

Ordinance ORD2011-08

AN ORDINANCE to amend The Code of the Town of Ashland, Chapter 21, "Zoning", Article XIX, "Off-Street Parking."

The purpose of this ordinance is to amend the off-street parking requirements of the Town Code to update the amount of off-street parking required and to address parking in front yards and shared parking.

WHEREAS, the Town Council has held a public hearing on the 21st day of February 2012, advertised as required by Virginia Code Section 15.2 – 2204.

NOW THEREFORE BE IT ORDAINED by the Council of the Town of Ashland, Virginia that Article XIX, "Off-Street Parking" shall be amended to read, as follows:

ARTICLE XIX. OFF-STREET PARKING

Sec. 21-198. Definitions.

The following definitions shall apply to the sections of this article.

- (a) Corner lot. A lot abutting on two (2) or more streets at their intersection. Of the two (2) sides of a corner lot, the front shall be deemed to be the shorter of the two (2) sides fronting on streets.
- (b) Driveway. The primary improved or unimproved parking surface which provides egress and ingress from a garage, carport or off-street parking area to an adjacent street or alley.
- (c) Front yard. An open space on the same lot as a building between the front line of the building (excluding steps) and the front lot or street line, and extending across the full width of the lot.
- (d) Improved parking surface. An area used for the parking or storage of vehicles that is overlaid or otherwise paved with asphalt, concrete, paving stones, brick, gravel, pervious paving or other approved material (or material approved by the zoning administrator).
- (e) Setback. The minimum distance by which any building, structure or designated activity or use must be separated from the front lot line. Also referred to as "front yard."
- (f) Side yard. An open, unoccupied space on the same lot as a building between the side line of the building (excluding the steps) and the side line of the lot and extending from the front yard to the rear yard line.
- (g) Vehicle. Every device in, upon or by which any person or property is or may be transported or drawn or moved upon a street, highway, waterway or airway and shall include any automobile, bus, truck, tractor, motor house, farm machinery, motorcycles, scooters, mopeds, all-terrain vehicles, boats, aircraft, recreational vehicles, golf carts, go-carts, trailers, fifth wheel trailers, campers, camper shells, wheeled towing frames, semi-tractor trailers, truck beds mounted on chassis and mobile homes. This definition does not include non-motorized bicycles, small engine lawn mowers and devices of similar scale.

Sec. 21-198.1. Off-street parking and loading requirements.

- (a) *Provision required.* Every use or structure instituted, constructed, erected, enlarged or

structurally altered after the effective date of this chapter shall provide off-street parking and loading facilities in accordance with the provisions of this article, except as otherwise provided for in this article.

(b) *Types of surfaces.* Such off-street parking and loading facilities shall be asphalt, surface treatment, concrete, unit pavers or similar material approved by the zoning administrator, except for single-family detached or two-family detached dwellings which may be stone or gravel. Such off-street parking and loading facilities shall be maintained and continued as long as the principal use is continued.

(c) *Discontinuances, etc.,* without alternative facilities prohibited. No owner or operator of any structure affected by this article shall discontinue, change or dispense with the required parking and loading facilities without establishing alternative vehicular parking and loading facilities which meet the requirements of this article.

(d) *Compliance required.* No person, firm or corporation shall utilize such structure or use without providing the off-street parking and loading facilities to meet the requirements of and be in compliance with this article.

(e) *Minimum dimensions.* Each off-street parking space required by this article shall not be less than nine (9) feet in width and eighteen (18) feet in length, except that spaces arranged parallel to their means of access shall be not less than eight (8) feet in width and twenty-two (22) feet in length. The width and length of parking spaces shall be measured perpendicular to one another so as to form a rectangle with dimensions as required herein. Parking spaces required to be accessible to persons with disabilities by the provisions of the Virginia Uniform Statewide Building Code shall comply with the requirements of that code.

(f) *Allowance for vehicle overhang area.* Up to thirty (30) inches of the required length of off-street parking spaces may be provided as vehicle overhang area and need not be paved, provided that wheel stops are installed. Such overhang area shall be clear of any obstruction to vehicles utilizing the parking space and shall not encroach into any other parking space, access aisle, public right-of-way, adjacent property, pedestrian walkway or required yard within which parking is not permitted.
(6-23-98, § 1; 2-17-04, § C1; 12-15-09)

Sec. 21-199. Location of off-street parking.

Off-street parking spaces required by this article shall be located on the same lot or parcel of land as the use they are intended to serve, except that off-street parking spaces required for uses other than dwelling uses may be located off the premises in accordance with the standards set forth in this section:

(a) Parking spaces shall be located in the same district as the use they are intended to serve, and shall be located within three hundred (300) feet by pedestrian route of a public entrance to the building occupied by the use they are intended to serve.

(b) The property on which such parking spaces are located shall be held in fee simple ownership by the owner of the use they are intended to serve or by the owner of the property on which the use is located, or shall be subject to a lease that assures continued availability for parking to serve the use so long as such parking is needed to meet the requirements of this chapter. Such lease shall be for a term of not less than one year, and the form and terms of such lease shall be approved by the town attorney before zoning approval or a certificate of use and occupancy may be granted.

At any time use of the property for parking purposes is to be discontinued, the zoning administrator shall be notified, by both the lessor and the lessee, in writing, a minimum of thirty (30) days prior to the discontinuance. Unless the parking spaces are no longer required by this chapter, such spaces shall be provided elsewhere in compliance with the provisions of this chapter.

(c) The area devoted to such parking spaces shall be provided with identification indicating the use for which the parking is required and, if applicable, the hours of its availability. In addition, the use for which such parking is provided shall contain notification, in a conspicuous manner on the premises of the use, of the availability and location of such parking spaces.

(d) A site plan as set forth in article XVII of this chapter shall be required for all such parking spaces and related vehicle access and maneuvering areas.

(e) In the HE district, parking spaces required to serve colleges and related educational, administrative, recreational and dormitory facilities, but not fraternity and sorority houses, may be located off the premises of such uses when in accordance with all of the standards set forth in this section, except such parking spaces may be located within six hundred (600) feet by pedestrian route of a public entrance to the building or to the use, if there is no building, that they are intended to serve. (6-10-86, § 1; 4-27-99, § 1)

Sec. 21-199.1. Front yard parking.

All parking for single-family and two-family dwellings shall be provided so as to maintain a primarily residential appearance in front yards and to protect the quality and character of residential neighborhoods. Accordingly, areas used for parking and drives must be designed, located, and constructed to meet the standards of this section.

(a) Parking spaces and drives in front yards (i.e., the portion of the lot located between the side lot lines from the front building line of the principal building to the front lot line) must be clearly delineated, constructed and adequately maintained with a hard all-weather surface such as asphalt, concrete, brick, CABC (gravel), pervious paving or other approved material. Grass and bare earth areas are expressly prohibited.

These requirements also apply to areas used for parking and drives on corner lots within the street side yard (between the principal structure and the side street right-of-way) that are unscreened and visible from a public street. The edge of all parking and drive areas within front and street side yards must be clearly delineated, with a physical edge that is maintained.

(b) No more than 30% of the front yard area (of a lot occupied by a detached single family dwelling or duplex) may be paved unless the Zoning Administrator grants an exception. Some examples of cases eligible for consideration of an exception are as follows:

(1) The area is primarily used for vehicular drive and turnaround movements and not for the parking of vehicles.

(2) The area required to meeting minimum off-street parking requirements and reasonable access drives would exceed 30% of the front yard area.

(3) The lot is less than 50 feet wide with a setback of less than 25 feet, and Zoning Administrator determines it is infeasible limit paving to less than 30% of the front yard.

(4) The topography, location of the dwelling or the existing development of adjoining areas prevents conformance.

(5) A portion of the area is necessary to provide accessibility for disabled persons.

(6) The existing all-weather surface currently exceeds 30% of the front yard and a portion of the all-weather surface is either designated as driveway only (or for a non-parking use) and/or physically restricted or barricaded from use as vehicle parking.

(7) If no on-street parking is available.

(8) A landscape plan is submitted and approved by the Zoning Administrator.

- (c) Notwithstanding the nonconformity regulations of Article XVIII, the requirements of this section apply to all existing and future required or proposed parking areas and drives.

Sec. 21-200. Combined off-street parking. Shared parking.

(a) Nothing in this article shall be construed to prohibit collective or joint use of off-street parking facilities for two (2) or more buildings or uses by the same or by different owners or operators, provided that the total of such parking spaces, when combined or used together, shall not be less than the sum of the requirements for the individual uses computed separately in accordance with this article, and provided further than any parking spaces located off the premises of the use they are intended to serve shall comply with the requirements of section 21-199 of this article. The zoning administrator may authorize a reduction in the total number of required parking spaces for two (2) or more uses jointly providing off-street parking when their respective hours of peak operation do not overlap. Shared parking shall be allowable in all commercial and industrial zoned areas and subject to the following standards:

- (1) *Location.* All uses that participate in a single shared parking plan shall be located on the same lot or on lots that share a common boundary. The shared parking lot shall be developed and used as though the uses on the lots were a single unit.
- (2) *Computation.* The number of shared spaces for two (2) or more distinguishable land uses shall be determined by the following procedure:
 - a. Multiply the minimum parking required for each individual use, as set forth in Sec.21-204, Amount of Off-Street Parking Required, by the appropriate percentage indicated in Table 21-1, Shared Parking Calculations, for each of the six (6) designated time periods.
 - b. Add the resulting sums for each of the six (6) columns.
 - c. The minimum parking requirement shall be the highest sum among the six (6) columns resulting from the above calculations.
 - d. Select the time period with the highest total parking requirement and use that total as the shared parking requirement.
 - e. Provide for no reduction in the number of spaces with disabilities.
 - f. Be reviewed and approved by the Zoning Administrator and the Planning Commission.
- (3) *Other uses.* If one (1) or all of the land uses proposing to make use of shared parking facilities do not conform to the general land use classifications in Table 21-1, Shared Parking Calculations, as determined by the zoning administrator, then the applicant shall submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the zoning administrator shall determine the appropriate shared parking requirement, if any, for such uses.
- (4) *Alternative procedure.* An application may be submitted requesting that the zoning administrator authorize a greater reduction in the total number of required parking spaces for two (2) or more uses where an applicant believes that Table 21-1, Shared Parking Calculations, does not adequately account for circumstances unique to the particular property or properties in question. The application shall include, at a minimum, a parking study with a detailed description of the proposed uses, their hours of operation, their anticipated peak parking demand, and anticipated hours that such peak parking demand would occur. Based upon information demonstrating that the peak parking demand for the uses in question would not coincide, the zoning administrator may authorize

a greater parking reduction than is authorized by Table 21-1, Shared Parking Calculations. The zoning administrator may impose reasonable conditions to mitigate potential negative effects.

Table 21-1. Shared Parking Calculations.

| General Land Use Classification | Weekdays | | | Weekends | | |
|---------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | 2:00 a.m. – 7:00 a.m. | 7:00 a.m. – 6:00 p.m. | 6:00 p.m. – 2:00 a.m. | 2:00 a.m. – 7:00 a.m. | 7:00 a.m. – 6:00 p.m. | 6:00 p.m. – 2:00 a.m. |
| Office | 5% | 100% | 5% | 0% | 10% | 0% |
| Retail sales and services | 0% | 90% | 80% | 0% | 100% | 60% |
| Restaurant (not 24 hour) | 10% | 70% | 100% | 20% | 70% | 100% |
| Residential | 100% | 60% | 100% | 100% | 75% | 90% |
| Theater | 0% | 40% | 90% | 0% | 80% | 100% |
| Hotel | | | | | | |
| Guest rooms | 100% | 55% | 100% | 100% | 55% | 100% |
| Restaurant/lounge | 40% | 60% | 100% | 50% | 45% | 100% |
| Conference rooms | 0% | 100% | 100% | 0% | 100% | 100% |
| Religious institution | 0% | 25% | 50% | 0% | 100% | 50% |
| Reception or meeting hall | 0% | 70% | 90% | 0% | 70% | 100% |
| Museum | 0% | 100% | 80% | 0% | 100% | 80% |
| School, grades K—12 | 0% | 100% | 25% | 0% | 30% | 10% |

- (5) Agreement for shared parking plan: A shared parking plan shall be enforced through written agreement. An attested copy of the agreement between the owners of record shall be submitted to the Administrator who shall forward a copy to the Town Attorney for review and approval. Proof of recordation of the agreement shall be presented to the Administrator prior to issuance of a certificate of occupancy. The agreement shall:
- a. List the names and ownership interest of all parties to the agreement and contain the signatures of those parties;
 - b. Provide a legal description of the land;
 - c. Include a site plan showing the area of the parking parcel and the open space reserved area which would provide for future parking and any required Storm Water Management facilities;
 - d. Describe the area of the parking parcel and designate and reserve it for shared parking unencumbered by any conditions which would interfere with its use;
 - e. Agree and expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant;
 - f. Assure the continued availability of the spaces for joint use and provide assurance that all spaces will be usable without charge to all participating uses;

- g. Describe the obligations of each party, including the maintenance responsibility to retain and develop reserved open space for additional parking spaces if the need arises;
- h. Incorporate the shared parking study by reference; and
- i. Describe the method by which the covenant shall, if necessary, be revised.

(6) *Change in use:* Should any of the shared parking uses be changed, or should the Administrator find that any of the conditions described in the approved computations or parking plan no longer exist or if the Administrator and Planning Commission determine that insufficient parking is an issue, the owner(s) shall have the option of submitting a revised shared parking computations and an amended shared parking agreement in accordance with the standards of this subsection or of providing the number of spaces required for each use as if computed separately. If the Administrator determines that the revised shared parking computations or agreement does not satisfy the off-street parking needs of the proposed uses, the shared parking request shall be denied, and no certificates of occupancy shall be issued until the full number of off-street parking spaces is provided.

(b) When all of the provisions set forth in section 21-199 of this article, except subsection (c), are met, up to fifty (50) percent of the required number of off-street parking spaces for churches and other places of worship may be provided by parking spaces required for or serving any other use which is not routinely open, used or operated during the same hours of the day or night as the activities for which the church related parking is used.

(4-27-99, § 1)

Sec. 21-201. Landscaping, trees, buffers and screening.

Landscaping, trees, buffers and screening within and adjacent to off-street parking areas shall be provided in accordance with the applicable provisions of article XXIII of this chapter.

(3-23-93, § 1; 2-17-04, § C2)

Sec. 21-201.1. Lighting standards.

Parking areas shall be provided with adequate lighting during the nondaylight hours when they are in use. All lighting within and adjacent to parking areas shall comply with the applicable provisions of section 21-266 of this chapter.

(3-23-93, § 1; 4-27-99, § 1; 2-17-04, § C3)

Sec. 21-202. Delineating parking spaces.

Whenever four (4) or more parking spaces are provided, such spaces shall be laid out on the parking surface with paint or plastic stripping which shall provide a permanent delineation between spaces.

Sec. 21-203. Calculating number of off-street parking.

(a) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.

(b) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

(c) Off-street parking facilities supplied to meet the needs of one use shall not be considered as

meeting the off-street parking needs of any other use.

Sec. 21-204. Amount of off-street parking required.

The minimum number of off-street parking spaces required to be provided and maintained for particular uses shall be as set forth in the following table, except as may be specifically provided to the contrary elsewhere in this chapter. Off-street parking spaces accessible to persons with disabilities shall be provided and maintained in accordance with the requirements of the Virginia Uniform Statewide Building Code. Such spaces shall be included in the calculation of total number of spaces required by this article.

| <i>Use Type</i> | <i>Required Off-Street Spaces</i> |
|--|---|
| <i>Residential uses</i> | |
| <i>Dwellings:</i> | |
| Single-family attached, detached; two-family; two-family attached | 2 for each dwelling unit |
| Mobile homes | 2 for each dwelling unit |
| <i>Multifamily dwellings:</i> | |
| Efficiency with no bedroom | 1 for each dwelling unit |
| One-bedroom unit | 1.5 for each dwelling unit |
| Two-bedroom unit | 2 for each dwelling unit |
| Three or more bedroom unit | 2.5 for each dwelling unit |
| Elderly housing: where at least 90% of units are occupied by persons 60 years or more of age | 1.5 for each dwelling unit |
| <i>Group quarters</i> | |
| Boarding, lodging or rooming houses | 1 for each resident unit, plus 3 spaces for employees |
| Convalescent, nursing, rest homes and sanitariums | 1 for each five beds and one for each employee on the maximum working shift |
| <i>Transient lodgings</i> | |
| Hotel and motel | 1 for each guest room, plus 1 employee space for each 10 guest rooms |
| Tourist home | 1 for each guest room, plus 3 for employees |
| <i>Commercial buildings</i> | |

| | |
|---|--|
| Residential uses within | .5 for each bedroom, in addition to any spaces |
| <i>Educational uses</i> | |
| Kindergarten, day care center, nursery | 1 for each 200 square feet of floor area |
| Elementary, intermediate or junior high, private or public | 1 for each teacher, employee or administrator, whether full- or part-time |
| High school or preparatory school, private or public | To be based on a parking plan approved by town council |
| College | 0.8 spaces for each student, based upon enrollment at the beginning of the fall semester, and based upon a parking plan that includes an overall parking management component approved by town council |
| <i>Trade uses</i> | |
| <i>Retail:</i> | |
| Apparel and accessories | 1 for each 150 square feet of floor area |
| Automotive accessory sales | 1 for each 250 square feet of floor area |
| Automotive dealer, new and/or used: | |
| Indoor | 1 for each 200 square feet of floor area |
| Outdoor | 1 for each 3,000 square feet of total site |
| Building materials, contractor supplies, hardware | 1 for each 300 square feet of floor area |
| Food: Bakery, convenience store, confectionery, dairy, delicatessen, retail food stores, meats, poultry, produce, seafood | 1 for each 100 square feet of floor area |
| Furniture, floor coverings, home furnishings, household appliances, radios and television | 1 for each 300 square feet of floor area each 300 square feet of floor area |
| Garden supplies, greenhouses and nursery stock | |
| General merchandise, antiques, bicycles, books, department stores, drugs, dry goods, florist, jewelry, magazine, novelty, optical, pet, photography, secondhand merchandise, sporting goods, stationery, tobacco, variety store and vending machine operation | 1 for each 200 square feet of floor area |
| Gasoline filling station | 1 for each 150 square feet of floor area |

Machinery sales:

| | |
|--|--|
| Indoor | 1 for each 500 square feet of floor area |
| Outdoor | 1 for each 5,000 square feet of designated site area |
| Restaurant, night club, cafe, or similar establishment | 1 for each 100 square feet of floor area |
| Shopping center | 1 for each 200 square feet of floor area for the first 25,000 square feet, plus 1 for each 225 square feet between 25,001 and 100,000 square feet, plus 1 for each 250 square feet between 100,001 and 200,000 square feet, plus 1 for each 300 square feet over 200,001 square feet |
| Wholesale, inventory sales, storage not otherwise classified | 1 for each employee on maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith |
| Drive-in and fastfood restaurants | 1 for each 100 square feet of floor area |

Manufacturing uses

| | |
|---|--|
| Assembly, distribution, fabrication, packaging, bottling, canning, chemical, chipping, curing, cutting, electrical, extruding, milling, punching, stamping, thermal, research, development, testing | 1 for each 1 employee on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith |
|---|--|

Cultural, entertainment, and recreational uses

| | |
|---|---|
| Auditoriums, assembly halls, community centers, dance halls, legitimate and motion picture theatres | |
| Fixed seats | 1 for each 4 seats based on maximum seating capacity |
| Without fixed seats | 1 for each 4 seats or 8 feet of floor area |
| Amphitheatres, sports arena, stadium or gymnasium | 1 for each 4 seats or 8 feet of bench space |
| Art gallery, library, museum | 1 for each 400 square feet of floor area |
| Sports activities: | |
| Bowling | 5 for each alley |
| Golf club | 1 for each 100 square feet in a club house plus 1 for each 3,000 square feet of site area |

| | |
|--|--|
| Roller skating | 1 for each 150 square feet of floor area |
| Swimming pool | 1 for each 400 square feet of water surface area |
| Tennis courts | 2 for each court |
| <i>Office uses</i> | |
| Business, general and governmental buildings, professional office buildings | 1 for each 200 square feet of floor area |
| <i>Service uses</i> | |
| <i>Business services:</i> | |
| Advertising, adjustments and collections, bonding, consulting, consumer and mercantile credit, data processing, detective and protective, employment, stenographic, public relations | 1 for each 200 square feet of floor area |
| Blueprinting, delivery, duplicating, hand tool rental, mailing, office equipment leasing and sales, photocopying and finishing, printing, trading stamps | 1 for each 200 square feet of floor area |
| Finance, insurance and real estate purposes: | |
| Banks, savings and loan associations | 1 for each 150 square feet of floor area |
| Drive-in | 3 standing spaces for each teller window |
| Insurance | 1 for each 200 square feet of floor area |
| <i>Governmental services:</i> | |
| <i>Postal:</i> | |
| Window service | 3 spaces for each employee on maximum shift |
| Mail handling station (no window service) | 1 for each employee on maximum shift |
| <i>Personal services:</i> | |
| Barber, beauty salon | 3 spaces for each chair |
| Funeral home, mortuary | 1 for each 4 seats in chapels or parlors with fixed seats or 1 for each 100 square feet of floor area of assembly room without fixed seats for services plus 5 for employees |

| | |
|--|--|
| Laundry: | 1 for each employee |
| Self-service | 1 for each 2 cleaning or laundry machines |
| Dry cleaning establishment | 1 for each 200 square feet of floor space |
| Commercial laundry | 1 for each 200 square feet of floor space |
| <i>Professional services:</i> | |
| Architect, artist, attorney, engineer | 1 for each 200 square feet of floor area |
| <i>Medical:</i> | |
| Clinic, outpatient | 1 for each 100 square feet of floor area |
| Dental office | 1 for each 100 square feet of floor area |
| Physician and surgeon | 1 for each 100 square feet of floor area |
| Hospital | 1 for each 2 beds, plus 1 additional for each employee or staff member, including doctors on the maximum working shift |
| Veterinary | 1 for each 200 square feet of floor area |
| Other | 1 for each 200 square feet of floor area |
| <i>Miscellaneous services:</i> | |
| Churches, synagogues, temples and other places of worship, civic, fraternal, political, private, religious and social nonprivate organizations | 1 for every 4 fixed seats on the maximum seating capacity in the main place of assembly |

| - | <u>Use Type</u> | <u>Required Off-Street Spaces</u> |
|---|---|--|
| 1 | <u>Art gallery, library, museum</u> | <u>1 for each 400 square feet of floor area</u> |
| 2 | <u>Auditoriums, assembly halls, community centers, dance halls, legitimate and motion picture theatres, amphitheatres, sports arena, stadium or gymnasium (both with and without fixed seats)</u> | <u>1 for each 4 seats or 8 feet of bench space based on maximum seating capacity</u> |
| 3 | <u>Automobile, truck, bus, boat, recreational vehicle or motorcycle sales or rental</u> | <u>1 for each 500 square feet of gross floor area, plus 1 space for each 7,000 square feet of outdoor display area</u> |
| 4 | <u>Banking: Banks, savings and loan associations, credit unions</u> | - |
| 5 | <u>Combined drive thru and walk-in facilities</u> | <u>1 for each 250 square feet of floor area</u> |
| 6 | <u>Drive-in</u> | <u>3 standing spaces for each teller window</u> |

| | | |
|----|---|--|
| 7 | <u>Bed & Breakfast</u> | <u>1 for each guest room in addition to the parking for the principal residence</u> |
| 8 | <u>Bowling</u> | <u>2.5 for each lane</u> |
| 9 | <u>Business and Professional Services (to include but not limited to): Advertising, consulting, photocopying, insurance, real estates, finance, bonding, collections and adjustments, attorney, architect, engineer</u> | <u>1 for each 300 square feet of floor area</u> |
| 10 | <u>Churches, synagogues, temples and other places of worship, civic, fraternal, political, private, religious and social nonprivate organizations</u> | <u>1 for every 4 fixed seats on the maximum seating capacity in the main place of assembly</u> |
| 11 | <u>Convalescent, nursing, rest homes and sanitariums</u> | <u>1 for each five beds, plus one for each employee on the maximum working shift</u> |
| 12 | <u>Convenience store--no gas</u> | <u>1 for each 200 square feet of floor area</u> |
| 13 | <u>Education:</u> | - |
| 14 | <u>Preschool, day care center, nursery</u> | <u>1 for each 350 square feet of floor area</u> |
| 15 | <u>Elementary, intermediate or junior high, private or public</u> | <u>1 for each teacher, employee or administrator, whether full- or part-time</u> |
| 16 | <u>High school or college or preparatory school, private or public</u> | <u>To be based on a parking plan approved by town council</u> |
| 17 | <u>Funeral home, mortuary</u> | <u>1 for each 4 seats in chapels or parlors with fixed seats or 1 for each 100 square feet of floor area of assembly room without fixed seats for services plus 5 for employees</u> |
| 18 | <u>Furniture/floor or wall covering store</u> | <u>1 for each 400 square feet of floor area</u> |
| 19 | <u>Gasoline Service Station, Tire and Auto Service Center, Automobile Repair, Other Auto Service Functions</u> | <u>1 for each 200 square feet of gross floor area devoted to retail sales, plus 2 spaces per service bay (service bay shall not be considered a parking space), plus 3 customer spaces</u> |
| 20 | <u>Golf club</u> | <u>4 for each hole</u> |
| 21 | <u>Hardware / Paint / Home Improvement Store</u> | <u>1 for each 300 square feet of floor area plus 1 space for each 1000 square feet of outside operations or storage, exclusive of the parking area</u> |
| 22 | <u>Hotel and motel; Tourist home</u> | <u>1 for each guest room, plus 1 employee space for each 10 guest rooms</u> |
| 23 | - | <u>If, in addition to guest rooms, there are other uses located within or operated in conjunction with the Hotel or Motel, such as ballrooms, meeting rooms, dining areas and the like, additional parking, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of gross leasable floor area for such uses located within or operated in conjunction with the hotel or motel.</u> |
| 24 | <u>Machinery sales</u> | - |
| 25 | <u>Indoor</u> | <u>1 for each 500 square feet of floor area</u> |

| | | |
|----|--|---|
| 26 | <u>Outdoor</u> | <u>1 for each 5,000 square feet of designated site area</u> |
| 27 | <u>Manufacturing uses</u> | - |
| 28 | <u>Assembly, distribution, fabrication, packaging, bottling, canning, chemical, chipping, curing, cutting, electrical, extruding, milling, punching, stamping, thermal, research, development, testing</u> | <u>1 for each 1 employee on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith</u> |
| 29 | <u>Medical:</u> | - |
| 30 | <u>Medical, Dental, Optometrists Clinics/Offices</u> | <u>1 for each 300 square feet of floor area</u> |
| 31 | <u>Hospital</u> | <u>1 for each 2 beds, plus 1 additional for each employee or staff member, including doctors on the maximum working shift</u> |
| 32 | <u>Postal</u> | - |
| 33 | <u>Window service</u> | <u>2 spaces for each employee on maximum shift</u> |
| 34 | <u>Mail handling station (no window service)</u> | <u>1 for each employee on maximum shift</u> |
| 35 | <u>Residential uses:</u> | - |
| 36 | <u>Dwellings:</u> | - |
| 37 | <u>Single-family attached, detached; Mobile homes</u> | <u>2 for each dwelling unit</u> |
| 38 | <u>Residential uses within commercial buildings</u> | <u>.5 for each bedroom, in addition to any spaces required for associated commercial uses.</u> |
| 39 | <u>Multifamily dwellings:</u> | - |
| 40 | <u>Efficiency with no bedroom</u> | <u>1 for each dwelling unit</u> |
| 41 | <u>One-bedroom unit</u> | <u>1.5 for each dwelling unit</u> |
| 42 | <u>Two-bedroom unit</u> | <u>2 for each dwelling unit</u> |
| 43 | <u>Three or more bedroom unit</u> | <u>2.5 for each dwelling unit</u> |
| 44 | <u>Elderly housing: where at least 90% of units are occupied by persons 60 years or more of age</u> | <u>1.5 for each dwelling unit</u> |
| 45 | <u>Group quarters</u> | - |
| 46 | <u>Boarding, lodging or rooming houses</u> | <u>1 for each resident unit, plus one for each employee on the maximum working shift</u> |
| 47 | <u>Retail or service commercial uses - individual, freestanding uses: (including but not limited to) bakeries; drug stores; beauty and barber shops; liquor stores; laundromats; photo studios; jewelry, gift, appliance and similar stores; personal service shops, grocery store</u> | <u>1 for each 300 square feet of floor area, unless listed separately in this section, in which case the parking requirement noted for that specific use shall be utilized.</u> |
| 48 | <u>Restaurant:</u> | - |
| 49 | <u>Restaurant, night club, cafe, or similar establishment</u> | <u>1 for each 100 square feet of dining area or 1 space for every 4 seats which ever is less</u> |
| 50 | <u>Drive-in and fastfood restaurants</u> | <u>1 for each 100 square feet of floor area</u> |
| 51 | <u>Roller skating</u> | <u>1 for each 300 square feet of floor area</u> |

| | | |
|----|---|---|
| 52 | <u>Shopping center</u> | <u>1 for each 250 square feet of floor area for the first 25,000 square feet, plus 1 for each 300 square feet between 25,001 and 100,000 square feet, plus 1 for each 350 square feet between 100,001 and 200,000 square feet, plus 1 for each 400 square feet over 200,001 square feet.</u> |
| 53 | <u>Swimming pool</u> | <u>1 for each 400 square feet of water surface area</u> |
| 54 | <u>Tennis courts</u> | <u>2 for each court</u> |
| 55 | <u>Veterinary, kennel</u> | <u>1 for each 400 square feet of floor area</u> |
| 56 | <u>Wholesale, inventory sales, storage not otherwise classified</u> | <u>1 for each employee on maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith</u> |
| 57 | <u>Use not specified</u> | <u>For any use not specified above, specific requirements shall be determined by the Director and shall be based upon requirements for similar uses, expected demand and traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria.</u> |

(b) In an effort to establish a limit on the amount of impervious surfaces and to reduce the urban heat island effect, the maximum number of parking spaces allowed shall be 140% of the number of required parking spaces in the above table.

(c) Exceeding Maximum Parking Ratios. The Planning Director may approve parking spaces in excess of the maximum parking ratio, but only if the applicant has proven that the additional spaces are necessary for the normal operation of the business or organization.
(7-25-95, § 1; 4-23-93, § 1; 1-28-97, § 1; 6-23-98(2), § 1; 3-20-07; 12-15-09)

Sec. 21-205. Parking of trucks, commercial vehicles and buses in residential districts.

(1) Trucks, commercial vehicles, and buses of over twelve thousand (12,000) pounds gross vehicle weight, except for purposes of making pickups or deliveries:

- (a) Shall not be parked on any private or public street in a residential district; and
- (b) Shall not be parked on private property in a residential district.
- (c) School buses may be parked in residential driveways.

(2) For the purposes of this subsection, the following term has the meaning ascribed to it below:

Commercial vehicle includes: (i) any solid waste collection vehicle, tractor truck or tractor truck/semitrailer or tractor truck/trailer combination, dump truck, concrete mixer truck, towing and recovery vehicle with a registered gross weight of twelve thousand (12,000) pounds or more, and any heavy construction equipment, whether located on the highway or on a truck, trailer, or semitrailer; (ii) any trailer, semitrailer, or other vehicle in which food or beverages are stored or sold.

(3-9-04, § 1)

Sec. 21-206. Exceptions from off-street parking.

(a) B-1, Central Business District. Any business which is otherwise permitted under section 21-92 in the Central Business District B-1 and is under ten thousand (10,000) square feet of gross floor area shall be exempt from meeting the off-street parking requirements as is otherwise provided for in this article.

(1) For any business greater than ten thousand (10,000) square feet of gross floor area in the Central Business District B-1, parking shall be provided in accordance with this article only for the portion of the business that exceeds ten thousand (10,000) square feet of gross floor area.

(b) HE, Higher Education District. Within the Higher Education District HE, adjacent on-street parking spaces may be counted toward the required amount of off-street parking provided that the entire width of the street is zoned HE.
(12-15-09)

Sec. 21-206.1 Required bicycle parking.

Commercial retail centers greater than ten thousand (10,000) square feet and multi-family developments shall provide bicycle parking at the rate of one (1) bicycle parking space for every thirty (30) off-street parking spaces. The maximum number of required bicycle parking spaces shall be fifteen (15).

(a) A bicycle rack, bicycle loops or other device as approved by the Director shall be installed to secure bicycles within the bicycle parking area.

(b) The bicycle parking area shall be located near or inside the main entrance of the primary structure.

(c) The location of the bicycle parking area when fully occupied shall not obstruct any pedestrian way and a five (5) foot wide pedestrian path shall be maintained at all times.

(d) A bicycle parking area may not be located in any minimum front, side or rear yard or landscape setback or buffer.

BE IT FURTHER ORDAINED by the Town Council that the amendments herein of the Code of the Town of Ashland shall be effective immediately upon adoption.

Introduced: October 18, 2011

Advertised: Planning Commission:
Herald Progress: December 22, 2011 & December 29, 2011
Town Council:
Herald Progress: February 2, 2012 & February 9, 2012

Public Hearing: Planning Commission: January 11, 2012
Town Council: February 21, 2012

Adopted: February 21, 2012
Effective: February 21, 2012