

**MARION TOWNSHIP PLANNING COMMISSION
AGENDA**

REGULAR MEETING

March 22, 2022

7:30 PM

Virtual access instructions to participate in the meeting are posted on www.mariontownship.com

Call to Order:

Pledge of Allegiance:

Introduction of Members:

Approval of Agenda for: March 22,2022 Regular Meeting

Approval of Minutes from: February 22,2022 Regular Meeting

Call to the Public:

Public Hearing:

New Business:

- 1) Pre-application review of Marion Oaks Club House site plan
- 2) April 26 is MTA so do you want to cancel that meeting?

Unfinished Business:

- 1) Set public hearing for TXT#03-22 Section 14 exclude residential

Special Orders:

Announcements:

Call to the Public:

Adjournment

FOR THE TOWNSHIP
OF MARION COUNTY, MISSOURI

DRAFT

*Approved by: _____
Larry Grunn, Chairperson

Date: _____

**MARION TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 22, 2022 / 7:30PM**

MEMBERS PRESENT: LARRY GRUNN – CHAIRPERSON
BOB HANVEY
CHERYL RANGE – SECRETARY
BRUCE POWELSON – VICE CHAIR
JAMES ANDERSON

OTHERS PRESENT: DAVE HAMANN – ZONING ADMINISTRATOR
ZACH MICHELS – CARLISLE WORTMAN

MEMBERS ABSENT: NONE

CALL TO ORDER:
Larry Grunn called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:
Approval of the Regular Meeting Agenda for February 22, 2022
Bruce Powelson motioned to approve the agenda. Cheryl Range seconded. **MOTION CARRIED**

APPROVAL OF MINUTES:
Approval of the Regular Meeting Minutes for January 25, 2022
Cheryl Range motioned to approve the minutes. Jim Anderson seconded. **MOTION CARRIED**

CALL TO THE PUBLIC:
Larry Grunn read a letter from resident Jim Witkowski. He is unhappy with the direction the Planning Commission is going with some of the decisions they have made.

NEW BUSINESS:
PUBLIC HEARING FOR RZN# 01-21 129 MASON HS TO UR
Sean Iversen resides at 129 Mason Road and is requesting rezoning for his residence. He would like his residence to be rezoned as residential instead of Highway Service. He intends to use the property as a single-family home. Zach explained that they currently cannot get a mortgage or refinance without being in a residential area. Dave Hamann explained that the west side of Mason Road is all residential and four houses down from this property are residential as well.

NEW BUSINESS:
1) REVIEW RZN# 01-21 129 MASON HS TO UR
Zach Michels with Carlisle Wortman stated that the Commissioners need to make a recommendation to the Livingston County Planner. If there is nothing negative then the Board can recommend approval.

Cheryl Range made a motion to recommend approval and send this to the Livingston County Planning Commission for review and comment. Bruce Powelson seconded. **MOTION CARRIED**

NEW BUSINESS:

2) DISCUSSION OF SECTION 14.01 INTENT AND DECIDE DIRECTION

Zach Michels explained that the language might not mean what the public believes that it means in section 14.01.

The part in 14.01 reads "All vehicles shall be stored on the lot occupied by the principal building."

The part in 14.03 reads "All off-street parking areas shall be located on the same lot or on the adjacent premises in the same district as the use they are intended to serve."

The part in 14.04, letter B #2 reads "Each entrance to and exit from an off-street parking area shall be at least twenty-five feet from any adjacent lot within the residential district."

Along with letter C "Each parking space within an off-street parking area, shall be provided with adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited."

Zach explained that these sections conflict with one another and may interpret something different to a resident. Dave Hamann explained that he received a complaint from a resident who stated that their neighbor was parking in the street. The language implies that there is no parking allowed in the street and no backing out of driveways for anyone. However, the language was created for business, not residential. Zach Michels will speak with John and have him create some language options to bring to the next meeting.

UNFINISHED BUSINESS:

1) REVIEW ATTORNEY PROPOSED PENALTY PROVISIONS LANGUAGE TXT# 01-22

John Enos and John Gormley have not gotten together yet to discuss this topic. This topic was postponed until the next meeting.

UNFINISHED BUSINESS

2) REVIEW WIND AND SOLAR TXT# 02-22

Zach Michels did some research on this and thinks the biggest issue with these Wind Turbines is the large and heavy equipment used to install them. There is a risk of crushing the field titles or disturbing the field tiles when installing the wires. The other issue is the decommissioning of the large piece of concrete that these pieces of equipment sit on. You need a very large piece of property for these things. It used to take about 6-10 years for these things to pay off. Now the solar rates have gone up so much, your average land owner is not going to install these in the backyard to help support their farm. There is language currently that allows up to 70 foot tall. Once you pass 200 feet you have to install the blinking lights on the blades. You want to be above the trees which are about 35 feet so you get the undisturbed air. The blades are made of fiberglass so chances are in an ice storm if something hit them, they are likely to disintegrate or shatter.

Bob asked what is the length of the blades? Zach said the lower end is about 150 feet long:

Larry Grunn asked about language for residents who wanted to install their own small wind turbine. Dave said that we already have language that regulates the size of any type of structure, which would include solar equipment. They can't go above 30 feet. Section 6.12 lays out your height requirement exceptions.

Jim Anderson asked if we are allowed to regulate this if it falls under Right to Farm. Zach stated that Right to Farm is a shield not a sword. Dave said that those under Right to Farm still have to go to the ZBA when putting a new structure on their property and they also have to go through the building department and sign an affidavit, swearing that their structure is exempt in the State building code because it is agriculture. Zach and John are going to put something together for wind and solar options.

UNFINISHED BUSINESS

3) CONTINUE DISCUSSION ON HOBBY KENNELS TXT# 01-21

The Commissioners have to wait for John to meet with Jim Anderson and put together some language on this to continue discussion.

UNFINISHED BUSINESS

4) REVIEW ISSUES WITH 17.32 HOME-BASED BUSINESS

There are two classifications, Home Occupation and Home-Based Business. Cheryl and Larry inquired about the resident who is making fireworks on their property. Dave Hamann stated that they are not making fireworks. They are making the tubes that hold fireworks. They came into our office and signed an affidavit stating they never plan on having employees or producing fireworks on their property. They are not making fireworks on his property and he is not assembling mortars. He is making the hardware that holds the fireworks. It is not considered a Home-Based Business because he is only employee making the hardware and he is doing it in his barn. The evening that he did have some fireworks going off on his property, he notified everyone within a half a mile radius of his property. Jim Anderson stated that this is a perfect example of a Home Occupation.

Bob Hanvey thinks there are too many restrictions for Home Occupation. Specifically, section 6.14, letter H. The language states that the Home Occupation must be conducted within the dwelling unit or garage. What if the resident does some of his work within the dwelling

unit along with outside of the home, does that make him a HBB or Home Occupation? Jim Anderson does not want to go backwards with this language and thinks that the language we have now is sufficient and does not want to start tearing it apart again.

Zach Michels said that we could create a Hybrid option that involves Police enforcement within the Township. We could also require business owners to get a business license.

Jim Anderson said that obtaining a business license is a lot of work and requires the residents to jump through a lot of hoops and regulations.

Dave said that we are just discussing options and brainstorming. This doesn't mean we are going to change anything. Larry asked Zach if he could work on this for us. Zach said that the ball is bouncing all over the room, because the discussion is kind of all over the place. We can add some small changes to the language in Home Occupation that would allow a resident to leave the home on occasion to do some of the work for their business. Outside of that, the compass is spinning all over the place. One of the things that might encourage residents to come into the office and apply for the necessary permits to run for their business, would be the successful enforcement against those running a business illegally. It may just not be the appropriate time to make these changes to this language.

Zach and Commissioners discussed the possibility of having billboards that advertise regulations on having businesses in Marion Township.

Cheryl Range made a motion to postpone discussion until the next meeting. Larry Grunn seconded. **MOTION CARRIED**

UNFINISHED BUSINESS

5) ADD DEFINITION FOR 'RURAL' DISCUSS DIFFERENCES WITH EACH DISTRICT

Cheryl Range motioned to postpone discussion on this until John brings back language options. Larry seconded. **MOTION CARRIED**

ANNOUNCEMENTS

Jim Anderson stated that John was supposed to set up a meeting with Barry Lonek and Sara Thomas. This has not been done yet. Zach will talk to John about this and see where we are at.

CALL TO THE PUBLIC:

Sandra Donovan stated that there is a large difference between a small business and a Home-Based Business / Home Occupation. Les Andersen suggested that we require a bond for those installing solar equipment.

ADJOURNMENT:

Bruce Powelson made a motion to adjourn the meeting at 9:49pm. Jim Anderson seconded. **MOTION CARRIED**

shall be referred to collectively herein as the "Plans", reduced size copies of which are attached hereto as Exhibit "B", incorporated herein by reference, and made a part of this Consent Judgment. Large scale copies of the Plans shall be kept on file at the Township offices. The Plans shall constitute final site plan approval (except for Components D and E), subject to engineering review and approval as provided for in this Consent Judgment. The Development shall consist of the uses and product type shown on the Plans, with lot sizes, configuration and road pattern in general conformance with the Plans. **Components D and E shall undergo the usual and customary site plan approval process in accordance with Township Ordinance standards applicable to same.**

3. **Ingress/Egress Access Drives.** Subject to receiving approval from the Livingston County Road Commission ("LCRC") or other governmental agency having jurisdiction over same, Plaintiff shall provide an ingress/egress boulevard drive from the Property to Pinckney Road and to Wright Road, as depicted in the Plans. The location of ingress/egress drives to Component D shall be determined during site plan approval process for Component D, in accordance with LCRC applicable standards.

4. **Development Criteria.** The Property shall be developed and used in accordance with this Consent Judgment and the Plans. Setbacks and other dimensional and site requirements shall be as shown on the Plans and in this Consent Judgment. Further, when necessary due to site conditions or practical difficulties, the setbacks and other dimensional criteria may be administratively adjusted by the Supervisor or his/her designee.

(a) **Component A - 55' Single Family Detached Units (total 118 units)**

- Minimum lot size 6,600 sq. ft.
- Front yard setback 25'.
- Minimum lot width 55' at building setback.
- Rear yard setback 25'.
- Side yard setback 5' minimum, 15' total both sides.
- Sidewalks, minimum 5' in width, on both sides of the street.

from Component D to either Pinckney Road or Wright Road, then Plaintiff shall provide ingress/egress road access from Component D to Component C.

- Township shall cooperate with the transfer of Plaintiff's current Michigan Liquor Control Commission license to user in Component D, and not object to same.

Component E - Soccer/Baseball Fields/Clubhouse/Pool Facility

- Plaintiff, at its cost, shall provide two (2) soccer fields and one (1) baseball field, along with building pavilion and outdoor pool, as shown on the Plans.
- Homeowners/Condominium Associations to maintain these facilities.
- Minimum parking to be provided of 50 spaces.
- Pool shall be minimum 1,500 square feet in size.
- The recreational amenities shall be constructed, once 80% of the units in Phase I of the development are built.
- Component E shall be subject to the Township's usual and customary site plan review proceedings, as provided for in the Township Ordinances.

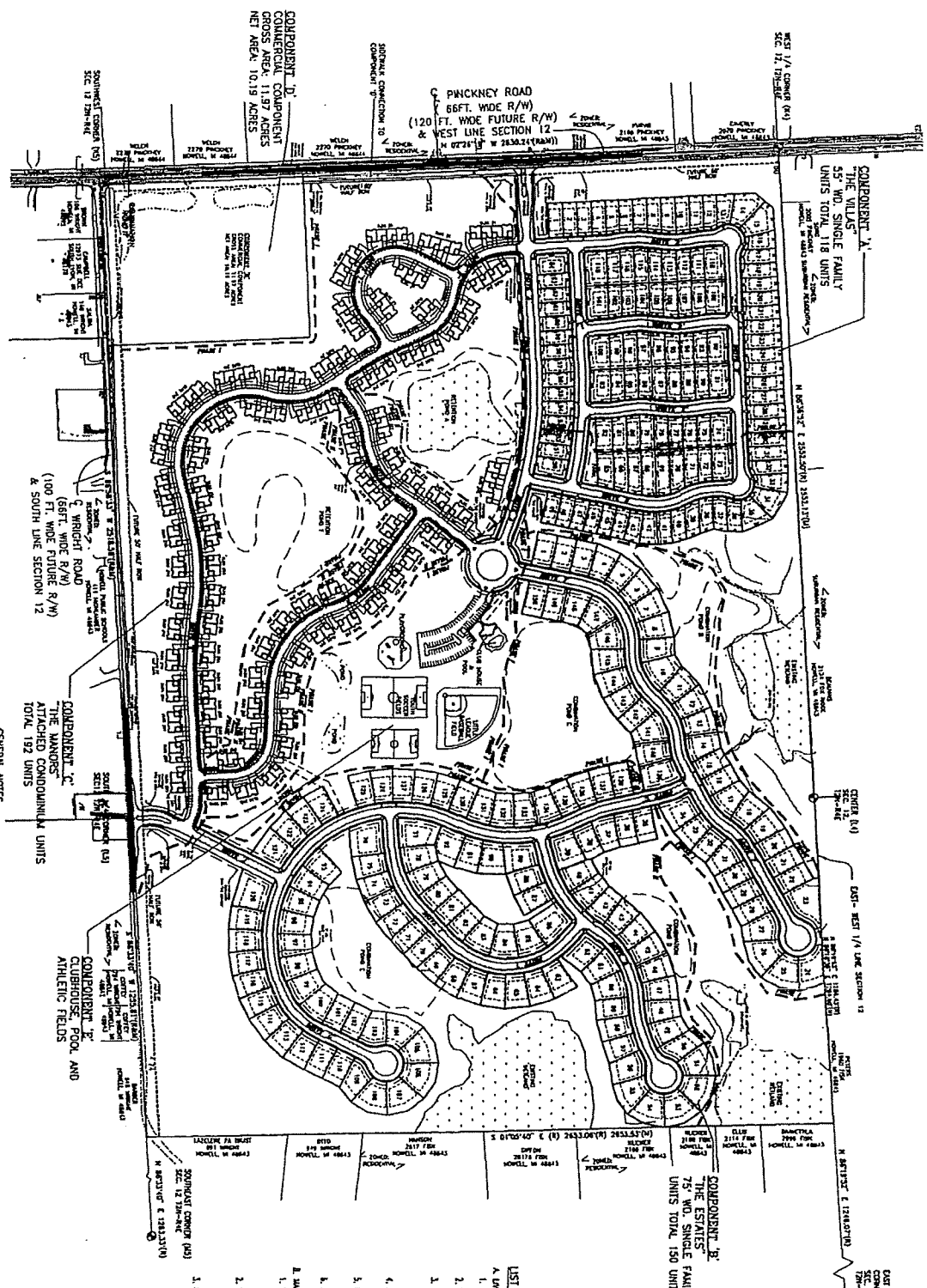
Signage

- Plaintiff shall provide a main entranceway wall sign from D-19. Also, for each residential Component, one (1) enhanced entranceway sign shall be provided, and for Component C, three (3) enhanced entranceway signs shall be provided, as shown on the Plans.
- Two (2) temporary advertising signs shall be permitted, one (1) for residential (not to exceed 64 sq. ft. in size), to be placed along D-19 residential frontage and one (1) for commercial component (not to exceed 64 sq. ft. in size), to be placed along commercial frontage, until 80% of the development is sold out.

5. **Wetlands.** Regulated wetlands, if any, that may be located upon the Property, are not governed by the Township, and shall be subject to the jurisdiction of the MDEQ. Regulated wetlands can be used for retention/detention areas, subject to MDEQ approval. MDEQ permits shall be required, as necessary, for any activities in the wetland boundaries.

6. **Land Use and Other Permits.** The Township will issue land use, permits and all other permits necessary to enable Plaintiff to construct the improvements shown on the Plans, after proper application by Plaintiff and the payment of all applicable application and permit fees, and compliance with all applicable building codes and engineering and zoning requirements, except as

SITE PLAN - OVERALL



- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONDITIONS AND SPECIFICATIONS OF ANY CONTRACT DOCUMENTS, THE CITY OF MARION, IOWA, AND THE IOWA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARION, IOWA, AND THE IOWA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARION, IOWA, AND THE IOWA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
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 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARION, IOWA, AND THE IOWA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MARION, IOWA, AND THE IOWA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

- LIST OF DEVIATIONS**
1. THE USE OF "STREETS" IS PROHIBITED BY THE LOCAL ORDINANCES AND SHALL BE REFORMED BY THE LOCAL ORDINANCES.
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OPEN SPACE CALCULATIONS

OVERALL SITE AREA: 24.97 ACRES
OPEN SPACE PROVIDED: 7.20 ACRES

PROPOSED UNITS:

75 NO. SINGLE FAMILY UNITS	150 UNITS
75 NO. SINGLE FAMILY UNITS	150 UNITS
3-PLEX (6) BUILDINGS	18 UNITS
1-PLEX (20) BUILDINGS	80 UNITS
TOTAL PROPOSED RESIDENTIAL UNITS	460 UNITS

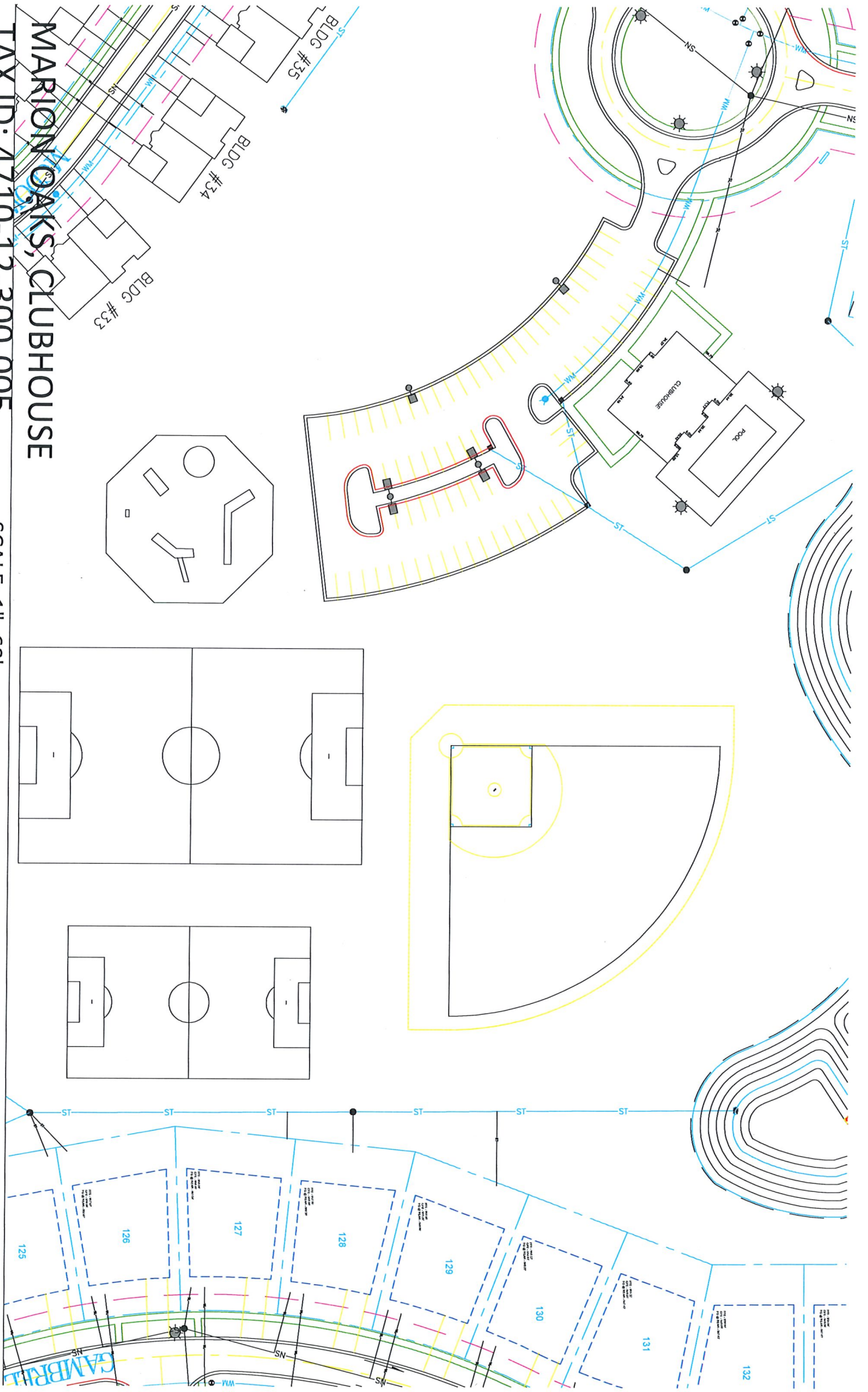
FOR SITE PLAN APPROVAL ONLY
NOT FOR CONSTRUCTION

MARION OAKS
MARION OAKS DEVELOPMENT, L.L.C.
3110 WINDY HILL DR., SUITE 101
MARIETTA, GA 30067
770-426-1100

BOSS ENGINEERING
ENGINEERS & SURVEYORS & PLANNERS
LANDSCAPE ARCHITECTS
LAWRENCE COUNTY OFFICE: 3113 E. CHASE ROAD, SUITE 101, LAWRENCE, KS 66044
PH: 785-842-1111 FAX: 785-842-1112
MARIETTA COUNTY OFFICE: 1000 W. HUNTER ROAD, SUITE 101, MARIETTA, GA 30067
PH: 770-426-1100 FAX: 770-426-1101

REGISTER OF DEEDS
2007R-019945
SITING PLAN - OVERALL

3



MARION OAKS, CLUBHOUSE

TAX ID: 4710-12-300-005

SCALE: 1"=60'

TXT II
03-22

Article XIV: Off-Street Parking and Loading

ARTICLE XIV: OFF-STREET PARKING AND LOADING

Section 14.01 Intent of Parking Provisions

It is the intent of this Ordinance that parking spaces shall be provided and adequately maintained by each property owner in every zoning district for the off-street storage of motor vehicles for the use of occupants, employees and patrons of each building and premise constructed, altered or enlarged under the provisions of this Ordinance. **All NONRESIDENTIAL vehicles shall be stored on the lot occupied by the principal building.**

- A. **Fractional Space:** When units of measurement determining the number of required parking spaces result in a fractional space, any fraction to and including one-half ($\frac{1}{2}$) shall be disregarded and fractions over one-half ($\frac{1}{2}$) shall require one (1) parking space.
- B. **Requirements for a Use Not Mentioned:** In the case of a use not specifically mentioned, the requirements of off-street parking for a use which is mentioned and which is most similar to the use not listed shall apply. The Planning Commission shall make this determination and a record of the rationale applied documented in a file established for that purpose. An appeal may be taken to the Zoning Board of Appeals.
- C. **Use of Parking Areas:** No commercial repair work, servicing or selling of any kind shall be conducted in any parking area or parking garage. Parking spaces shall be used only for the parking of vehicles used to service the establishment to which it is accessory and by its patrons.
 1. No sign shall be erected in parking areas other than not more than one (1) directional sign at each point of ingress or egress, which sign may also bear the name of the enterprise, the lot is intended to serve and signs identifying reserved parking spaces. Such signs shall not exceed twenty (20) square feet in area and shall not project beyond the property line of the premises.
- D. **Building Additions or Other Increases in Floor Area:** Whenever a use requiring off-street parking is increased in floor area, or when interior building modifications result in an increase in capacity for any premise use, additional parking shall be provided and maintained in the proper ratio to the increased floor area or capacity.
- E. **Joint Use of Parking Areas:** The joint use of parking facilities by two or more uses may be granted by the Planning Commission whenever such use is practical and satisfactory to each of the uses intended to be served, and when all requirements for location, design, and construction are met.
 1. **Computing Capacities:** In computing capacities of any joint use, the total space requirement is the sum of the individual requirements that will occur at the same time. If space requirements for individual uses occur at distinctly different times, the total of such off-street parking facilities required for joint or collective use may be reduced below the sum total of the individual space requirements.
 2. **Record of Agreement:** A copy of an agreement between joint users shall be filed with the application for a land use permit, the building permit, and recorded with the Register of Deeds of the County. The agreement shall include a guarantee for continued use of the parking facility by each party.

Section 14.02 Parking Space Requirements

The number of required off-street parking spaces in the RR, SR, UR, ERS, HS, LI, PL and PUD districts

Article XIV: Off-Street Parking and Loading

shall be provided with the following:

Type of Use	Required Number of Spaces
A. Single and Two-Family Dwellings	Two (2) spaces for each dwelling unit.
B. Multiple-Family Dwellings	Two (2) spaces for each multiple-family dwelling unit, plus one space per five (5) units for guest parking.
C. Adult Foster Care Facilities	One (1) space per employee on the largest work shift, plus the spaces required for the dwelling unit.
D. Auditoriums (incidental to schools), Churches, Stadiums, Gyms, Theaters, and Buildings of Similar Use with Fixed Seats	One (1) space for each four (4) seats, plus one (1) space for each two (2) employees.
E. Automobile Service and Repair Stations	Two (2) spaces for each repair and service stall (a service stall is not considered a parking space), plus one space for each two (2) employees.
F. Barber Shops and Beauty Parlors	Two (2) spaces for each beauty and/or barber chair.
G. Boarding and Lodging Houses	One (1) space for each bedroom or each two (2) occupants of the structure, whichever is greater, plus one (1) additional space for the owner or operator.
H. Bowling Alleys	Two (2) spaces for each alley, plus one (1) space for each employee on the largest shift.
I. Clinics	Two (2) spaces for each examination or treatment room, plus one (1) space for each doctor or dentist and other employees.
J. Commercial and Institutional Recreational Facilities	One space per three (3) patrons to the maximum capacity of the facility.
K. Convalescent Homes or Similar Uses	One (1) space for each six (6) beds, plus one (1) space for each employee on the largest working shift.
L. Dance Halls, Pool and Billiard Rooms	One (1) space for each three (3) persons allowed within maximum capacity load.
M. Day care facilities	One (1) space for each employee, plus a paved, unobstructed stacking space for pick-up and drop-off, plus one (1) space per eight (8) children of licensed capacity.
N. Drive-In Banks, Cleaners, Car Laundries, and Similar Businesses	Stacking space for five (5) cars between the sidewalk area and the drive-up window and one (1) space for each employee on the largest shift.
O. Drive-in Restaurants or Fast-Food Restaurants	One (1) space for each four (4) seats, plus one (1) space for each employee on the largest shift; plus sufficient area for eight (8) stacking spaces for drive-in windows.

Article XIV: Off-Street Parking and Loading

Type of Use	Required Number of Spaces
P. Elementary and Middle Schools	One (1) space for each two (2) employees, plus one (1) space for each four (4) seats where the school contains an auditorium and/or stadium or gym.
Q. Funeral Homes and Mortuaries	One (1) space for each twenty-five (25) square feet of gross floor area of chapels and assembly rooms.
R. Golf Clubs, Swimming Pool Clubs, Tennis Clubs or Other similar Uses	Four (4) spaces for each green, plus one (1) space for every two (2) employees on the largest shift, plus fifty (50) percent of the spaces otherwise required for any accessory uses (e.g. restaurant, pro shop, etc.).
S. High Schools and Colleges	One (1) space for each employee, plus one (1) space for each five (5) students (based on the capacity of the facility as determined by the fire marshal), plus one (1) space for every four (4) seats where the school contains an auditorium and/or stadium or gym.
T. Hospitals, Sanitariums	One (1) space for each three (3) patient beds, plus one (1) space for each two (2) employees on the largest shift, plus one (1) space for each visiting doctor.
U. Industrial or Manufacturing Establishments	One (1) space for each employee in largest working shift.
V. Junk Yards	One (1) space for each two (2) employees.
W. Excavation Operations and Asphalt Batching Plants	One (1) space for each employee on the largest shift.
X. Laundromat	One (1) space for each three (3) washing or drying machines.
Y. Libraries, Museums, Post Offices	One (1) space for each eight hundred (800) square feet of floor area, plus one (1) space for every two (2) employees on the largest shift.
Z. Miniature or Par-3 Golf Courses	Three (3) spaces for each hole, plus one (1) space for each employee.
AA. Motels, Hotels, Bed and Breakfasts	One (1) space for each sleeping unit, plus two (2) spaces for each employee on the largest shift.
BB. Private Recreational Facilities	One (1) space for each six (6) potential members based on the capacity of the facility.
CC. Professional Offices and Banks	One (1) space for each three hundred (300) square feet of gross floor area.
DD. Standard Restaurants, Cafeterias, Taverns, Bars	One (1) space for each three (3) seats up to the capacity of the facility as determined by the fire marshal.
EE. Retail Stores, including furniture,	One (1) space for each three hundred (300) square feet of

Article XIV: Off-Street Parking and Loading

Type of Use	Required Number of Spaces
appliance, automobile sales, machinery sales, and personal services (other than beauty and barber shops), except as otherwise specified herein.	gross floor area.
FF. Supermarket, Self-Service Food Store	One (1) space for each one hundred (100) square feet of gross floor area.
GG. Warehouses, Wholesale Stores	One (1) space for each eight hundred (800) square feet of floor area.

Section 14.03 Location of Parking Areas

All NON-RESIDENTIAL off-street parking areas shall be located on the same lot, or on the adjacent premises in the same district as the use they are intended to serve.

Section 14.04 Site Development Requirements

All off-street parking areas shall be designed, constructed and maintained in accordance with the following standards and requirements.

- A. **Marking and Designation:** Parking areas shall be so designed and marked as to provide for orderly and safe movement and storage of vehicles.
- B. **Driveways:** Adequate ingress and egress to the parking area by means of clearly limited and defined drives shall be provided.
 - 1. **Except for parking spaces provided for single-family and two-family residential lots,** drives for ingress and egress to the parking area shall be not less than thirty (30) feet wide and so located as to secure the most appropriate development of the individual property.
 - 2. **Each entrance to and exit from an NON-RESIDENTIAL off-street parking area shall be at least twenty-five (25) feet from any adjacent lot within a residential district.**
- C. **Site Maneuverability:** **Each parking space, within an NON-RESIDENTIAL off-street parking area, shall be provided with adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.** The width of required maneuvering lanes may vary depending upon the proposed parking pattern, as follows. (See Figure 14-1.)

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length
0 degrees (parallel parking)	12 feet	8 feet	23 feet
30 to 53 degrees	12 feet	8 feet 6 inches	20 feet
54 to 75 degrees	15 feet	8 feet 6 inches	20 feet
75 to 90 degrees	20 feet	9 feet	20 feet

All maneuvering lane widths shall permit one-way traffic movement, except for the 90 degree pattern, which may provide for two-way traffic movement.

Article XIV: Off-Street Parking and Loading

Figure 14-1 Parking Graphic



Article XIV: Off-Street Parking and Loading

- D. **Surface:** **NON-RESIDENTIAL** Parking areas with a capacity of four (4) or more vehicles shall be surfaced with a material that shall provide a durable, smooth, and dustless surface and shall be graded and provided with adequate drainage.
- E. **Lighting:** Except for single-family and two-family residential lots, adequate lighting shall be provided throughout the hours when the parking area is in operation.
 - 1. Lighting shall be designed and constructed in such a manner to ensure that:
 - a. direct or directly reflected light is confined to the development site.
 - b. all light sources and light lenses are shielded and are not directly visible beyond the boundary of the site.
 - 2. Unless otherwise approved by the Planning Commission, light sources shall be high-pressure sodium. Approved exceptions shall use warm white or natural lamp colors.
 - 3. Specifications for lights, poles, fixtures, light sources, and lenses shall be reviewed and approved by the Planning Commission.
- F. **Buffering:** Where a parking area with a capacity of four (4) or more vehicles adjoins a residential district, a landscaped buffer zone shall be provided between the parking area and the adjoining property pursuant to the requirements of 6.13.C.

Section 14.05 Loading and Unloading Space Requirements

- A. **Intent:** In order to prevent undue interference with public use of streets and alleys, every manufacturing, storage, warehouse, department store, wholesale store, retail store, hotel, hospital, laundry, dairy, mortuary, and other uses similarly and customarily receiving or distributing goods by motor vehicle shall provide space on the premises for that number of vehicles that will be at the premises at the same time on an average day of full use.
- B. **Additional Parking Space:** Loading space required under this Section shall be provided as area additional to off-street parking space as required under Section 14.02 and shall not be considered as supplying off-street parking space.
- C. **Space Requirements:** There shall be provided adequate space for standing, loading, and unloading service not less than twelve (12) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height, open or enclosed, for uses listed in the following table, or for similar uses similarly involving the receipt or distribution by vehicles of material or merchandise.

Use	Space Required
Commercial uses, such as Retail Stores, Personal Services, Amusement, Automotive Service	First 2,000 square feet; none. Next 20,000 or fraction thereof; one (1) space. Each additional 20,000 or fraction thereof; one (1) space.
Hotels, Offices, Clinics	First 2,000 square feet; none. Next 50,000 or fraction thereof; one (1) space. Each additional 100,000 or fraction thereof; one (1) space.

Article XIV: Off-Street Parking and Loading

Use	Space Required
Wholesale and Storage Contractor's Yards	First 20,000 square feet; one (1) space. Each additional 20,000 or fraction thereof; one (1) space.
Manufacturing uses	First 20,000 square feet or fraction thereof; one (1) space. Each additional 20,000 or fraction thereof; one (1) space.
Funeral Homes and Mortuaries	First 5,000 square feet or fraction thereof; one (1) space. Each additional 10,000 or fraction thereof; one (1) space.
Hospitals	First 20,000 square feet; one (1) space. Next 100,000 or fraction thereof; one (1) space. Each additional 200,000 or fraction thereof; one (1) space.
Schools, Churches, Clubs, Public Assembly Buildings, Auditoriums, Boarding Houses, Convalescent Homes	For each building, one (1) space.
For similar uses not listed	For each building 5,000 square feet or over; one (1) space.

- D. **Access:** Access to a truck standing, loading, and unloading space shall be provided directly from a public street or alley and such space shall be so arranged to provide sufficient off-street maneuvering space as well as adequate ingress and egress to and from a street or alley.
- E. **Screening:** All loading and unloading areas and outside storage areas, including areas for the storage of trash which face or are visible from residential properties or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials no less than five (5) feet in height. Where these standards are inadequate, the requirements of Section 6.13.B. shall apply.