

## CHAPTER 12 Off-Street Parking and Loading Facilities

### SECTION:

- 11-12-1: General Requirements
- 11-12-2: Standards
- 11-12-3: Off-Street Parking Design and Dimensional Tables
- 11-12-4: Parking Space Requirements

#### 11-12-1: **GENERAL REQUIREMENTS.**

- (A) No building or structure shall be erected, substantially altered or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this Title.
- (B) The provisions of this Chapter shall not apply to any existing building or structure unless and until there is a change of use, substantial alteration or addition, or an enlargement of a current use.
- (C) Whenever a building or structure constructed after the effective date of this Title is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing prior to the effective date of this Title is enlarged to the extent of 50% or more in floor area, number of employees, number of housing units, seating capacity or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth herein.

(Ord. 246-09-20, 9/15/2020).

#### 11-12-2: **STANDARDS.**

- (A) **Location of Parking Spaces.** Unless otherwise allowed by the City, the following regulations shall govern the location of off-street parking spaces and areas:
  - (1) Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve.
  - (2) Parking spaces for commercial, industrial or institutional use shall be located not more than 500 feet from the principal use.

- (3) Parking spaces for apartments, dormitories or similar residential uses shall be located not more than 300 feet from the principal use.
- (B) **Loading Space Requirements and Dimensions.** Off-street loading spaces for commercial uses shall be provided as set forth in Section 11-12-4 of this Chapter.
- (C) **Maintenance.** The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of dust, trash and other debris.
- (D) **Surface.** The required number of parking and loading spaces as set forth in section 11-12-4 below, together with driveways, aisles and other traffic circulation areas, and shall be improved to a standard equal to or better than the surface of the public street it adjoins, unless otherwise approved by the City.
- (E) **Drainage.** All parking and loading areas shall provide for proper on-site drainage of surface water as approved by the City.
- (F) **Lighting.** Any parking area, either located in a commercial zone or used in a commercial manner, that is intended to be used during night-time hours shall be properly directed to avoid glare into on-coming vehicular traffic. Any lights used to illuminate a parking lot shall be so arranged as to reflect light away from the adjoining property.
- (G) **Access.** Any commercial or industrial parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private street shall travel in a forward motion. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
- (H) **Striping and Paving.** All parking areas, either located in a commercial zone or used in a commercial manner, with a capacity over 20 vehicles shall be paved and striped between parking stalls to facilitate the movement into and out of the parking stalls.
- (I) **Screening and/or Landscaping.** Whenever a parking area is screened on any side that adjoins or faces other properties, the screen shall be maintained in good condition and shall be not less than four feet nor more than six feet in height, unless the screen is made up of trees in accordance with Chapter 4 of Title 8 of this Code, provided that in no event shall any screening obstruct the view around corners of any road, street, alley, or ingress/egress to a parking area. The space between such fence, wall or planting screen and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs, or evergreen ground cover, and maintained in good condition.
- (J) **Wheel Blocks.** Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.
- (K) **Minimum Distance Setbacks.** No part of any parking area, either located in a commercial zone or used in a commercial manner, for more than ten vehicles shall be closer than twenty

feet to any dwelling unit, school, hospital or other institution for human care located on an adjoining lot, unless such parking area is separated by an acceptably designed screen. In no case shall any part of a parking area be closer than four feet to any established street or alley right-of-way.

(L) **Vehicles.**

(1) No person shall park or allow to be parked any inoperable motor vehicle or vehicle not having a current registration upon a public street for a period of more than 72 consecutive hours at the same location.

(2) For the purposes of this subsection, the following terms shall have the meanings ascribed below.

(a) The term “motor vehicle” shall mean every vehicle which is self-propelled and is or may be operated upon a public highway. Motor vehicle does not include vehicles moved solely by human power, electric personal assistive mobility devices and motorized wheelchairs or other such vehicles that are specifically exempt from titling or registration requirements under title 49, Idaho Code.

(b) The term “vehicle” shall mean every device in, upon, or by which any person or property is or may be transported or drawn upon a highway, excepting devices used exclusively upon stationary rails or tracks.

(M) **Joint Use.** Two or more non-residential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap, provided a written agreement provided for such joint use, is filed with the application for a building permit.

(Ord. 152-05-10, 9/21/2010); (Ord. 246-09-20, 9/15/2020).

11-12-3: **OFF-STREET PARKING DESIGN AND DIMENSIONAL TABLES.** All parking spaces shall comply with the following dimensions:

		45°	60°	90°	Parallel
A	Width of Parking Space	13'	10'	9'	9'
B	Length of Parking Space	15'	18'	19'	23'
C	Width of Driveway Aisle	13'	17'	25'	12'

11-12-4: **PARKING SPACE REQUIREMENTS.** For the purposes of this Chapter the following parking space requirements shall apply:

TYPE OF USE	PARKING SPACES REQUIRED
<b>Residential</b>	
1. Single family or two (2) family dwelling	Two (2) for each unit
2. Apartments, or multi-family dwelling	Two (2) for each unit
3. Boarding houses and rooming houses	One (1) for each sleeping room and one(1) for each permanent occupant
4. Manufactured home park	Two (2) for each unit
<b>Commercial</b>	
1. Automobile service garages which also provide repair	One (1) for each two (2) gasoline pumps and two (2) for each service bay
2. Hotels, motels	One (1) for each sleeping room and one (1) for each two (2) employees
3. Funeral parlors, mortuaries and similar uses	One (1) for each four (4) person capacity in the viewing and chapel areas
4. Dining rooms, restaurants, taverns, night clubs, etc.	One (1) for each two hundred (200) sq. ft. of floor area
5. Bowling alleys	Four (4) for each alley or for each one hundred (100) sq. ft. of the area used for restaurant, cocktail lounge or similar use
6. Dance floors, skating rinks	One (1) for each one hundred (100) sq. ft. of floor area used for the activity

TYPE OF USE	PARKING SPACES REQUIRED
7. Outdoor swimming pools, public or community or club	One (1) for each five (5) persons capacity plus one (1) for each four (4) seats or one (1) for each thirty (30) sq. ft. floor area used for seating purposes, whichever is greater
8. Auditoriums, sports arenas, theaters and similar uses	One (1) for each four (4) seats
9. Retail stores	One (1) for each two hundred and fifty (250) sq. ft. floor area
10. Banks, financial institutions	One (1) for each two hundred (200) sq. ft. similar uses of floor area
11. Offices, public or professional administration service building	One (1) for each four hundred (400) sq. ft. of floor area
12. All other types of business or commercial uses permitted in any business district	One (1) for each three hundred (300) sq. ft. of floor area

**Institutional**

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| 1. Churches or other places of religious assembly                                      | One (1) for each five (5) seats                        |
| 2. Hospitals   | One (1) for each bed                                   |
| 3. Sanitariums, homes for the aged, nursing homes, children homes, asylums and similar | One (1) for each two (2) beds                          |
| 4. Medical and dental clinics uses room office and waiting rooms                       | One (1) for every two hundred (200) sq. ft. floor area |
| 5. Libraries, museums and art galleries  | One (1) for each four hundred (400) sq. ft. floor area |

**Schools (Public, Parochial or Private)**

TYPE OF USE	PARKING SPACES REQUIRED
1. Elementary and Junior High schools	Two (2) for each classroom and one (1) for every eight (8) seats in auditorium or assembly halls
2. High Schools	One (1) for every ten (10) students and one (1) for each teacher and employee
3. Business, technical and trade schools	One (1) for each two (2) students
4. College, universities	One (1) for each four (4) students
5. Kindergartens, child care center	Two (2) for each classroom, but not less nursery schools and similar use than six (6) for the building
<b>Manufacturing</b>	
1. All types of manufacturing storage	One (1) for every two (2) employees (except, parcel delivery and freight for which the building is terminal designed) plus one (1) for each motor vehicle used in the business
<b>Other Uses</b>	As required by the City Council