feet
End Parking Bay Width			
1. Without overhang	18 feet	20 feet	19 feet
2. With overhang	16 feet	18 feet	17 feet
Center Parking Bay Width	18 feet	18 feet	16 feet

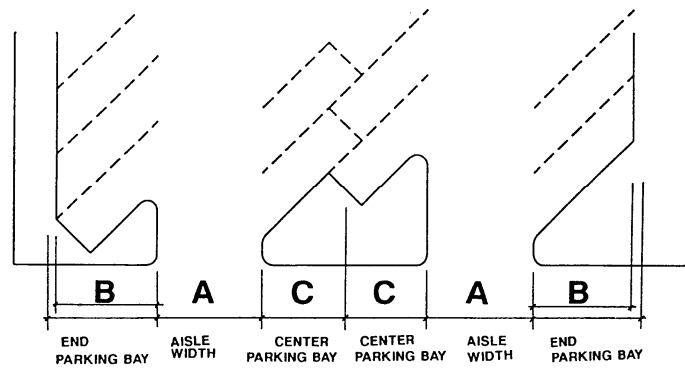
See also Figure 18.430.040.

B. Minimum dimensions for a parallel parking space shall be 9 feet by 23 feet.

C. Minimum parking dimensions for other configurations or for parking lots with compact car spaces shall be determined by the Planning Commission.

(History: Ord. ZRR-1725; ZRR-1637)

FIGURE 18.430.040



18.430.050 Accessible parking

For those buildings where such parking is required, parking areas servicing each building entrance shall have the number of level parking spaces for person(s) with disabilities set forth in the following "Accessible Parking Spaces Table" and be identified by above-grade signs as reserved for person(s) with disabilities.

Accessible Parking Spaces Table

<u>Total Parking Area</u>	<u>Required 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 1,000	2 percent of total
1,001 and over	20 plus 1 for each 100 over 1000

Such parking spaces shall conform with the requirements of the Building Code and applicable state law with regard to parking space dimensions and signage.

(History: Ord. ZRR-2453 §1, 2003; ZRR-1725; ZRR-1637)

18.430.060 Head-in parking

Head-in parking from any public right-of-way shall not be permitted, except as specified in the City's Design and Construction Standards Manual.

(History: Ord. ZRR-2839 §1, 2010; ZRR-1725; ZRR-1637; ZRR-935)

18.430.070 Setbacks

A. Parking areas in conventional zoning districts shall be set back as follows:

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1. Except as hereinafter provided, no parking area shall be located within 6 feet of a lot line.
2. In Districts A, RE, R-1, R-1A, R-2 and MHP, and for one-family dwellings and two-family dwellings in any other district, no parking area shall be located within 2 feet of a lot line.
3. For multi-family dwellings, no parking area shall be located within 30 feet of a street right-of-way.
4. No parking area for a non-residential use in any residential district shall be located within 30 feet of any street right-of-way.
5. In District M-1, no parking area shall be located within 30 feet of any street right-of-way.
6. In Districts C-O, CP-O, and M-2, no parking area shall be located within 15 feet of any street right-of-way. In Districts C-O and CP-O any new parking along the perimeter of a partially-developed office complex shall comply with the parking setbacks of the development plan approved prior to January 1, 2010.
7. In Districts C-1, C-2, and C-3, no parking area shall be located within 10 feet of any street right-of-way.
8. For non-residential uses in residential districts, no parking shall be located within 25 feet of a lot line of property identified on the Future Development Plan for very-low or low-density residential development. When the adjacent property is identified on the Future Development Plan for Medium-, Medium-High or High-Density residential development, the setback may be reduced to 10 feet. For all other designations, the minimum required setback is 6 feet.

B. Parking areas in planned zoning districts shall be set back as follows:

1. The setback for a parking area in a planned zoning district shall be the same as that in any equivalent conventional zoning district, subject to modifications as provided in Section 18.150.070.
2. Parking area setbacks for Districts DB, CBD and BP shall be as set forth in the respective district regulations, subject to modification as provided in Section 18.150.070.

C. Parking area setbacks for special uses shall be determined at the time of plan approval for the special use permit.

(History: Ord. ZRR-2848, §25, 2010; ZRR-2156, §5, 99; ZRR-1725; ZRR-1637)

18.430.080 Lighting

Lighting used to illuminate parking areas shall be arranged, located or screened to direct light away from any adjoining or abutting residential district or any street right-of-way.

(History: Ord. ZRR-1725; ZRR-1637; ZRR-935)

18.430.090 Screening

Where a parking area may adversely affect adjacent property, the Planning Commission or Governing Body may require that the parking area be screened by a wall, fence or screen planting of an adequate height. In specific cases, the Planning Commission or Governing Body may require that any wall, fence or screen planting around a parking area shall be set back from a street if such setback will prevent adverse effects upon the appropriate use of adjacent property or will prevent a traffic hazard, but such setback need not be greater than the respective front or side yard requirement applicable to the zoning district.

(History: Ord. ZRR-1725; ZRR-1637; ZRR-1427; ZRR-987; ZRR-889 §18.57)

18.430.100 Landscaping

The interior of parking areas shall be landscaped in accordance with the provisions set forth in Section 18.450.070.

(History: Ord. ZRR-1725; ZRR-1637; ZRR-1427; ZRR-1217; ZRR-987; ZRR-889 §18.56)

18.430.110 Deferred construction of parking spaces

A portion of the parking area required under this title may remain unimproved until such time as the Planning Commission or Governing Body deems that it must be improved to adequately serve the parking demand. Such delayed construction of parking may be permitted only after the Planning Commission or Governing Body is satisfied that the initial occupancy of the premises will be adequately served by the lesser number of spaces and only after approval of a final development plan clearly indicating the location, pattern and circulation to and from the deferred parking spaces. The land area so delineated for future parking shall be brought to finished grade and landscaped, and shall not be used for building, storage, loading or other purposes.

(History: Ord. ZRR-1725; ZRR-1637)

18.430.120 Parking for one- and two-family dwellings

No driveway serving a one- or two-family dwelling shall be located within two feet of an adjoining lot line except for a driveway serving two properties. Paved parking areas or customary driveways in the required yards abutting streets shall not exceed 35% of the area of such yards for one-family dwellings or 50 percent of the area of such yards for two-family dwellings, provided that any driveway may extend in a straight line directly from a garage to the street at a width equal to that of the garage.

(History: Ord. ZRR-2228 §1, 2000; ZRR-1925 §5, 95; ZRR-1725; ZRR-1637)

18.430.125 Maintenance of gravel driveways

Where permitted, gravel driveways and parking areas shall be maintained to meet the following standards:

- A. The surface of the driveway or parking area shall consist of a uniform layer of gravel evenly distributed from edge to edge, and shall be free of bare spots and vegetation.

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- B. The depth of the gravel layer shall be an average of 2 inches and a minimum of 1 inch.
- C. The material used for a gravel driveway or parking area shall be rock or crushed stone not more than 1 inch in diameter and shall not contain dirt, sticks, construction debris or other foreign material. Sand, rock powder or other similar material less than one-eighth inch in diameter is not prohibited, but shall not be included in the measurement of minimum gravel depth.

(History: Ord. ZRR-1747 §2, 92)

18.430.130 Small car parking

In District CP-0, and for schools, churches and any special uses deemed by the Planning Commission and Governing Body to have low parking turnover and high user familiarity with the parking area, 30% of the required off-street parking spaces may be designated for small cars. Parking stall dimensions for small cars shall be not less than 8 feet by 16 feet, plus the necessary space for maneuvering into and out of the stall. Acceptable aisle width, layout of spaces, and overall design of the parking area shall be shown on the final development plan. A minimum of 30 parking spaces must be required before a portion of the spaces can be built to the smaller standard.

(History: Ord. ZRR-1725; ZRR-1637)

18.430.140 Shared parking requirements

- A. Notwithstanding the provisions of Section 18.430.140, in cases of shopping centers having 400,000 or more square feet of gross floor area, and where parking and building patterns are such that overlapping usage of a majority of the total number of parking spaces in the center is likely to occur, compliance with the standard retail parking ratios set out in Chapters 18.260, 18.270 and 18.280 shall be permitted.
- B. Where convention centers, conference centers, assembly halls, ballrooms or other similar facilities are built in conjunction with a hotel, office park or shopping center, the Planning Commission or Governing Body may permit the construction of fewer parking spaces, without deferral thereof, due to overlapping usage of a portion of the parking spaces. Permission for such shared parking must be received as part of a preliminary development plan approval.
- C. In commercial zoning districts, the required parking area shall not be used for motor vehicle maintenance or repair.

(History: Ord. ZRR-1725; ZRR-1637)

18.430.150 Parking for specific uses

Parking for certain uses shall be as indicated in the following table:

<u>Land Uses</u>	<u>Key</u>
Restaurants, cafeterias, Armories, assembly halls, theaters, athletic fields and other seating facilities	D
Libraries	BG
Hotels, motor hotels, motels, apartment hotels, dormitories and similar boarding facilities	BC
Hospitals, nursing or convalescent homes, or congregate care facilities	EF
Mortuaries	BD
Taverns, clubs or drinking establishments	A
Miniature golf courses	GH
Churches and their contiguous facilities	I

Key

A - one space for each employee plus one space for each two seats or building capacity calculated by Building Code standards

B - one space for each two employees

C - one space for each guest room

D - one space for each three seats

E - one space for each three beds

F - one space for each staff person or visiting doctor

G - one space for each 200 square feet service floor area

H - one space for each 300 square feet outside area

I - one space for each three seats in the main sanctuary plus 2 spaces per each 1,000 square feet of floor area in excess of 10,000 square feet excluding the main sanctuary.

Non-sanctuary parking may be deferred pursuant to Section 18.430.110.

(History: ZRR-2156, §6, 99; ZRR-1725; ZRR-1637; ZRR-889 §18.50)

18.430.160 Parking for uses not listed

Any use not included in the parking requirements in this title shall be assigned a parking requirement by the Planning Commission or Governing Body.

(History: Ord. ZRR-1725; ZRR-1637; ZRR-889 §18.50)

18.430.170 Loading areas

Loading areas adequate to serve the uses or categories of uses proposed shall be determined at the time of site plan or preliminary development plan approval.

(History: Ord. ZRR-1725; ZRR-1637)

18.430.180 Covenant to maintain private parking facilities

Prior to the issuance of a site development permit or building permit for the construction or major reconstruction of any drive or parking area in the City (excluding drive and parking areas in residential developments located in the A, R-1, R-1A, R-E, RP-OE and RP-OS zoning districts; and drives and parking areas in multiple-owner developments in the RP-1, RP-1A, RP-1N, RP-2, RP-3, RP-4 and PRN zoning districts), the owner shall execute a Covenant to

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Maintain Private Parking Facility agreement and record that document with the Johnson County Department of Records and Tax Administration.

(History: Ord. ZRR-2839 §2, 2010)

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