

**165.12 OFF-STREET PARKING.** After the effective date of the ordinance codified in this chapter there shall be provided at the time any new building or structure is erected off-street parking spaces in accordance with the requirements set forth herein:

1. General Provisions:
  - A. In all districts the “tree berm” (that area between the lot line and the curb or the edge of the driven portion of the street where there is no curb) may not be used to satisfy the off-street parking requirements of this section. An exception will be made for multiple-family units within the R-2 District that exist at the time of the passage of the zoning ordinance.
  - B. Except in the Central Commercial (C-1) District, all buildings, structures, and uses of lands shall provide accessory parking as required under this section.
  - C. In nonresidential districts all yard areas may be used to satisfy the off-street parking requirements.
  - D. In residential districts all yard areas may be used to satisfy the off-street parking requirements.
  - E. All required parking spaces shall be at least one hundred sixty-five (165) square feet in size and shall be served by a drive aisle adequate in width to vehicle access to the parking space. Drive aisles shall be at least twenty-four (24) feet in width for ninety (90) degree parking stalls, seventeen (17) feet in width for sixty (60) degree parking stalls and fourteen (14) feet in width for forty-five (45) degree parking stalls. *(Ord. 534 – Aug. 11 Supp.)*
2. Off-Street Parking Requirements. At the time of construction, alteration, moving in, enlargement of a structure or building, or change in the use of the land, off-street parking spaces shall be provided, constructed, and maintained for all uses as follows:
  - A. Residential or multiple-family – two spaces per dwelling unit;
  - B. Mobile Home Park – two spaces per mobile home;
  - C. Hotel and Motel – one space per lodging unit;
  - D. Nursing homes, retirement centers, rest homes, or similar uses – a one space for every four patient beds;
  - E. Places of public assembly such as auditoriums, theaters, stadiums, funeral homes, churches, community hall, public buildings, etc. – the greater of one space for every four seats or one space per 500 square feet of gross floor area;
  - F. Retail sales and service uses such as stores, restaurants, taverns, banks, professional offices, etc. – one space per 300 square feet of gross floor area;
  - G. Manufacturing, wholesaling, warehousing, and similar uses – one space for every two employees in the largest working shift;
  - H. Salvage yards – one space per 1,000 square feet of display or floor area.

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