

ARTICLE TEN

OFF-STREET PARKING

10-1 Purpose

The Off-Street Parking Regulations require that developments provide parking in proportion to the need created by each use. The regulations further establish standards for the functional design of parking facilities. These regulations are intended to accommodate vehicles in a functionally satisfactory manner and to minimize external effects on neighboring properties.

10-2 General Applications

a. Applicability

Off-street parking shall be provided for any new building constructed; for new uses or conversions of existing buildings; or for enlargements of existing structures.

b. Exemptions

Any use within the TC Town Center District is exempt from the off-street parking requirements provided by Article 10-3. Any off-street parking facility constructed in the TC District after the effective date of this Ordinance must comply with the design standards set forth in this Article.

10-3 Schedule of Off-Street Parking Requirements

Parking facilities for each use shall be provided in accord with the minimum requirements set forth in Table 10- 1.

a. Computation

1. When a computation of required parking results in a fraction of .5 or greater, the requirement should be rounded up to the next whole number.
2. Unless otherwise indicated, parking requirements are based on gross floor area. Gross floor areas for the purpose of this calculation exclude any interior space used for the parking or loading of vehicles.
3. When parking requirements are computed on the basis of capacity, capacity shall be determined by the building code in effect for the City of Ralston at the time the use is established.

Table 10-1: Off-Street Parking Requirement

Agricultural Use Type	
Horticulture	1 space per 1,000 square feet of sales area
Crop Production	No requirement
Animal Production	No requirement
Commercial Feedlots	No requirement
Residential Use Types	
Single-Family Residential	2 spaces per dwelling unit
Duplex Residential	2 spaces per dwelling unit
Two-Family Residential	2 spaces per dwelling unit
Multi-Family Residential	2 spaces per dwelling unit; 1 space per 2 units for elderly housing
Group Residential	1 space for each two residents
Mobile Home Residential	1 space per dwelling unit
Civic Use Types	
Administration	1 space per 500 square feet
Cemetery	No requirement
Clubs	1 space per 5 person capacity
Convalescent Services	1 space per 4 beds
Cultural Services	1 space per 1000 square feet
Day Care Services	1 space per 5 person licensed capacity
Group Care Facility	1 space per 4 person capacity
Group Home	1 space per 4 person capacity
Guidance Services	1 space per 300 square feet
Health Care	1 space per 300 square feet
Maintenance Facilities	See Schedule A
Park & Recreation	No requirement
Postal Facilities	See Schedule A
Primary Education	1 space per employee of maximum shift
Public Assembly	1 space per 4 person capacity
Religious Assembly	1 space per 4 person capacity in largest assembly area
Safety Services	1 space per employee for maximum shift
Secondary Education	1 space per employee of maximum shift, and 1 space for each four 11th and 12th grade students
Utilities	1 space per employee of maximum shift
Commercial Use Types	
Agricultural Sales/Service	See Schedule A
Auto Rental & Sales	See Schedule A
Auto Service	Three times service capacity

Table 10-1: Off-Street Parking Requirement

Body Repair	Four spaces per repair stall
Business Support Services	1 space per 500 square feet
Campground	1 space per camping unit
Cocktail Lounge	1 space per 200 square feet
Commercial Recreation	1 space per 4 person capacity
Communications Services	1 space per 500 square feet
Construction Sales	See Schedule A
Consumer Services	1 space per 300 square feet
Convenience Storage	1 space per 10 storage units
Equipment Sales/Service	See Schedule A
Food Sales	1 space per 300 square feet
General Retail Services	1 space per 250 square feet
Liquor Sales	1 space per 300 square feet
Lodging/Bed & Breakfasts	1 space per unit and 1 space per employee of maximum shift
Personal Improvement	1 space per 300 square feet
Personal Services	1 space per 500 square feet
Pet Services	1 space per 500 square feet
Restaurants (Drive-in)	1 space per 50 square feet of customer service area
Restaurants (General)	1 space per 4 person capacity in dining area
Stables/Kennels	1 space per employee
Surplus Sales	See Schedule A
Veterinary Services	1 space per 500 square feet
Office Use Types	
General Offices	1 space per 300 square feet
Miscellaneous Use Types	
Broadcasting Tower	No requirement
Non-Putrescible Landfill	No requirement
All Landfills	No requirement
Industrial Use Types	
Agricultural Industries	See Schedule A
Limited Industry	See Schedule A
General Industry	See Schedule A
Heavy Industry	See Schedule A
Railroad Facilities	See Schedule A
Resource Extraction	1 space per employee on largest shift
Salvage Services	See Schedule A
Warehousing	See Schedule A
Construction Yards	See Schedule A

Schedule A

This schedule sets forth minimum off-street parking requirements for uses with elements that have different functions and operating characteristics.

Function of Element	Requirement
Office or Administration	1 space per 300 square feet
Indoor Sales, Display, or Service Area	1 space per 500 square feet
Outdoor Sales, Display, or Service Area	1 space per 2,000 square feet
Equipment Servicing or Manufacturing	1 space per 1,000 square feet
Indoor or Outdoor Storage or Warehousing	1 space per 5,000 square feet

10-4 Parking Facility Location

a. Residential Parking

1. Off-street parking for residential uses shall be located on the same lot or site as the use.
2. Off-street parking areas for multi-family or group residential uses shall be at least six feet from any main building; and shall not be located within a required front yard or street side yard.

b. Non-residential Parking

Off-street parking for non-residential uses shall be located on the same lot or site as the use or within 300 feet of that use if the parking site is zoned for such parking.

10-5 Parking for People with Disabilities

Each off-street parking facility shall provide the number of parking spaces set forth in table 10-2, designed and designated for use by people with handicaps. Design criteria and dimensions are set forth in the Off-Street Parking Design Standards. Parking facilities for single-family, duplex, two-family, and mobile home residential uses are exempt from this requirement. In all cases, parking provided must conform to applicable federal and state regulations, including the Americans with Disabilities Act.

Table 10-2: Accessible Parking Requirements

Number of Stalls	Number of Required Accessible Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% of total
1001 and over	20, plus 1 for each 100 stalls over 1000

Van Accessible Stalls: One in every eight accessible spaces, but not less than one, shall be served by an access aisle with a minimum width of 96 inches and shall be designated as "Van Assessable".

10-6 Off-Street Parking Design Standards

a. Dimensions

1. Standard parking stalls shall be 9 feet wide and 18 feet long.
2. Parking facilities may provide up to 40% of their total stalls as designated compact stalls. Compact parking stalls shall be a minimum of 8.5 feet wide and 16 feet long.
3. Spaces designated for the handicapped shall have a minimum width of 8 feet and an adjacent access aisle with a minimum width of 5 feet. Each handicapped space shall provide a barrier free route to an accessible building entrance, which shall not require users to walk or wheel behind parked cars. Such spaces shall be designated with an upright sign exhibiting the universal symbol for accessibility by the handicapped. In all cases, parking stalls standards must conform to applicable federal and state regulations, including the Americans with Disabilities Act.
4. Van Accessible Stalls: One in every eight accessible spaces, but not less than one, shall be served by an access aisle with a minimum width of 96 inches and shall be designated as "Van Accessible." An additional sign "Van-Accessible" shall be mounted below the symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in the space.

b. Pavement and Drainage

1. Off-street parking facilities shall be hard surfaced and maintained with materials sufficient to prevent mud, dust, or loose material.
2. Off-street parking facilities shall be designed and built to prevent the free flow of water onto adjacent properties or public rights of way.

c. Landscape and Screening Requirements

Unless otherwise noted, each unenclosed parking facility of over 3,000 square feet shall comply with the following regulations:

1. Each unenclosed parking facility shall provide a minimum landscaped buffer of ten feet along any street property line.
2. Each parking facility that abuts a residential district shall provide a ten foot landscaped buffer along its common property line with the residential district.
3. Any parking facility which abuts property in a residential district shall provide a fence, wall, landscape screen, or earth berm not less than four feet in height for the length of the common boundary. A grade change, terrace, or other site feature, which blocks the sight

line of headlights into a residential property, may satisfy this requirement, subject to the determination of the Building Official.

4. Each unenclosed parking facility of over 4,500 square feet within a street yard shall provide interior landscaped area equal to no less than 5 percent of the total paved area of the parking facility. Parking facilities within the GI District shall be exempt from this requirement.
5. Interior landscaping shall be credited toward the satisfaction of overall landscaping requirements set forth in Article Nine.

d. Entrances and Exits

1. Adequate access to each parking facility shall be provided by means of clearly defined and limited driveways or access points. Such driveways shall be designed to direct nonresidential traffic away from residential areas.
2. Parking facilities other than driveways for single-family, duplex, two-family, or mobile home residential uses must permit vehicles to enter streets in a forward position.

e. Safety Features

1. Parking facilities shall be designed to provide visibility of and between pedestrians and vehicles when circulating within or entering or leaving the facility; and shall not create blind, hidden, or hazardous areas.
2. Circulation patterns shall be designed in accord with accepted standards of traffic engineering and safety.

f. Maintenance

All parking facilities shall be maintained to assure the continued usefulness and compatibility of the facility. Acceptable maintenance includes keeping the facility free of refuse, debris, and litter; maintaining parking surfaces in sound condition; and providing proper care of landscaped areas.

g. Adjustment

For uses subject to Special Use Permit procedures, the Planning Commission or City Council may adjust the minimum requirements of this section, in order to provide design, usability, attractiveness, or protection to adjoining uses in a manner equal to or greater than the minimum requirements of this Article.

10-7 Off-Street Loading

a. Loading Requirement

Any use, which involves the receipt or distribution of freight, merchandise, supplies, vehicles, or equipment as part of its typical operation shall provide and maintain adequate space for off-street loading and circulation. Loading areas shall be designed to avoid undue interference with the public use of streets and sidewalks.

Table 10-3: Off-Street Loading Requirements

Gross Floor Area of Use (Square eet)	Number of Required Loading Spaces
5,000 or less	None
5001 - 25,000	1
25,001 to 75,000	2
Larger than 75,000	3

b. Schedule of Loading Spaces

Loading spaces for each use requiring them shall be provided in accord with the minimum requirements set forth in Table 10-3.

c. Design Standards

1. Each loading space shall be at least 10 feet wide by 50 feet long, with a vertical clearance of at least 14 feet.
2. Paving of loading spaces and access areas shall be permanent, durable, and free of dust.
3. Off-street loading areas are subject to the landscaping and buffering requirements for parking facilities set forth in this Article.

10-8 Parking for Personal and Recreational Vehicles

a. Applicability

This section permits the parking of personal vehicles on a single lot in a residential district subject to specific conditions. Personal vehicles include passenger cars, passenger vans, pickup trucks, recreational vehicles, recreational trailers under twenty feet in length, and boats.

b. Location of Parking

1. Parking is permitted within any enclosed structure when such structure conforms to the regulations of its zoning district.

2. Parking is permitted outside of an enclosed structure in the side yard behind the line of the required front yard setback or in the rear yard.
3. Parking is permitted outside of an enclosed structure within the required front yard setback, subject to the following conditions:
 - (a) The parking space is provided on a paved, hard-surfaced driveway or paved pad adjacent to the driveway.
 - (b) The vehicle is parked perpendicular to the front curb.
 - (c) The vehicle does not encroach on public right-of-way.

c. Special Provisions for Recreational Vehicles

Parking and storage of recreational vehicles, recreational trailers, and boats is subject to the following additional conditions:

1. The vehicle is maintained in a clean, well-kept state.
2. If the vehicle is equipped with liquefied petroleum gas containers, such containers must meet the current standards of the Interstate Commerce Commission, the United States Department of Transportation, or the American Society of Mechanical Engineers. Any valves must be closed at all times that the vehicle is not in preparation for immediate use. Leaks in containers must be repaired immediately.
3. The vehicle may be used only by non-paying guests for a maximum of three consecutive days or fourteen days during any calendar year.
4. The vehicle may not be permanently connected to utility lines.
5. The vehicle may not be used for the storage of goods, materials, or equipment other than those items, which pertain to the use of the vehicle.
6. The length of the vehicle shall not exceed twenty feet if the vehicle is parked or stored in a required front yard or street side yard.