

## **ARTICLE VII: PARKING, LOADING, DRIVEWAY, LIGHTING AND RELATED REQUIREMENTS AND SPECIFICATIONS**

### **SECTION 7.1: Intent and Application**

#### **7.1.1 Intent, Purpose and Applicability**

It is the intent of this Article to set minimum standards for vehicular and pedestrian access; off-street parking; accommodations for physically disabled persons; off-street loading facilities and lighting for parking lots and commercial and industrial area. The purpose of these regulations is to provide for efficient and safe accessibility to buildings and destinations for all users. The regulations recognize the differences in development styles and offer some flexibility.

#### **7.1.2 Applicability**

The regulations in this Article shall apply to all new buildings constructed and all new uses established in all districts.

### **SECTION 7.2: Off-Street Parking**

The purpose of this section is to ensure that uses have minimum levels of off-street parking while encouraging shared and cooperative parking facilities which will reduce the cost of development, flooding and non-point source pollution.

#### **7.2.1 General Requirements**

- A.** Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.
- B.** The storage of merchandise, motor vehicles for sale or the repair of vehicles on required off-street parking facilities is prohibited.
- C.** Approval of driveways and other access ways to parking facilities shall be obtained from the proper City or State agency prior to issuance of a Building Permit.

#### **7.2.2 Reduction or Reallocation of Parking Spaces**

Off-street parking existing at the effective date of this ordinance in connection with the operation of an existing building or use shall not be reduced to an amount less than herein after required for a similar new building or use. Any reallocation of spaces or aisles shall require approval of the appropriate city official or staff person.

#### **7.2.3 Change of Use**

- A.** Additional off-street parking spaces shall be required to accommodate a change in the use of a structure or parcel of land when the new use requires twenty-five (25) percent or more parking spaces than the previous use or twenty-five (25) or more additional spaces. In such situations, the new use must provide at least eighty (80) percent of the number of parking spaces required for the new use on the site.
- B.** New structures which are built on existing off-street parking areas have the potential of limiting the land use of the building for which the original off-street parking was originally created. A statement from property owner(s) shall be required stating an understanding of this provision and a willingness to comply.

#### **7.2.4 Administrative Variance**

The ED Director shall have the authority to issue an administrative variance for a reduced number of off-street parking spaces not to exceed 30 percent (30%) if, in his opinion, unusual circumstances exist which warrant such a relief from the requirements of this Ordinance.

#### **7.2.5 Required Off-Street Parking Spaces**

- A.** In any determination of parking requirement as set forth in this section, where the resultant figure contains a fraction less than one-half ( $1/2$ ) may be dropped and any fraction one-half ( $1/2$ ) or more shall be counted as one (1) parking space.
- B.** For uses not specifically mentioned, off-street parking requirements shall be interpreted by the Economic Development Director, based on the similarity of the proposed use with those in Table No. 9.
- C.** Every company car, truck, tractor and trailer normally stored at the place of business shall be provided with off-street parking space in an area reserved for such use as determined by the Economic Development Director.
- D.** The number of off-street parking spaces to be provided shall be determined in accordance with the following table.

<b>TABLE No. 9: Off-Street Parking Spaces Required</b>	
<b>Use/Activity</b>	<b>Minimum Spaces</b>
<b>Commercial Buildings</b>	
Amusement Arcade	1 per 50 sf GFA or 1 per game table, video game or amusement device plus employee parking
Artisan Studio	1 per each 300 sf GFA
Automobile Repair Shop	1 per 375 sf GFA including service bays, wash tunnels, and retail areas plus adequate parking lot for overnight storage of vehicles, if needed
Automobile and Truck Sales, new or used	1 per each 3,000 sf devoted to the sale, display, lease, rental or repair of vehicles
Automobile Gas Station	2 for plus 2 per service bay and required stacking spaces for pumps. (Service Bay is not a parking space.)
Automobile, Truck, Trailer or RV Leasing	1 per 1000 sf GFA
Bank or Financial Institution	1 per 250 sf. GFA plus required stacking spaces for drive through windows
Barber or Beauty Shop, or Day Spa	1 per 250 sf. GFA
Bar, Tavern or Nightclub	1 per 2 seats
Big Box Retail Store	1 per 300 sf GFA
Car Wash, Automated	4 per site plus required stacking spaces. A washing space is not a parking space.
Car Wash, Self Service	No parking required. One (1) drying space plus two (2) stacking spaces required per washing space
Community Shopping Center	1 per 300 sf GFA
Convenience Store	1 per 200 sf of GFA
Dry Cleaning, pick up station	3 plus 1 per 500 sf of GLA
Farmer's Market	5 plus 1 per 300 sf of market area
Fish Camp and/or Marina	2 per each 3 boat moorings or storage spaces or boats for rent. If public boat launching facilities are provided, the parking spaces shall be increased by 50 percent.
Furniture Store	1 per 500 sf of GLA
Health Club/Fitness Center	10 plus 1 per 200 sf of GLA
Neighborhood Shopping Center	1 per 300 sf of GFA of all retail shops and restaurants
Office, General or Professional	1 per 300 sf of GLA
Plant Nursery, Retail	1 per two hundred (200) square feet of retail stock area
Plant Nursery, Wholesale	1 per two hundred (200) square feet of retail stock area
Print Shop or Blueprint shop	1 per 400 sf of GLA

<b>TABLE No. 9: Off-Street Parking Spaces Required</b>	
<b>Use/Activity</b>	<b>Minimum Spaces</b>
Radio or T. V. Broadcasting Studio	1 for each employee plus five (5) for visitors
Regional Shopping Center or Mall	1 per 300 sf of GFA (1 per 300 sf of GFA of all retail shops and restaurants)
Retail Store, (stand alone)	1 per 250 sf of GFA
Restaurant, Neighborhood or Specialty	1 per 75 sf of GFA
Restaurant, Carry-Out only	1 per 75 sf of GFA
Restaurant, Drive-in or Fast Food	1 per 75 sf of GFA
<b><i>Hotels, Motels, or other temporary accommodations</i></b>	
Bed and Breakfast Inn	1 per guest room plus 2 spaces for owner plus 1 per each 250 sf of floor area devoted to receptions and social gatherings
Recreational Vehicle Park	1 per RV space plus required spaces for other uses in accordance with use
Rooming or Boarding House	1 per guest room plus 2 for owner
Hotel or Motel	1 per room plus 1 per 800 sf. of meeting area and restaurant space
<b><i>Industrial, Manufacturing, Warehouse or Storage Facility</i></b>	
Manufacturing, warehouse or other industrial use	1 per motor vehicle used and based for operational purposes on the premises; plus: a. 1 for the first 20,000 sf of GFA, plus 1 for each seven hundred fifty (750) square feet of gross floor area over 20,000 sf; and b. For any amount over 20,000 sf of GFA, but less than 120,000 sf of GFA 1 for each additional 1,500 sf of GFA; and c. For any amount over 120,000 sf of GFA, 1 for each additional 3,000 sf of GFA.
Mini-warehouse, climate controlled	1 per 10,000 sf of GFA
Mini-warehouse, self service	5 per each 50 units
<b><i>Medical or Related Facilities</i></b>	
Day Care--Adult or Child, Commercial	1 per each 5 adults or children being cared for
Medical or Dental Offices/Clinic	1 for each 250 sf of GFA
Hospital	2 ½ per bed
Rehabilitation Center	1 per each two (2) resident beds
Veterinary Clinic	1 per each two hundred (200) square feet
<b><i>Public Assembly or Recreational or Community Facilities</i></b>	
Amusement or Theme Park	1 per 600 sf outdoor recreational area
Art Gallery or Museum	1 per each 400 sf of GFA

<b>TABLE No. 9: Off-Street Parking Spaces Required</b>	
<b>Use/Activity</b>	<b>Minimum Spaces</b>
Auditorium, Convention Center	1 for each 4 seats or 1 for each 50 square feet of facility less kitchen area
Ballpark or Sports Stadium or Arena	1 per 6 seats or 1 per 30 sf of GFA if no permanent seats
Bowling Alley	5 per alley or lane
Church or other Place of Worship	1 for each 45 sf of GFA of the sanctuary, auditorium, or main place of worship (or 1 per 3 seats)
Clubhouse or Lodge	1 per 200 sf of GFA
Community Center (Meeting Spaces and/or Recreational venues)	1 per 200 sf of GFA
Country Club	1 per 5 members
Convention Center	1 per 6 seats or 1 per 30 GFA if no permanent seats
Elementary and Middle Schools	2 per classroom plus 1 for each 6 sf of GFA in the auditorium or assembly hall
Funeral Home	7 for each parlor plus 1 space for each 3 seats in the chapel, if applicable
High School, Trade or Vocational School, College or University	5 per classroom plus 1 per each 60 sf. of GFA in the auditorium or assembly hall
Laundromat (coin operated laundry)	1 per each 2 clothes washing machines plus 1 per employee
Library	1 per 400 sf of GFA
Miniature Golf	1 per hole
Skating Rink	5 per 100 sf GFA
Theatre, Professional or Motion Picture	1 per each 5 seats
<b>Residential</b>	
Assisted Living Facilities	1 space for every 4 beds plus 1 for each employee of the largest shift
Day Care, Residential	1 space for each employee in addition to resident parking and drive-way or drop-off parking spaces for a minimum of 3 cars
Group Home for the Handicapped	1 space for every 4 beds plus 1 for each employee of the largest shift
Guest House	None
Manufactured or Mobile Home	2 per each mobile home plus 2 for staff if any
Multi-family dwellings or Residential Condominiums	2 per housing unit plus 1 for staff if any
Nursing Home, Hospice	1 space for every 4 beds plus 1 for each employee of the largest shift
Single-Family detached dwellings including patio homes and zero lot homes	2 for main residence plus 1 for guest house or garage apartment, if any
Single-Family attached dwellings including townhouses	2 for main residence plus 1 for guest house or garage apartment, if any
Two-Family Dwelling Unit (Duplex)	4 spaces

### **7.2.6 Location and Construction**

- A.** Off-street parking required for single-family detached; two-family (duplex); single-family, attached (townhouse); and mobile home lots shall consist of a driveway, garage, or parking lot or a combination thereof and shall be located on the specific lot they are intended to serve. Additional guest parking may be provided for medium density dwellings in a separate parking area.
- B.** All off-street parking required in Commercial, Multi-family, Industrial, or Mixed Use Districts shall be located on land owned by the owner or owners of the principal use it is intended to serve except under the Off-Site Cooperative Agreement or Shared On-Site Parking described in 7.2.7 and 7.2.8.
- C.** Off-street parking for RV Parks, Mobile Home Parks and/or Fishing Camps or Marinas offering overnight facilities shall be on or adjacent to the residential facility or pad. Additional parking for restaurants or other accessory facilities may be provided for in a separate parking area.
- D.** The parking of all motor vehicles shall be confined to hard surface parking areas such as driveways or designated parking areas. Parking of motor vehicles in unpaved portions of required front and side yards shall not be permitted on a permanent basis.
- E.** All off-street parking required shall be provided in a zoning district which permits the principal use proposed to be served by the parking, except that an ancillary parking lot for certain uses may be permitted as a conditional use in Residential Districts upon approval by the City Council.

### **7.2.7 Off-Site Cooperative Parking**

- A.** Off-street parking for other than residential use shall be either on the same lot or within four hundred (400) feet of the building or complex it is intended to serve. The distance shall be measured from the nearest building within the complex to the nearest point of the off-street parking lot, without crossing any major thoroughfares.
- B.** Places of worship may establish agreements with other facilities whereby parking lots within five hundred (500) feet are shared; provided that there is no conflict in parking demand and provided parishioners are not required to cross any major thoroughfares. The place of worship must provide fifty (50) percent or more of the required parking on-site.
- C.** The owners or lessee of all properties involved in such situations must enter into a formal agreement or lease of five (5) years or longer in duration stating the hours of use and the terms of the agreement. A notarized copy of the formal agreement or lease shall be furnished to the ED Director at the time of site plan review.
- D.** Should the lease expire or otherwise terminate, the use for which the off-site parking was provided shall be considered nonconforming and any and all approvals shall be subject to revocation. Continuation or expansion of the use shall be prohibited unless the use is brought into compliance with the parking regulations of this Article.

### 7.2.8 On-Site Shared Parking or Combined Parking Lots

Developments that contain different types of uses which may have different peak parking hours and which are located within the same development or on the same parcel may share off-street parking thereby reducing the number normally required.

- A. An application for approval of a cooperative parking plan shall be filed with the ED Director by the owner(s) of the development site and all parties having a legal interest in such land area and structures. Sufficient evidence to establish the status of applicants as owners or parties in interest shall be provided.
- B. The application shall include plans showing the location of the uses or structures for which off-street parking facilities are required, the location of the off-street parking facilities, and the schedule of times used by those sharing parking in common.
- C. In the future, any such plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under such plan comply with the number of off-street parking spaces required.
- D. The following methodology shall be used to calculate the number of parking spaces required:
  1. Determine the minimum parking requirements in accordance with Table 9 for each land use as if it were a separate use;
  2. Multiply each amount by the corresponding percentages for each of the five time periods set forth in Columns (B) through (E) of Table 10.
  3. Calculate the total for each time period; and
  4. Select the total with the highest value as the required minimum number of parking spaces.

<b>Table No. 10: Schedule of Shared Parking Calculations</b>					
<b>General Land Use Classification</b>	<b>Weekdays</b>		<b>Weekends</b>		<b>All days 6:00 pm-Midnight</b>
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
	<b>Daytime: 9 a.m. – 4 p.m.</b>	<b>Evening: 4 p.m. – midnight</b>	<b>Daytime: 9 a.m. – 4 p.m.</b>	<b>Evening: 4 p.m. – midnight</b>	
Office and Industrial	100	100	19	5	5
Service/Retail	60	90	100	5	5
Mixed Residential Use	80	100	100	100	85
Restaurant	100	100	100	10	10 percent
Hotel/Motel	75	100	75	75	10 percent
Entertainment	40	100	80	100	10 percent

## SECTION 7.3: Accessible Parking for Physically Disabled Persons

### 7.3.1 Number of Accessible Spaces Required

#### A. Non-residential Uses

All parking lots for non-residential uses shall provide the specific number of accessible parking spaces in accordance with Table No. 11. Such spaces shall be level, marked as described in Section 7.5 and identified by above grade signs in accordance with Section 7.5.

Table No. 11: Number of Accessible Spaces Required					
Total Parking Spaces in Lot	Minimum number of required Accessible Spaces	Minimum Number of Van Accessible Spaces	Total Parking Spaces in Lot	Minimum number of required Accessible Spaces	Minimum Number of Van Accessible Spaces
1 to 25	1	1	201 to 300	7	1
26 to 50	2	1	301 to 400	8	2
51 to 75	3	1	401 to 500	9	2
76 to 100	4	1	501 to 1000	2 percent of total	1 out of every 8 of required accessible spaces
101 to 150	5	1	1000 and over	20 plus 1 for each 100 over 1000	
151 to 200	6	1			

#### B. Multi-family dwellings.

Multi-family dwellings containing four (4) or more dwelling units shall provide accessible parking spaces as follows:

1. Two (2) percent of the dwelling units must be provided with handicapped accessible parking.
2. Designated accessible parking space must be provided for facilities that serve community facilities and clubhouses

#### C. Location.

Accessible parking spaces must be located in close proximity to building entrances and be designed to permit occupants of vehicles to reach the building entrance on an unobstructed path. If possible, the spaces shall be located so that handicapped persons are not required to cross a driving aisle or road.

## SECTION 7.4: Parking and Loading Design Standards

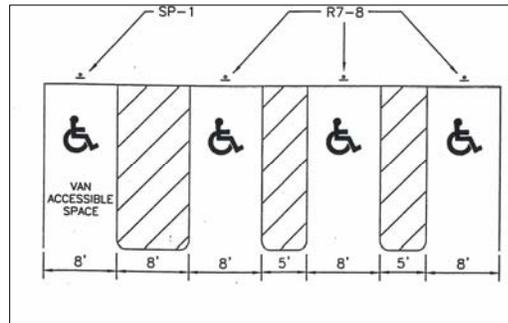
### 7.4.1 Size of automobile parking spaces and Handicapped Signs

#### A. Non-Handicapped spaces

Parking stalls shall be in accordance with Table No. 12. A four-inch stripe “hairpinned” or looped line painted on the pavement, with a minimum of 12-18 inches between the looped lines is required. The width of the parking stalls shall be a measured center to center of the hairpinned lines.

#### B. Handicapped Spaces and Signs

Spaces reserved for handicapped persons shall be at least nine (9) feet wide with an adjacent six (6) foot pedestrian access aisle. The pedestrian aisle width shall increase eight (8) feet for van-accessible stalls. Parking spaces for the handicapped meet federal ADA guidelines and be marked by signs that meet “Manual of Uniform Traffic Control Devices” (MUTCD) standards. Such signs shall be mounted between fifty-four (54) inches and sixty-six (66) inches high and on a permanently anchored pole or an exterior wall of the buildings. The curb and striping shall be blue for easy identification.



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#### C. Minimum Parking Space Dimensions

Table No. 12: Minimum Parking Stall Width and Depth			
Parking Angle	Minimum Width	Stall	Minimum Depth
45 degree	9'		12.7'
60 degree	9'		20'
90 degree	9'		20'
Parallel	12'		8'

### 7.4.2 Width of traffic lanes between parking aisles

Widths between parking rows shall be in accordance with Table No.13.

Table No. 13: Traffic Lane Width between Stalls		
45 degree	Two-way	26 feet
45 degree	One-way	15 feet
60 degree	Two-way	26 ft
60 degree	One-way	18 feet
90 degree	Two-way	26 ft
90 degree	One-way	26 feet

### **7.4.3 Curbing and Wheel Stops**

All parking areas and loading areas shall be provided with a permanent Portland cement curb. All landscaped areas that can be encroached upon by a motor vehicle shall be protected by a wheel stop constructed of Portland cement anchored to the pavement and set a minimum of two (2) feet back from the curb to restrict the destruction of landscape materials by vehicles. (See *Article XI* for landscaping requirements).

## **SECTION 7.5: Off-street loading and unloading space.**

Off-street space for all commercial and industrial uses and any other use involving the receipt or distribution of merchandise or other material on a regular basis is required for the loading and unloading of vehicles and for vehicles temporarily stopped while waiting to be unloaded or serviced. Loading and unloading spaces shall be provided on the premises of the use served and shall have access to a public street or alley.

### **A. Retail business**

One (1) space of three hundred (300) square feet in size per location and one space of three hundred (300) square feet in size for each three thousand (3,000) square feet of floor area.

### **B. Wholesaling and industry**

One (1) space of five hundred (500) square feet in size per location or one space of five hundred (500) square feet in size for each ten thousand (10,000) square feet of floor area, whichever is the greater.

## SECTION 7.6: Vehicle Stacking Areas

### 7.6.1 Required Stacking Spaces

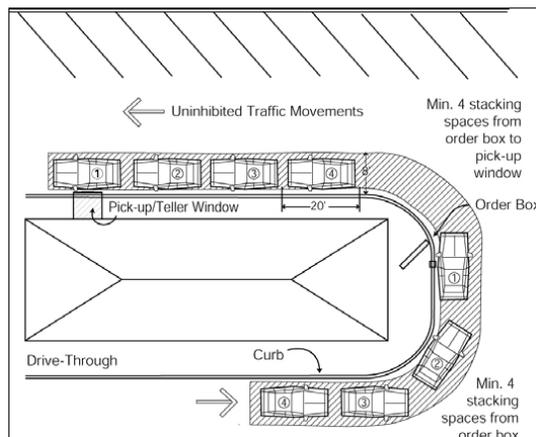
All drive-in and drive-through facilities shall provide vehicle stacking in accordance with Table No. 14 below.

Table No. 14 Vehicle Stacking Requirements	
Activity Type	Minimum Number of Stacking Spaces
Automated Teller Machine	2 per machine
Bank Teller Lane	4 per teller or window
Car Wash, Automatic	15 per bay at entrance 1 per bay at exit
Car Wash, Self Service	4 per bay at entrance 1 per bay at exit
Day Care Center, Commercial	10 on each driveway
Dry Cleaning	2 per window
Gasoline Pump Island	2 at each end of the pump island
Pharmacy or other Retail Sales	4 per window service
Photo Processing	2 per window
Restaurant, Fast Food	4 behind menu board 4 behind first window
Public Uses such as Utilities Pay Window	2 per window

### 7.6.2 Design and Layout of Stacking Spaces:

Required stacking spaces are subject to the following design and layout standards.

- A. **Size:** Stacking spaces must be a minimum of eight (8) feet by twenty (20) feet in size.
- B. **Location:** Stacking spaces may not impede on- or off-site traffic movements or movements into or out of off-street parking spaces.
- C. **Design:** Stacking spaces must be separated from other internal driveways by raised medians if deemed necessary by the ED Director for traffic movement and safety.
- D. **Vehicular Traffic Flow:** Shall be in accordance with the exhibit below:



**SECTION 7.7: Driveways and Access Specifications for Multi-family, Commercial, Industrial and Civic Uses**

- A. Vehicular access to property is allowed only by way of driveways. No other portion of the lot frontage may be used for vehicle ingress or egress, nor may any parking area or access drive be arranged in such a way as to require vehicles to back directly onto a street. All driveway cuts must be approved by the City.
- B. There must be sufficient on-site space to accommodate queued vehicles waiting to park or exit, without interfering with street traffic.
- C. Provisions for circulation between adjacent commercial parcels should be provided through coordinated planning or cross access agreements.
- D. Driveways shall intersect the street at right angles.
- E. Direct access to an arterial street is prohibited except when the subject property has no other reasonable access to the street.

**7.7.1 Number of Driveways Permitted for Multi-Family, Commercial, Industrial and Civic Uses**

The number of driveways for multi-family, commercial, industrial and civic uses shall be based on the type of development and the amount of street frontage. Table No. 15 shows the acceptable number of driveways for these uses.

<b>Table No. 15: Number of Driveways for Multi-family, Commercial, Industrial and Civic Uses</b>	
<b>Lot Frontage</b>	<b>Maximum Number of Driveways</b>
Less than 75 feet	1
75 – 149 feet	1 *
150 – 299 feet	2
Each additional 300 feet	1
<i>*Gasoline service stations and other establishments where service is normally provided to customers without the patron leaving the vehicle may have two driveways if separated by a distance equal to the width of the widest driveway.</i>	

**7.7.2 Minimum Distances between Driveways**

Width regulations and minimum radius for driveways serving multi-family, commercial, industrial and civic or quasi-public uses shall be in accordance with Table No. 16

<b>Table No. 16: Additional Driveway Specifications for Multi-Family, Commercial, Industrial and Civic</b>					
<b>Driveway</b>			<b>Driveway Width Regulations</b>		<b>Minimum Radius</b>
<b>Functional Classification of Street</b>	<b>Minimum Distance between driveways on same Lot</b>	<b>Minimum Distance to Intersection</b>	<b>Minimum</b>	<b>Maximum</b>	
Local	20 feet	40 feet	24 feet	35 feet	25 feet
Collector	20 feet	40 feet	24 feet	35 feet	25 feet
Arterial	30 feet	50 feet	28 feet	44 feet	25 feet

## SECTION 7.8: Driveways for Single-Family and Two-Family Residential Uses

Vehicular access to property is allowed only by way of driveways. No other portion of the lot frontage may be used for vehicle ingress or egress. All driveway cuts must be approved by the City.

### 7.8.1 Number of Driveways Permitted for Single-Family and Two-Family Uses

Single-family residential uses are allowed one driveway per dwelling and one (1) curb cut per dwelling except that in certain circumstances additional driveways or a circular driveway may be permitted subject to approval of the Economic Development Director.

#### A. Additional Driveways Permitted

Lots which are sixty (60) feet or greater in width may be permitted one additional driveway for access to recreational vehicle or boat parking areas or other permitted uses. Such driveways shall be a maximum width of ten (10) feet and shall be located on the opposite side of the lot from the main driveway or in the case of a corner lot may be permitted access on the side of the lot facing the street.

#### B. Circular Driveways

Lots which are one hundred (100) feet or greater in width or which need additional access due to excessive traffic may be permitted a circular driveway with the approval of the Economic Development Director.

### 7.8.2 Driveway Dimensions for Single-Family and Two-Family Uses

#### A. Minimum Width

The minimum width for a single car driveway shall be nine (9) feet and for a two car driveway shall be twenty (20) feet.

#### B. Additional Driveway Specifications for Single-Family and Two-Family Uses

Additional specifications for such driveways shall be as follows in Table No. 17.

<b>Table No. 17: Driveway Specifications for Single-Family and Two-Family Residential Uses</b>		
<b>Lot Widths</b>	<b>Maximum Width of Driveway</b>	<b>Minimum Radius*</b>
50 feet or less	20 feet	5.5 feet
50 – 60 feet	24 feet	5.5 feet
60 – 74 feet	30 feet	5.5 feet
75 feet or greater w/2 car garage	30 feet	5.5 feet
75 feet or greater w/3 car garage	36 feet	5.5 feet
<i>* Radius shall not extend past the property line, unless written consent is obtained from the owner of the adjacent lot upon which the radius encroachment will occur.</i>		

**C. Driveway Turnaround Requirement:** Lots that front on a major or secondary arterial and/or where driveways exceed eight (80) feet in length shall provide a turnaround to allow vehicles to exit property in a forward direction.

- D. Emergency Vehicle Turn-around Requirement:** Where the farthest point of a structure is located one hundred (150) feet or more from the point of street access, a turnaround area shall be provided which will accommodate the turning radius of fire protection vehicles, unless otherwise waived by the Fire Marshall.

## SECTION 7.9: Pedestrian Facilities for Infill Development

New or substantially improved development in developed areas such as commercial, industrial, mixed use, multi-family districts, or any newly subdivided lands, shall be required to provide pedestrian facilities for the convenience of customers and the public.

### 7.9.1 Sidewalks

- A. **Along the perimeter:** In areas where existing public sidewalks are located, any new development shall provide a continuation of the sidewalks along the entire front and/or side of the new development.
- B. **Across Driveways:** Where a sidewalk intersects a driveway to the property or development, the sidewalk will not be required to cross the driveway, provided that appropriate handicapped access ramps are provided on either side of the driveway access.
- C. **Connecting perimeter sidewalks with building entrances:** Parking lots adjacent to a public street with existing sidewalks shall include a pedestrian point of entry and clear and safe access for pedestrians from existing sidewalks to the entrances of the building.
- D. **Connecting parking lot with building entrances:** A sidewalk shall be provided as a part of required divider medians. (*See Article XI; Section 11.8.3 Interior Vehicular Use Areas (3 and 4).*)
- E. **Specifications**
  - 1. Public sidewalks shall be a minimum of five (5) feet in width or shall be consistent with the width of existing sidewalks. The location of sidewalks should ideally be a minimum of two to three (3) feet from the back of curb; but should be coordinated with the location of existing sidewalks along that specific thoroughfare.
  - 2. Internal or private sidewalks which are part of a divider median or which provide access from parking lots to store fronts shall be a minimum of four (4) feet in width.
  - 3. Pedestrian walkways or sidewalks in parking lots shall be constructed of concrete, stamped or colored concrete, stone, or brick pavers or exposed aggregate.
  - 4. All sidewalks shall be in compliance with ADA requirements.

### 7.9.2 Crosswalks

Crosswalks shall be provided both internally and externally to the development as identified by the City Consulting Engineer.

- A. **Public crosswalks:** Public crosswalks shall be striped in conformance with the latest edition of the *Manual on Uniform Traffic Control Devices*.
- B. **Internal Crosswalks:** Internal Crosswalks on private property shall either be delineated by white, reflective pavement striping or by materials of a different color and texture from the surrounding parking lot and coordinated to the color scheme of the development.

## **SECTION 7.10: Fire Lanes**

Every non-residential use shall provide access for fire vehicles and emergency apparatus from a public street as follows:

### **7.10.1 Fire Lanes Required**

Fire lanes shall be provided to any structure which is thirty-five (35) feet or less in height and is located one hundred and fifty (150) feet or more from the nearest street right-of-way. When the structure exceeds thirty-five (35) feet in height, a fire lane shall be provided if the structure is fifty (50) feet or more from the nearest street right-of-way. The Fire Chief or Fire Marshall for the City of Gautier may require a fire lane to any part of any building which in their opinion has special characteristics that may inhibit rapid, effective fire extinguishment.

### **7.10.2 Requirements for Fire Lanes**

Fire Lanes shall comply with the following requirements:

- A.** The fire lane shall provide clear, unobstructed access for vehicles and apparatus at all times.
- B.** Signs shall be erected prohibiting the parking or standing of motor vehicles within the fire lane.
- C.** Fire lanes shall be a minimum of twenty (20) feet in width.
- D.** The fire lane shall be constructed of a hard surface of either Portland cement or aspartic concrete.
- E.** Vehicular access shall be provided along the rear of all buildings for emergency access purposes, unless waived by local authority based on special circumstances.

## **SECTION 7.11: Construction Specifications and Required Maintenance**

Parking facilities for residential, commercial and industrial uses shall have an all-weather hard surface, be properly drained to prevent ponding and shall be maintained free of trash and rubbish. For the purpose of this ordinance, all-weather hard surface shall mean asphalt or concrete surface with adequate depth for the traffic conditions.

### **7.11.1 Specifications for Driveways, Parking Areas**

It is recommended that off-street parking areas and driveways are built as follows:

- A.** A surface of four (4) inches of reinforced Portland cement concrete or hot asphalt mixture compacted to a thickness of no less than (3) inches
- B.** A bed of three (3) inches of well-compacted and well-drained suitable clay, sandy-clay or other material approved by the City

### **7.11.2 Alternative Parking Surfaces for Overflow Parking Areas:**

As an alternative to the surfacing required in the preceding paragraph, areas of low-impact parking such as overflow parking areas may be surfaced with the alternative methods of paving. The surfacing material must be installed per the manufacturer's recommendations, with the pavement and base designed by a professional engineer licensed in the State of Mississippi. The pavement cross-section must demonstrate the structural ability to support the anticipated vehicle loads for the use intended. Alternative paving allowed includes:

- A.** Grid unit pavers with grass or
- B.** Concrete, brick, or clay interlocking paver units
- C.** Other suitable surfaces that comply with sound engineering principals and are approved by the City Consulting Engineer

### **7.11.3 Alternative Surfaces for Recreational Vehicular Parks, Fish Camps and Marinas**

Driveways and Parking areas in recreational vehicle campgrounds shall be private and shall be composed of a minimum four inch sub-base with shell or gravel surface. Regular and adequate maintenance required to afford circulation of traffic and suitable surface for travel.

### **7.11.4 Maintenance of Parking Areas**

Parking areas shall be maintained in a useful condition free of pot holes; shall be provided with adequate lighting and shall be properly striped to delineate parking areas.

## **SECTION 7.12: Traffic Impact Analysis**

### **7.12.1 Traffic Impact Analysis (TIA) required**

The City of Gautier may request a traffic impact analysis studies at the expense of the owner or developer as part of an application for rezoning, conditional use, subdivision or at the time of an application for a Building Permit when:

- A.** When trip generation during any peak hour is expected to exceed 100 trips, based on traffic generation estimates of the Institute of Traffic Engineering's Trip Generation Manual, unless local trip generation data demonstrate a higher trip rate;
- B.** When the original traffic impact analysis is more than two years old, or where increased land use intensity will result in an increase in traffic generation; or
- C.** Whenever required or authorized elsewhere in this Unified Development Ordinance.

### **7.12.2 Implementation of TIA recommendations**

Recommendations to alleviate traffic congestion within the traffic impact analysis shall be required as a condition to the rezoning, conditional use approval, site plan review approval or preliminary plat approval and shall be so indicated as a part of the site plan or in a separate document if required improvements are off-site.

## **SECTION 7.13: Exterior Lighting Standards**

A lighting plan for all exterior lighting shall be prepared and submitted which complies with the following standards.

### **7.13.1 General Requirements:**

- A.** Private streets, driveways, parking lots, walks and service areas shall be kept properly and adequately lighted at all times so that the area will be safe for occupants and visitors.
- B.** Lighting fixtures shall be compatible in style with the architecture of their associated buildings.
- C.** No exterior light shall have any blinking, flashing, or fluttering light, or other illuminating device which has a changing light intensity or brightness.

### **7.13.2 Specific Standards:**

- A.** All luminaries shall be the "cut-off type" luminary, with elements such as shields, reflectors, or refractor panels which direct and cut-off the emitted light at a specific angle. All luminaries shall have a cut-off range of ninety (90) degrees or less.
- B.** All exterior lighting fixtures shall be either high pressure sodium or metal halide fixtures.
- C.** Lighting levels should be as even as possible, not exceeding an average of 1.0 foot candle for commercial developments and 0.4 foot candles for residential developments, provided that such lighting does not cast light beyond the property's boundaries.
- D.** Lighting fixtures within commercial and multi-family developments, whether mounted upon a building or upon a light standard, shall not exceed twenty-five (25) feet in height. Lighting fixtures within industrial developments may exceed twenty-five (25) feet in height except in those instances where the subject property adjoins residentially zoned property.

## **SECTION 7.14: Setbacks for Gasoline Pumps and Canopies**

**7.14.1 Canopies for Gasoline Pumps:** The leading edge of canopies shall be a minimum of ten (10) feet from any property line.

**7.14.2 Gasoline Pumps:** Petroleum dispensing facilities shall be a minimum of twenty (20) feet from any property line.