

155.070 Article 5 General Development Standards

155.071 Intent

The requirements of this section are intended to assure that new development is compatible with anticipated future land uses or existing development in terms of scale and character of architecture, landscaping and screening, site amenities, off-street parking and loading, traffic and other physical features of site development. These standards may be more stringently modified in complementary provisions of this Code.

155.072 Architectural Features

(A) Accessory Buildings

Accessory buildings, except as otherwise permitted in this code, shall be subject to the following regulations:

- (1) Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this code applicable to main building.
- (2) Accessory buildings shall not be erected in any required yard, except a rear yard,
- (3) An accessory building in R-1A, R-1B, R-1C, RM, RM-1, O-1 and B-1 Districts shall not exceed one story or 14 feet in height, nor shall it occupy more than 25% of a required rear yard plus 40% of any non-required rear yard; provided that in no instance shall the accessory building exceed the ground floor area of the main building. Accessory buildings in all other districts may be constructed to equal the permitted maximum height of structures in said districts, subject to the Board of Zoning Appeals' review and approval.
- (4) No detached accessory building shall be located closer than ten feet to any main building, nor shall it be located closer than three feet to any side or rear lot line. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall not be closer than one foot to such rear lot line. In no instance shall an accessory building be located within a dedicated easement right-of-way.
- (5) When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line, said building shall not project beyond the front yard line required on the lot in rear of such corner lot. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the side lot line of the lot, said building shall not project beyond the side yard line of the lot in the rear of such corner lot.
- (6) When an accessory building exceeds 444 square feet in area and/or one story or 14 feet in height, in any residence or business district, and is intended for other than storage of private motor vehicles, the accessory use shall be subject to the approval of the Board of Zoning Appeals.

(B) Attached Garages

The openings for attached garage doors shall not comprise more than 45% of the width of the front façade of single- and two-family dwelling, including the attached garage.

- (C) **Massing**
Structures with walls greater than 1,500 square feet must incorporate building setbacks of at least 3 feet to separate the wall into façade planes not greater than 500 square feet. In addition, façades shall incorporate canopies, fascias or other distinguishing entrance features to the maximum extent feasible.
- (D) **Appearance**
One- and two-family dwellings shall be compatible with other similar type existing dwelling units on the same block face in such architectural characteristics as roof style and overhang, garage design, building massing, front porches, exterior building materials and pattern of window and door openings.
- (E) **Lot Pattern**
The creation of new flag or irregularly shaped lots is prohibited unless it is necessary to match the existing surrounding lot pattern.
- (F) **Exterior Colors**
The color of the exterior materials must be of low-reflectance, subtle, neutral or earth tone colors. The use of high-intensity or reflectance, black or fluorescent colors is prohibited. Building trim may exhibit brighter colors, except neon tubing is prohibited.
- (G) **Façade Windows**
At least 30 percent of the ground floor street facades for retail, office, service, governmental or institutional uses in an O-1, B-1, B-2, B-3 or TCD district shall be constructed with windows or other transparent material to allow pedestrians to view interior activities or displayed products.
- (H) **Porches**
One- and two-family residences and townhomes shall be constructed with front porches minimally 6 feet in depth to provide a usable sitting area. Enclosed structures shall be counted as part of the overall lot coverage.
- (I) **Rear Porches or Decks**
Rear porches or decks shall not exceed 12 feet in depth. Enclosed structures shall be counted as part of the overall lot coverage.

155.073 Site Design Features

- (A) **Residential Entranceway**
In R-1A, R-1B, R-1C, RM, RM-1, TCD and PD residential districts, entranceway structures, including but not limited to walls, columns and gates, marking entrances to single-family subdivisions or multiple housing projects, may be permitted and may be located in a required yard, except as provided in Section 155.150 Article 7 Alternate Development Options and Section 155.230 Article 12 Signs; provided that such entranceway structures shall comply to all codes and ordinances of the City and shall be approved by the Building Official or designee and a permit issued.
- (B) **Corner Clearance**
No fence, wall, shrubbery, sign or other obstruction to vision above a height of 30 inches from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of 25 feet from their point of intersection.

(C) **Multiple Building Multiple-Family Developments**

The following requirements shall be followed when two or more buildings are located on a lot. These regulations are pertinent for all multiple-family residential types including two-family flats or duplexes, townhomes, garden apartments, terrace homes, mid- and high-rise developments, similar residential types or a mixture of such uses.

- (1) The minimum horizontal distance between building fronts and rears (and building ends if adjacent to front or rear) shall average 40 feet for buildings one story in height. The average shall not be less than 30 feet at one end if proportionately increased at the other end for angular relationships. The minimum distance shall be increased by not less than 5 feet for each additional story.
- (2) The minimum horizontal distance between building ends shall be at least 20 feet for buildings one or two stories in height. This distance shall be increased by 5 feet for each additional story.

(D) **Plant Materials – Landscaping, Greenbelts And Buffers**

Whenever a greenbelt or planting screen is required under the provisions of this code, such greenbelt or planting screen shall be subject to the following conditions:

- (1) The required greenbelt or planting screen shall be planted with permanent plant materials within 3 months from the date of occupancy and shall thereafter be maintained in presentable condition, and shall be kept free from refuse and debris; provided further that all plant materials shall be continuously maintained in a sound, healthy and vigorous growing condition, and shall be kept free of plant diseases and insect pests. To allow for inclement weather during the winter, should occupancy take place after September 1 of any year, the required greenbelt or planting screen shall be planted no later than April 15 of the following year.
- (2) The selection, spacing and size of plant material shall be such as to create, within a 5-year period from the date of planting, a horizontal obscuring effect for the entire length of the required greenbelt area, and a vertical obscuring wall effect of such height as is determined adequate by the Planning Commission for proper screening between land uses.
- (3) The minimum horizontal dimensions of required greenbelts shall be as set forth under the provisions of this code for the respective land uses and districts indicated.
- (4) No one species of tree or shrub shall comprise more than 50% of the total plantings.
- (5) All plant material shall be kept below 30 inches or above 8 feet 0 inches, not including evergreen trees, to allow visibility.
- (6) In no instance shall the minimum dimensions of plant materials at initial planting be less than the following:
 - (a) Deciduous shrubs, 2 feet in height.
 - (b) Deciduous trees, 2 1/2 inches in caliper.
 - (c) Evergreen shrubs, 2 feet in height.

- (d) Evergreen trees, 6 feet in height.
- (7) Mulch may be used as a permanent ground cover in landscape designs where grass or ground cover is inappropriate.
- (8) Where under the provisions of this code an option is provided to the developer relative to the substitution of a greenbelt for a required wall, the minimum starting height of plant materials in said greenbelt shall be equivalent to the required wall height.
- (9) Planting areas shall be separated from a turf grass area through the installation of professional landscape edging or similar method to minimize overgrowth of the turf.
- (10) Requirements as to spread, ball size, number or canes, and other specifications for the respective starting sizes or all plant materials, shall be in accordance with the minimum recommended standards set forth in the latest edition of *Horticultural Standards* of the American Association of Nurserymen, Inc.
- (11) A site plan of the parcel to be developed, together with a detailed planting plan of said greenbelt, shall be submitted to the Planning Commission for approval prior to the issuance of a building permit. The site plan shall indicate, to scale, the proposed location and height of buildings and other structures, the location of public walks, roadways and utilities and the proposed location of off-street parking, loading, service and outside storage areas and points of ingress-egress to the site. The planting plan shall indicate, to scale, the location, spacing, starting size and description for each unit of plant material proposed for use within the required greenbelt area, together with the finished grade elevations proposed thereon. The Planning Commission shall review said planting plan (or may assign such review to a registered landscape architect) relative to:
 - (a) The proper spacing, placement and location of plant materials relative to the length and width of greenbelt so as to insure that the required horizontal and vertical obscuring effect of proposed land uses will be achieved.
 - (b) The choice and selection of plant materials will assure that root systems will not interfere with public utilities and that fruit and other debris (other than leaves) will not constitute a nuisance within public rights-of-way, or to abutting property owners.
 - (c) The proposed relationship between deciduous and evergreen plant materials will assure that a maximum obscuring effect will be maintained throughout the various seasonal periods.
 - (d) The size of plant material (both starting and ultimate) to assure adequate maturity and optimum screening effect of proposed plant materials.
- (12) The Planning Commission shall furnish a list of suggested plant materials upon request of any developer and/ or property owner of any parcel requiring the construction of a greenbelt or planting screen. The City encourages the use of species native to this climate.
- (13) Plastic and artificial plants are prohibited.

- (E) **Yard Areas**
All yards and unpaved areas between the sidewalk and street pavement shall be covered with turf grass and graded to City standards.
- (F) **Irrigation**
Landscape and turf areas shall be irrigated to maintain plant materials in good and healthy condition. Hose bibs (water outlets) shall be provided within 100 feet of all plant material unless a subgrade irrigation system is installed. Any system shall be continuously maintained and kept in good working order.
- (G) **Street Trees**
All development shall provide deciduous trees adjacent to any public or private street. Such trees shall be spaced 40 feet apart to the extent possible under existing conditions and 2 ½ inch minimum caliper as measured 4 feet above grade.
- (H) **Retaining Walls**
Retaining walls greater than one foot in height may, upon discretion of the City Planner, be subject to review of a licensed civil engineer and Planning Commission.

155.074 Walls

For those use districts and uses listed below, there shall be provided and maintained on those sides abutting or adjacent to a residential district an obscuring wall as required below:

Table 5-1 Schedule of Walls	
Use	Requirements
RM-1 and PD Districts, (where abutting any single-family or two-family residential districts)	5 feet high wall
Off-street parking or loading areas	4 feet, 6 inches to 6 feet, 0 inches
O-1, B-1, B-2 and B-3 Districts	6 feet, 0 inches high wall
M-1 Districts, open storage areas, loading or unloading areas, service areas	6 feet, 0 inches to 8 feet, 0 inches high wall.
Hospital, ambulance and delivery areas	6 feet, 0 inches high wall
Utility buildings, stations and/or substations; except that in cases where all equipment is contained within a building or structure constructed so as to be similar in appearance to the residential building in the surrounding area, the Board of Zoning Appeals may waive the wall requirements.	6 feet, 0 inches high wall
Wireless Communications Facilities	Requirements specified in Article 11.
Mechanical and Electrical Equipment	Height equal to objects being screened.
Waste Receptacles (Dumpsters)	Height one foot taller than waste receptacle. See Section 155.075 for additional requirements.

Notes:

- (a) Required walls shall be located on the lot line except where underground utilities interfere and except in instances where this Zoning Code requires conformance with front yard setback lines in abutting residential districts. Required walls may, upon approval of the Board of Zoning Appeals, be located on the opposite side of an alley right-of-way from a nonresidential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required wall on a given block will be a major consideration of the Board of Zoning Appeals in reviewing such request.
- (b) Such walls and screening barriers shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this code, and except such openings as may be approved by the Chief of Police and the Building Official or other official responsible for code enforcement. All walls herein required shall be constructed of materials approved by the Building Official or other official responsible for code enforcement to be durable, weather-resistant, rustproof and easily maintained. Wood, wood products, recycled garage doors and sheet metal may be specifically excluded.
- (c) The Board of Zoning Appeals may waive or modify the foregoing requirements where cause can be shown that no good purpose would be served, provided that in no instance shall a required wall be permitted to be less than four and one-half feet in height.
- (d) In consideration of requests to waive or modify wall requirements, the Board shall refer the request to the Planning Commission or City Planner for a recommendation.

155.075 Waste Receptacle (Dumpster) or Storage Screening

Waste receptacle and removal areas shall be opaquely screened on four sides by masonry wall and opaque gate to a height at least one foot taller than the receptacle or other container system. Waste areas shall be located in the rear yards and surfaced with concrete not less than 6 inches in depth. The Planning Commission may waive the use of a gate upon determination that the open area is not within views of adjoining properties or public lands or thoroughfares.

155.076 Exterior Lighting

All lighting for parking areas or for the external illumination for buildings or grounds or for the illumination of signs shall be directed away from and shall be shielded from adjacent residential districts, and shall also be so arranged as to not adversely affect driver visibility on adjacent thoroughfares. See Section 155.164 Performance Standards for additional requirements.

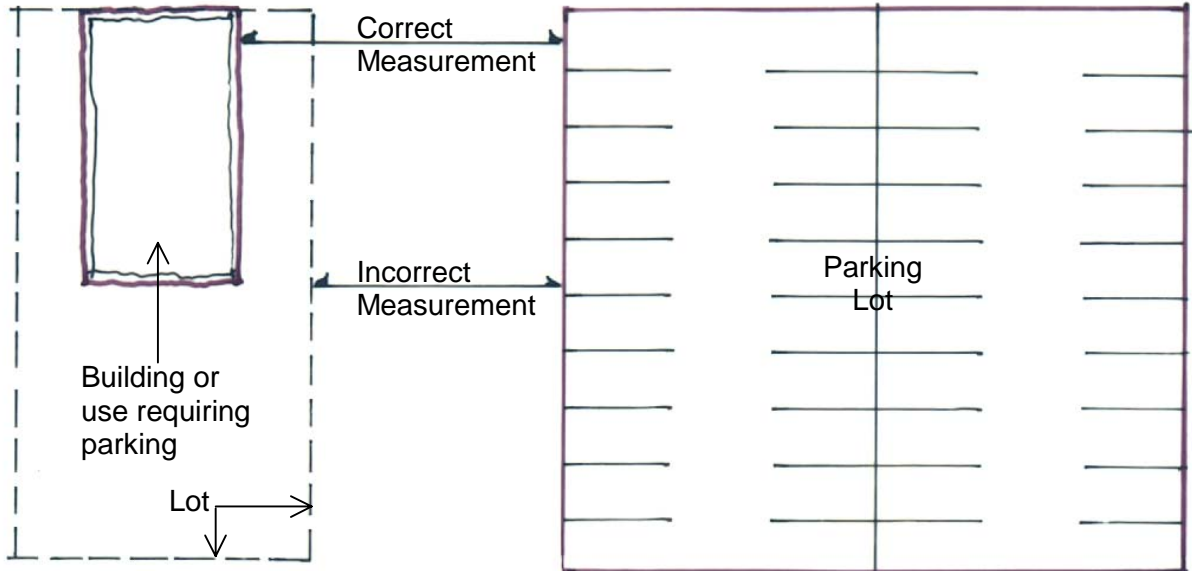
155.077 Off-Street Parking

(A) Parking Requirements

There shall be provided in all districts at the time of erection or enlargement of any main building or structure, automobile off-street parking space with adequate access to all spaces. The number of off-street parking spaces in conjunction with all land or building uses shall be provided, prior to the issuance of a certificate of occupancy, as hereinafter prescribed.

- (1) Off-street parking for other than residential use shall be either on the same lot or within 300 feet of the building it is intended to serve,

measured from the nearest point of the building to the nearest point of the off-street parking lot. Ownership shall be shown for all lots or parcels intended for use as parking by the applicant.



Measurement of Distance

- (2) Residential off-street parking spaces shall consist of a parking strip, parking bay, driveway, garage or combination thereof, and shall be located on the premises they are intended to serve and subject to the provisions of Section 155.072 (A) Accessory Buildings.
- (3) Any area once designated as required off-street parking shall never be changed to any other use unless and until equal facilities are provided elsewhere.
- (4) Off-street parking existing at the effective date of this chapter in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or new use.
- (5) Two or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
- (6) In the instance of dual function of off-street parking spaces where operating hours of buildings do not overlap, the Board of Zoning Appeals may grant an exception to the required number.
- (7) Storage of merchandise, motor vehicles for sale, trucks, or the repair of vehicles is prohibited.
- (8) When units or measurements determining the number of required parking spaces result in the requirement of a fractional space, any

fraction up to and including 1/2 shall be disregarded and fractions over 1/2 shall require 1 parking space.

(B) Space Requirements; Types Of Use

The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following schedule:

Table 5-2 Off Street Parking Requirements

Use	Number of Minimum Parking Spaces per Unit of Measure
Residential	
Residential, One-family and two-family	2 per dwelling unit
Residential, multiple family	1 1/2 per dwelling unit.
Senior Housing, Assisted Living Facility or similar types Housing for the Elderly	0.75 for each unit, and 1 per employee on the largest working shift. Should units revert to general occupancy, then 1 1/2 spaces per unit shall be provided. The land available due to the difference between the 2 minimums shall be land banked as usable open space.
Manufactured Housing Community	2 per unit and 1 per employee on the largest working shift.
Institutional	
Churches or Temples	1 for each 3 seats or 6 feet of pews in the main unit of worship
Hospitals	1 per two beds plus 1 per employee on the largest working shift plus 1 per each 200 square feet of gross outpatient clinic floor area
Nursing and Convalescent Homes	1 per 4 beds plus 1 per employee on the largest working shift.
Elementary and Junior High Schools	1 for each 1 teacher, employee or administrator, in addition to the requirements of the auditorium.
Senior High Schools	1 for each 1 teacher, employee or administrator, and 1 for each 10 students, in addition to the requirements of the auditorium.
Private Clubs or Halls	1 for each 3 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.
Private Golf Clubs, Tennis Clubs, or other similar uses	1 for each 2 member families or individuals
Golf Courses open to the general public, except miniature or par-3 courses	6 for each 1 golf hole, and 1 for each 1 employee on the largest working shift.
Fraternity or Sorority	1 for each 5 permitted active members, or 1 for each 2 beds, whichever is greater, plus 1 per employee.
Stadium, Sports Arena or similar place of outdoor assembly	1 for each 3 seats or 6 feet benches
Theaters and Auditoriums	1 for each 3 seats, plus 1 for each 2 employees

Public utility facilities such as communications buildings, electrical substations, pump stations, cellular communications towers and similar uses	1 per employee on the largest working shift. The storage of vehicles is prohibited.
Business and Commercial	
Planned Commercial or Shopping Center located in any B District	6 spaces per 1,000 s.f. of gross leasable area for the first 15, 000 s.f.; 5 spaces per 1,000 s.f. of gross leasable area for 15,001 – 400,000 s.f.; 4 spaces per 1,000 s.f. of gross leasable area for 400,001 and greater s.f.
Vehicle Wash	1 per employee. In addition, stacking spaces must be provided. Stacking space shall be 200 feet for facilities with washlines of 80 feet or less. Vehicle wash facilities with washlines over 80 feet shall provide an additional 20 feet for each 10 feet of washline in excess of 80 feet.
Beauty Parlor or Barber Shop	3 spaces per each of the first 2 beauty or barber chairs, and 1 ½ spaces for each additional chair
Bowling Alley	5 per 1 bowling lane
Dance halls, pool or billiard parlors, roller or skating rinks, exhibition halls, assembly halls without fixed seats and arcades	1 per 3 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.
Standard restaurants or establishments for sale and useable consumption on the premises of beverages, food or refreshments	1 per 100 square feet of gross building floor and outdoor seating area
Furniture and appliance, household equipment repair shops, showroom of a plumber, decorator, electrician or similar trade, shoe repair and other similar uses	1 per 1,000 s.f. of gross floor area. For that floor area used in processing, 1 additional space shall be provided for each 2 persons employed therein.
Automobile Service Stations	2 per lubrication stall, rack, pit and 1 for each gasoline pump
Laundromats and Coin-Operated Dry Cleaners	1 for each 2 machines
Miniature or par-3 Golf Courses	3 for each 1 hole plus 1 for each 1 employee on the largest working shift.
Mortuary Establishment Assembly	1 for each 100 square feet of gross floor area plus 1 per dwelling unit.
Motel, Hotel, or other commercial lodging establishments	1 for each 1 occupancy unit plus 1 for each 1 employee, plus such number of spaces as required for restaurants, bars, taverns, assembly rooms and affiliated facilities
Motor vehicle sales and service establishments	1 for each 250 s.f. of gross floor area of sales room, plus 1 space per 500 s.f. of gross outdoor sales space, plus 1 for each auto service stall in the service room

Retail stores except as otherwise specified herein	2 spaces plus 1 for each 175 s.f. of gross floor area
Adult Entertainment Uses	1 per patron as allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, plus 1 per employee on the largest working shift
Child care centers, nursery schools, schools for special education and schools for the mentally impaired	1 per instructor, administrator or other paid or volunteer employee, plus 1 per company vehicle, plus 1 per each 6 students allowed by license. In addition, 2 drop-off spaces shall be provided for each 6 licensed or registered students. Drop-off spaces shall not be separated from the entrance by a traffic lane.
Drive-through restaurant and that portion of fast food or carry out restaurant used for drive-thru service.	1 per employee on the largest working shift plus 8 stacking spaces for the first drive-through window and 6 for each additional window plus 1 space per 100 s.f. of designated outdoor seating area
Drive-in restaurant (eating allowed in vehicles only, no seating facilities)	1 per employee on the largest working shift plus 1 space a sufficient number of spaces for outdoor customer service
Drive-in restaurant with seating facilities	1 space per 100 s.f. of gross building floor area and designated outdoor seating area, plus stacking space
Fast food or carry-out restaurant	1 space per 100 s.f. of gross building floor area and designated outdoor seating area
Vehicle Repair Facility	1 per employee and 2 per service and/or repair bay, exclusive of such bay
Lumber Yards, Retail	1 per 175 s.f. of gross building floor area, plus 1 per 1,500 s.f. of gross outdoor storage area, plus 1 per company vehicle
Vehicle rental and/or leasing	1 per rental/lease vehicle, plus office requirements
Open air businesses including plant nurseries	1 per 175 s.f. of gross building floor area, plus 1 per 500 s.f. of gross outdoor display area, plus 1 per company vehicle
Sale or lease of motorhomes	1 per 1,600 s.f. of outdoor vehicle display area, plus 1 per 250 s.f. of gross building floor area, plus 1 per service bay exclusive of such bay
Video Rental Stores	1 per employee plus 1 per 150 s.f. of gross floor area
Athletic, health and physical exercise clubs or businesses, tennis and court type recreation uses	1 per 200 s.f. of gross building floor area and dedicated outdoor recreation area
Target practice ranges	1 per target lane plus 1 per employee on the largest working shift
Golf driving range	1 per tee plus 1 per employee on the largest working shift

Offices	
Banks	1 per 125 s.f. of gross floor space exclusive of the vault area plus 8 stacking spaces for the first drive-through window and 6 stacking spaces for each additional window
Business offices or professional offices	1 per 250 s.f. of gross floor area
Professional offices of doctors, dentists or similar professions	1 per 125 s.f. of gross floor area in waiting rooms and 1 for each examining room, dental chair or similar use area
Industrial	
Industrial or research establishments	5, plus 1 for every 1 1/2 employees in the largest working shifts or 1 for every 700 s.f. of gross floor area or whichever is greater. Space on site shall also be provided for all construction workers during periods of plant construction.
Wholesale establishments	5 plus 1 for every 1 employee in the largest working shift, or 1 for every 2,000 s.f. of gross floor area, whichever is greater.
Self-storage facility	1 per each 10 storage units equally distributed throughout the site, plus 1 per 200 s.f. of gross floor area of office, plus 2 for the resident manager apartment
Contractor yard for landscaping, snow removal, concrete, general construction and similar use	1 per company vehicle plus 1 per tractor, trailer or similar vehicle plus office requirements

For all uses not specifically mentioned, the City Planner or designee shall determine the appropriate number of required off-street parking spaces. Such determination shall be based upon the type of use or business, number of employees per working shift, existing accessory uses such as, but not limited to, bars, restaurants and assembly space and other factors relating to public health, safety and welfare.

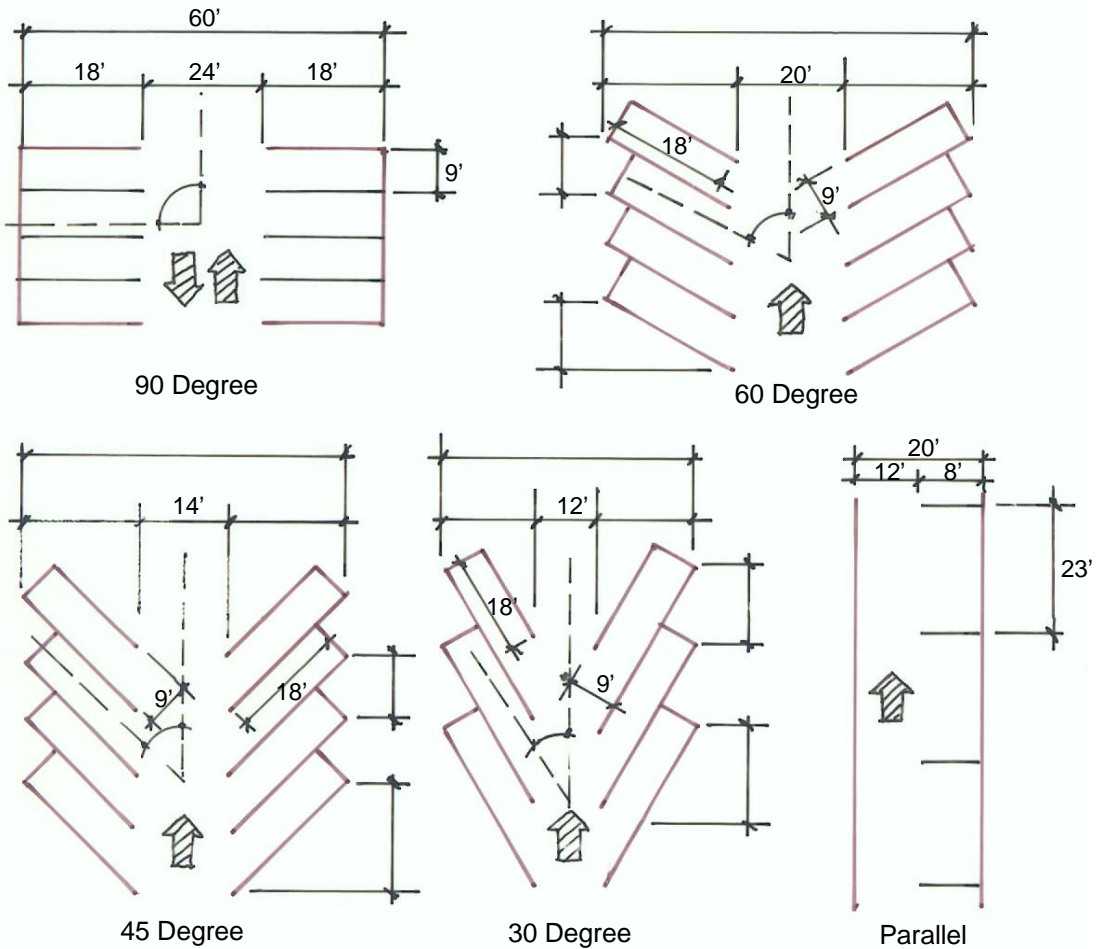
(C) Off-Street Parking Space Layout, Standards, Construction And Maintenance

Wherever off-street parking requires the building of an off-street parking facility, where P-1 Vehicular Parking Districts are provided, or where parking facilities are provided in an O-1 District, such off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

- (1) No parking lot shall be constructed unless and until a permit therefore is issued by the Building Department. Applications for a permit shall be submitted to the Building Department in such form as may be determined by the Building Inspector and shall be accompanied with two sets of plans for the development and construction of the parking lot showing that the provisions of this section will be fully complied with.
- (2) Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Table 5-3 Parking Layout Dimensions

Parking Pattern (Degrees)	Maneuvering Lane Width (Feet)	Parking Space Width (Feet)	Parking Space Length (Feet)
0 (Parallel Parking)	12	8	23
30 to 53	12	8 ½	20
54 to 74	15	8 ½	20
75 to 90	24	9	18
Stacking	N/A	10	20



Parking Lot Design Dimensions

All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.

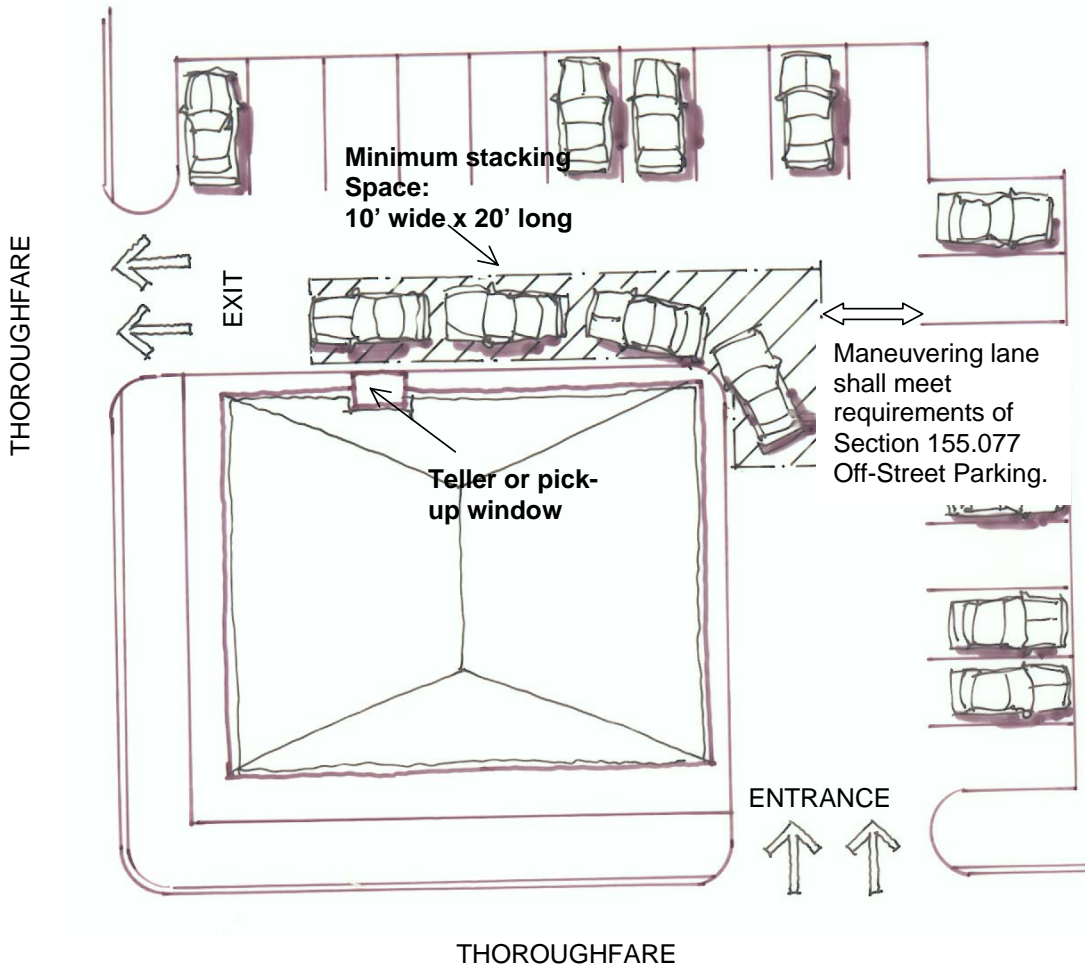
- (3) Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles. Ingress and

egress to a parking lot lying in an area zoned for other than single-family residential use shall not be across land zoned for single-family residential use.

- (4) All maneuvering lane widths shall permit one-way traffic movement, except that the 90° pattern may permit two-way movement.
- (5) Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single-family residential use shall be at least 25 feet distant from any adjacent property located in any single-family residential district.
- (6) Any non-residential off-street parking area abutting a residential zoning district shall be provided with a continuous and obscuring wall meeting the requirements of Section 155.074 Walls.
- (7) When a front yard setback is required, all land between said wall and the front property line or street right-of-way line shall be kept free from refuse and debris and shall be landscaped with deciduous shrubs, evergreen material and ornamental trees per requirements of Section 155.073 Site Design Features. The ground area shall be planted and kept as lawn. All such landscaping and planting shall be maintained in a healthy, growing condition, neat and orderly in appearance.
- (8) The use of a continuous curb at the perimeter of paved areas shall be encouraged. Curb blocks shall not be permitted.
- (9) The entire parking area, including parking spaces and maneuvering lanes, required under this section, shall be provided with asphalt or concrete surfacing in accordance with specifications approved by the City Engineer. The parking area shall be surfaced within one year of the date the permit is issued.
- (10) Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. Plans shall meet the approval of the City Engineer.
- (11) All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only subject to the requirements of Section 155.076 Exterior Lighting.
- (12) In all cases where a wall extends to an alley which is a means of ingress and egress to an off street parking area, it shall be permissible to end the wall not more than ten feet from such alley line in order to permit a wider means of access to the parking area.
- (13) The Board of Zoning Appeals, upon application by the property owner of the off-street parking area, may modify the yard or wall requirements where, in unusual circumstances, no good purpose would be served by compliance with the requirements of this section.

(D) **Layout of stacking spaces**

The layout of stacking spaces shall comply with the requirements of the following graphic.



Design of Drive-Through Facility

155.078 Accessible Parking for Physically Disabled Persons

A portion of the total number of required off-street parking spaces in each off-street parking area shall be specifically designated, located, and reserved for use by persons with physical disabilities.

(A) **Number of Spaces**

The number of accessible spaces to be provided shall be a portion of the total number of off-street parking spaces required, as determined from the following schedule. Parking spaces reserved for persons with disabilities shall be counted toward fulfilling off-street parking standards. These standards may not be varied or waived.

Table 5-4 Number of Spaces Reserved for Persons with Disabilities

Total Parking Spaces Provided	Minimum Number of Accessible Spaces	Minimum Number of Van-Accessible Spaces	Minimum Number of Car-Accessible Spaces
1-25	1	1	0
26-50	2	1	1
51-75	3	1	2
76-100	4	1	3
101-150	5	1	4
151-200	6	1	5
201-300	8	1	7
301-400	12	2	10
401-700	14	2	12
701-1,000	2% of total spaces	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
Over 1,000	20 + 1 per each 100 spaces over 1,000		

(B) **Minimum Dimensions**

All parking spaces reserved for persons with disabilities shall comply with the parking space dimension standards of this Section, provided that access aisles shall be provided immediately abutting such spaces, as follows:

(C) **Car-Accessible Spaces**

Car-accessible spaces shall have at least a 5-foot wide access aisle abutting the designated parking space.

(D) **Van-Accessible Spaces**

Van-accessible spaces shall have at least an 8-foot wide access aisle abutting the designated parking space.

155.079 Off-Street Loading And Unloading

On the same premises with every building, structure or part thereof involving the receipt or distribution of vehicles or materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading in order to avoid undue interference with public use of dedicated rights-of-way. Such space shall be provided as follows:

(A) All spaces shall be provided as required, except as hereinafter provided for M-1 Districts.

(B) All spaces shall be laid out in the dimension of at least 10 by 70 feet, with a clearance of at least 14 feet in height. Loading dock approaches shall be provided with a pavement having an asphalt or Portland cement binder so as to provide a permanent, durable and dustless surface. In all B-2, B-3 and M-1 Districts, the following ratio of spaces to floor area shall be provided:

Table 5-5 Loading and Unloading Requirements

Gross Floor Area (in square feet)	Loading and Unloading Space Required
0 – 2,000	None
2,001 – 20,000	1 Space
20,001 -100,000	1 space plus 1 space for each 20,000 sq. ft. in excess of 20,001 sq. ft
100,001 and over	5 Spaces

- (C) The Planning Commission, based upon recommendation of the City Planner may reduce the size of a loading space to 10' x 35' for uses under 20,000 square feet of gross floor area. The applicant shall demonstrate that larger vehicles will not use such business.
- (D) All loading areas shall be screened from public view by a wall as required in Section 155.074 Walls.

155.080 Use Restriction

Any portion of a lot or parcel shall be used to comply with the provisions of this chapter for exactly one existing or planned building or structure. No portion of a lot or parcel shall be used to comply with the provisions of this chapter for more than one building or structure, whether existing or planned.

155.081 Height, Area and Use Exceptions

- (A) **Essential Services**
Essential services shall be permitted as authorized and regulated by law and other Codes of the City.
- (B) **Voting Place**
The provisions of this Code shall not interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.
- (C) **Height Limit**
The height limitations of this Code shall not apply to chimneys, church spires, flagpoles, or public monuments. However, the Board of Zoning Appeals may specify a height limit for any structure that is permitted as a special condition use. In determining the appropriate height, the Board of Zoning Appeals shall consider the character of surrounding land uses, the height of surrounding structures, and the potential to obscure light and/or view from surrounding properties.
 - (1) For reasons of safety, the height limit for stacking of any materials, including those used for construction shall be 14 feet.
- (D) **Lot Area**
Any lot existing and of record at the time of this Code became effective may be used for any principal use permitted in the district in which such lot is located whether or not such lot complies with the lot area requirements of this Code, except as provided in Section 155.180 Article 9 Nonconforming Uses and Structures. Such use may be made provided that all requirements other than lot area and width requirements prescribed in this Code are complied with and provided that not more than 1 dwelling unit shall occupy any lot

except in conformance with the provisions of this Code for required lot area for each dwelling unit.

(E) **Lots Adjoining Alleys**

In calculating the area of a lot that adjoins an alley or lane, for the purpose of applying lot area requirements of this Code, $\frac{1}{2}$ of the width of such alley abutting the lot shall be considered as part of such lot.

(F) **Yard Regulations**

When yard regulations cannot reasonably be complied with, as in the case of a planned development in the multiple-family district, or where their application cannot be determined on lots of peculiar shape, topography, or due to architectural or site arrangement, such regulations may be modified or determined by the Board of Zoning Appeals.

(G) **Multiple Dwelling Side Yard**

For the purpose of side yard regulations, a two-family, a row house, or a multiple dwelling shall be considered as 1 building occupying 1 lot. When more than 1 structure is involved on 1 zoning lot, the above requirement shall not negate the formula contained in this Code, pertaining to the distance spacing for multiple dwellings.

(H) **Porches**

An open, unenclosed, covered porch or paved terrace may project into a front and/or rear yard for a distance not exceeding 6 feet.

(I) **Projections into Yards**

Architectural features, not including vertical projections, may extend or project into a required side yard not more than 2 inches for each 1 foot of width of such side yard; and may extend or project into a required front yard or rear yard not more than 3 feet, except porches.

155.082 – 155.109 Reserved