

165.13 PARKING AND LOADING AREAS.

1. Loading Spaces Required in C-1, M-1 and M-2 Districts. In any C-1 or M District, in connection with every building or part thereof hereafter erected, having a gross floor area of 10,000 square feet or more, which is to be occupied by manufacturing, storage warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building, at least one off-street loading space plus one additional such loading space for each 20,000 square feet or major fraction thereof of gross floor area so used in excess of 10,000 square feet.

A. Each loading space shall be not less than 10 feet in width and 35 feet in length.

B. Such space may occupy all or any part of any required yard or court space.

2. Off-Street Parking Area Required. In all districts, except the C-2 District, in connection with every industrial, commercial, business, trade, institutional, recreational, or dwelling use, and similar uses, space for parking and storage of vehicles shall be provided in accordance with the following schedule:

A. Automobile sales and service garages, 50% of floor area.

B. Banks, business and professional offices, 50% of floor area.

C. Bowling alleys, five spaces for each alley.

D. Churches and schools, one space for each eight seats in a principal auditorium. When no auditorium is involved, one space for every two employees.

E. Dance halls, assembly halls, 200% of floor area used for dancing or assembly.

F. Dwelling, one parking space for each family or dwelling unit.

G. Funeral homes, mortuaries, one parking space for each five seats in the principal auditorium.

H. Furniture and appliance stores, household equipment or furniture repair shops with over 1,000 square feet of floor area, 50% of floor area.

- I. Hospitals, one space for each four beds.
- J. Hotels, lodging houses, one space for each two bedrooms.
- K. Manufacturing plants, one space for each three employees on the maximum working shift.
- L. Restaurants, beer parlors, and night clubs with over 1,000 square feet floor area, 200% of floor area.
- M. Retail stores, supermarkets, etc., with over 2,000 square feet of floor area, 250% of floor area.
- N. Retail stores, shops, etc. with under 2,000 square feet of floor area, 100% of floor area.
- O. Sports arenas, auditoriums, other than in schools, one parking space for each six seats.
- P. Theaters, assembly halls with fixed seats, one parking space for each six seats.
- Q. Wholesale establishments or warehouses, one parking space for every two employees.

In case of any building, structure or premises, the use of which is not specifically mentioned herein, requirements for a use which is so mentioned and to which said use is similar shall apply.

3. Parking Area Requirements for R District Adjoining C or M District. Off-street parking areas may be established in any R District that immediately joins a C or M District, or is directly across an alley from a C or M District, provided such parking is accessory to and for use of one or more business or industrial establishments located in the adjoining C or M District; and provided, however, such transitional use shall not extend more than 100 feet from the boundary of the less restricted zone.

4. Parking Area Surfacing and Maintenance. Off-street parking areas shall be surfaced with Portland cement concrete or asphaltic material or shall be dust-proofed in some other manner as may be approved by the Council and shall be maintained in a dust-free condition.

5. Access Drives to Areas in C or M Districts. Access drives to off-street parking areas in C or M districts shall be subject to written approval of the Council.