

Section 40 – Parking Standards

PARKING

40.01 PURPOSE- The development and execution of a comprehensive Zoning Code are based upon the division of the City into zones, within which the use of land and structure and the bulk and location of structures in relation to the land are substantially uniform. It is recognized, however, that off-street parking and off-street loading requirements are necessary in order; to relieve congestion so that the street can be utilized more fully for the movement of vehicular traffic; and to promote the safety and convenience of pedestrians; and to protect adjoining residential area; and to promote the objectives of the Plan of Development of the City.

40.02 GENERAL PROVISIONS FOR OFF-STREET PARKING AND OFF-STREET LOADING SPACE- No land shall be used, occupied, no structure shall be erected, constructed, reconstructed, altered, or used and no use shall be operated unless the off-street parking and/or loading space herein required is provided in at least the amount and maintained in the manner herein set forth; provided, however, that off-street parking and/or loading space need be neither provided nor maintained for land, structures or uses, actual uses, occupied and operated on the effective date, such land, structures or uses are enlarged, expanded, or altered so as to require a greater amount of off-street parking and/or loading space not required to be furnished by reason and new uses shall not be used, occupied or operated unless there is provided the required sum of off-street parking and/or loading space required therein. Parking spaces reserved for handicapped persons shall be as near as possible to the building entrance or walkway.

40.03 DEVELOPMENT AND MAINTENANCE STANDARDS- Plans and design standards for areas to be used for off-street parking and/or loading space shall be in conformity with the following:

COMPONENT	STANDARD	
Parking Space Dimensions- General	9 ft width x 18 ft. depth	40.03.01
Parking Space Dimensions - Industrial	8 ft width x 18 ft. depth	40.03.01
Parking Space Dimensions - Handicapped	12 ft width x 18 ft depth	40.03.01
Loading Space Dimensions- General	14 ft. width x 33 ft length x 14 ft vertical clearance	40.05.01
Loading Space Quantity- Handing of Goods	Gross Floor Area: 2,400 to 20,000- 1 loading space; 20,001 to 50,000- 2 loading spaces; 50,001 to 80,000- 3 loading spaces; each additional 45,000- 1 additional loading space	40.06.01
Loading Space Quantity- Conference Complex	1 loading space	40.06.04
Loading Space Quantity- Other	Gross Floor Area: 2,400 to 75,000- 1 loading space; 75,001 to 200,000- 2 loading spaces; 200,001 to 333,000- 3 loading spaces; each additional 150,000- 1 additional loading space	40.06.02
Interior Driveway Dimensions- General	24 ft minimum width for two way traffic.	40.03.04
Interior Driveway Dimensions- Angled	18 ft. minimum width with one way traffic	40.03.04
Interior Driveway Dimensions- Parallel	14 ft. minimum width with one way traffic.	40.03.04
Entrance and Exit Dimensions- General	Not less than 15 ft. width nor more than 25 ft. width, with separate entrance and exit	40.03.05
Entrance and Exit Dimensions- 1 and 2 family dwellings	Not less than 9 ft. width	40.03.05
Curbing	Required for lots with more than 100 spaces.	40.03.03
Landscaped Islands	15 ft width landscaped islands required in lots with more than 100 parking spaces	40.03.03
Surface Material- Lots	Asphalt or material acceptable by the Public Works Department and Planning and Zoning Commission	40.03.02
Surface Material- Driveway Ramps	Reinforced Concrete	40.03.02
Two or More Uses	Requirements for the provisions of parking facilities with respect to 2 or more property uses of the same or different types, may be satisfied by the permanent allocation of the requisite facility, cooperatively established and operated, provided that the number of spaces designated is not less than the sum of individual requirements.	40.03.09
Joint Uses	Land or buildings used for 2 or more purposes, the number of parking spaces required shall be the sum of the requirements for the various individual uses, computed in accordance with this paragraph; parking facilities for 1 use shall not be considered as providing the required parking facilities for any use, except as provided in Sec. 40.04.26.	40.03.10
Slope	Whenever possible, parking areas and lots shall be level except for necessary drainage purposes. The maximum permissible slope for any parking area shall be 7 percent. If parking spaces are provided in areas which exceed 5 percent slope, all such spaces shall be parallel to the contour lines of the parking area.	40.03.018
Lighting	When a new land-use (including different housing types) is proposed to be located adjacent to an existing use there shall be a 10 foot landscaped buffer strip at the edge of the new site in addition to any required yards. The new use shall be screened from the abutting existing use by: (a) hedges or coniferous planting having a height of at least 4 feet at the time of planting, not more than 2 feet on center or (b) solid fencing at least 6 feet in height or a combination of these as shown and approved on the site plan	40.03.08
Buffer Between Different Land Uses-	Adequate lighting shall be provided if the parking facilities are used at night. If the parking facilities abut residential land, the lighting shall be installed and arranged so as not to reflect or cause glare onto the abutting residential land.	40.03.07

40.04 QUANTITY OF PARKING SPACES- The quantity of parking spaces shall be in accordance with this Section. The number of parking spaces reserved for the handicapped shall be the number of accessible spaces required in the State Building Code. Special size and arranged parking spaces may be proposed for employees of land-users.

RESIDENTIAL USE	REQUIREMENTS	
Additional Living Unit In A Building, Designed As A One Family Dwelling	2 spaces	40.04.17
Housing For Elderly	1 space per bedroom and 1 visitor space every 5 units	40.04.10
Multiple-Family Dwelling	One or fewer bedrooms- 1; Two bedrooms – 2; Three or more bedrooms - 2; Building or buildings, parking spaces driveways and other vehicular ways shall not in their total area exceed more than 40 percent of the lot area. Commission specifically retains the right to require additional visitor and overflow parking as deemed necessary based on the site characteristics.	40.04.14
One Family And Two Family Dwellings	3 spaces per dwelling.	40.04.16
Urban Core Living Unit	One or no bedrooms- 1.00 spaces; Two or more bedrooms- 2.00 Spaces	40.04.18

COMMERCIAL USE	REQUIREMENTS	
Automobile Filling Station	1 parking space for each gasoline pump, waste room, grease break, or similar service area and 1 parking space for each 2 employees.	40.04.01
Automobile Repair And Service Station	1 parking space for each 100 sq. ft. of floor area of the shop or garage and 1 parking space for each two (2) employees.	40.04.02
Care/Nursing Home, Community Residential Treatment Facility	1 space for each 300 sq. ft. of gross building area per floor up to 6 spaces. Thereafter 1 space for each 1,000 sq. ft. or part thereof of gross floor area per floor. This requirement shall not apply in the B-1 zone.	40.04.25
Child Care Facility	1 space for each 2 staff plus 1 space for each 8 enrollees of licensed capacity.	40.04.24
Civic Clubs, Private Clubs, Lodges, And Similar Uses	1 parking space for each 50 sq. ft. of gross building area per floor.	40.04.05
Clinics, Medical Or Dental	1 parking space for each 200 sq. ft. of floor area plus 1 space for each doctor plus 1 space for each 3 employees.	40.04.03
Commercial Establishments Devoted To Retail Sales, Trade, Merchandising Or Similar Use.	1 parking space for each 300 sq. ft. of gross building area per floor. This requirement shall not apply to the central business district commercial zone	40.04.04
Conference Center Complex	1space for each guest room in the hotel, plus 1 space for each two employees located on the site, plus 1 space for each 50 square feet of restaurant dispensing food, drinks or refreshments calculated on the floor area devoted to patron use within the establishment, excluding restrooms. Parking spaces for uses such as ballroom functions whose peak attendance will be at night or on weekends, may be provided by the use of off-street parking facilities on the same or an adjacent lot.	40.04.26
Dormitories	1 parking space for each 2 students.	40.04.06
Educational Institutions	1 parking space for each 2 employees, including teachers and administrators, plus sufficient off-street space for safe and convenient loading and unloading students, plus additional facilities for student parking, taking into consideration the total number of students driving automobiles, and the requirements for stadium, gymnasium and auditorium use.	40.04.07
Eleemosynary (Charitable) And Philanthropic Institutions	1 parking space for each 2 employees, plus such additional facilities for the residents and visitors, as the Commission shall deem necessary.	40.04.08
Golf Driving Range	Off-street parking of at least one and a half spaces for each tee box plus one space for each employee on the longest shift.	40.04.21
Hospital	1 parking space for each 1,000 square feet of floor area, plus 1 space for each participating staff doctor, plots 1 space for each 5 employees.	40.04.09
Indoor Recreational Facility	200 parking spaces. The Commission reserves the right to adjust the parking requirements up or down dependent on the size of the facility and the anticipated intensity of the uses.	40.04.28
Industrial Or Manufacturing Establishment	1 parking space for each 2 employees plus additional parking for customers. However, no use in this category shall have less than 3 spaces or less than 1 space for every 500 sq. ft. of gross building area.	40.04.11
Mortuary Or Funeral Parlors	1 parking space for each 50 sq. ft. of assembly space and 1 space for each two employees.	40.04.12
Motel, Tourist Home Cabin, Hotel, Apartment	1 parking space for each guest room, cabin or suite, and 1 parking space for each 2 employees.	40.04.13
Office Buildings, Professional Building Or Similar Uses	1 parking space for each 300 sq. ft. of gross floor area. This requirement shall not apply to the central business district commercial zone	40.04.15
Public Assembly For Cultural, Entertainment And/Or Recreational Uses	1 parking space for each 300 sq. ft. of gross building area per foot. Add plus one space for each four seating capacity.	40.04.23
Restaurant Or Similar Places Dispensing Food Drinks Or Refreshments	1 parking space for each 50 square feet of floor area devoted to patron use, excluding restrooms, within the establishment, and 1 parking space for each 80 square feet of ground area devoted to patron use on the property outside the establishment and 1 space for each 2 employees. This requirement shall not apply to the central business district commercial zone	40.04.19
Warehouse	1 parking space for each 2 employees plus additional parking for customers. However, no use in this category shall have less than 3 spaces or less than 1 space for each 1,500 sq. ft. of gross building area.	40.04.11
All Other Uses Not Mentioned Or Variations Of Listed Uses	The min. # of parking spaces shall be determined by the Commission parking spaces based upon 1) standards set forth herein for uses with similar characteristics and 2) previous experience with similar uses and 3) the staff's recommendations based on research about similar uses in Middletown and surrounding communities.	40.04.27

