

**CHAPTER 17.118
OFF-STREET PARKING AND LOADING**

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17.118.010 PARKING AND LOADING AREAS REQUIRED. Off-street parking areas and off-street loading areas meeting the applicable requirements of this chapter shall be provided and maintained:

- A. For each separate use in any building or structure erected after the adoption of the ordinance codified in this title.
- B. For additional seating capacity, floor area, guest rooms, or dwelling units added to any existing structure or lot.
- C. When the use of the structure or a portion thereof is changed to a use which would require additional parking areas and off-street loading areas under the provisions of this title.

17.118.020 REDUCTION OF PARKING AREA PROHIBITED; EXCEPTION. Off-street parking and loading areas which existed on the effective date of the ordinance codified in this title or which subsequent thereto are provided for the purpose of complying with the provisions of this code as required by this title shall be retained and maintained or the equivalent parking and loadings areas provided; except that if this zoning code provision reduces the number of required off-street parking or loading spaces, an affected use may reduce its parking and loading area to the new requirements.

17.118.030 LOCATION.

- A. In an "R" zone, off-street parking and loading areas shall be provided on the same lot with the main building structure or use.
- B. In any non-residential zone, the parking area may be located off the site of the main building, structure or use if it is within 500 feet of such site.
- C. Off-street parking is incidental to the use which it serves. As such, it shall be located in a zone appropriate to that use, or where a public parking area is a specific permitted use.

17.118.040 FRACTIONAL MEASUREMENTS. When calculations for determining the number of required off-street parking or loading spaces result in a requirement of fractional space, any fraction of a space less than one-half shall be disregarded, and a fraction of one-half or greater shall be counted as one full space.

17.118.050 OFF-STREET AUTOMOBILE PARKING REQUIREMENTS. Off-street automobile parking shall be provided in the amounts listed below except that the approving authority may alter the number of parking spaces as part of a land use permit review.

- A. Residential Uses. Residential uses in any zone shall provide two spaces per dwelling unit.
- B. Commercial Uses. Commercial uses in any zone shall provide one space per 300 square feet of gross floor area devoted to the primary use plus one space per 5,000 square feet of storage or warehouse area.
- C. Industrial Uses. Industrial uses in any zone shall provide the lesser of the following:
 - 1. One space for each employee based on the maximum number of employees who will be at the site at one time; or
 - 2. One space per 5,000 square feet of gross floor area.
- D. Other Uses.
 - 1. Religious organizations: one space per five seats or 10 feet of bench length.
 - 2. Schools: one space per six students for which the school is designed to accommodate.
 - 3. Publicly owned service buildings: one space per 400 square feet of gross floor area.
 - 4. Uses not listed: for any use not listed above, the approving authority shall make an interpretation of the number of required spaces as part of a land use permit review.

17.118.060 OFF-STREET LOADING REQUIREMENTS. Off-street loading space shall be provided in the amounts listed below except that the approving authority may waive the requirements for loading spaces as part of a land use permit review when it is determined that the use to which the building is to be put is of a kind not requiring the loading or unloading or delivery of merchandise or other property by commercial trucks or delivery vehicles; provided, however, whenever the use of such buildings is changed to another use, then such loading space as is required by this zoning code provision shall be provided.

A minimum loading space size of 12 feet wide, 30 feet long and 14 feet high shall be required as follows:

- A. For all buildings except residential and those used entirely for office use: from 10,000 square feet up to 20,000 square feet gross floor area, one space;
- B. For each additional 100,000 square feet of floor area or any portion thereof, one space.

17.118.070 PARKING AND LOADING AREA DEVELOPMENT REQUIREMENTS. All parking and loading areas except those for single family dwellings shall be developed and maintained as follows:

- A. Location on Site: Required yards abutting a street shall not be used for parking or loading areas. Required side and rear yards, other than those adjacent to a street, may be used for parking and loading areas when such areas have been developed and are maintained as required by this title.
- B. Surfacing: All driveways, parking and loading areas shall have an all-weather surface that may include gravel, asphalt or concrete and shall be graded and drained as required by the Marion County Department of Public Works. Concrete driveway aprons in the public right-of-way on non-curbed streets are prohibited.
- C. Bumper guards or wheel barriers: Bumper guards or wheel barriers shall be installed so that no portion of a vehicle will project into a public right-of-way or over adjoining property.
- D. Size of parking spaces and driveways.
 - 1. Parking spaces shall be nine feet wide and 17 feet long;
 - 2. Driveways:

- a. Maximum grade: 15 percent;
 - b. Width: driveways shall be 20 feet wide except that one-way driveways with no adjacent parking may be 12 feet wide;
 - c. One-way driveways shall be clearly marked or signed.
- E. Access: All parking or loading areas shall be served with either separate ingress and egress driveways or with an adequate turn-around which is always available and useable. All entrances and exits onto a public street shall conform to any driveway permit provisions required by the Marion County department of public works.
- F. Screening: when a parking or loading area is located abutting a property in an “R” zone, it shall be screened by a sight-obscuring fence, wall or hedge.
- G. Lighting: any light used to illuminate a parking or loading area shall be directed away from any abutting residential zone or public street.