

ARTICLE 7

OFF-STREET PARKING AND LOADING

7.010. **PARKING AND LOADING AREAS REQUIRED.**

- A. Off-street parking areas and off-street loading areas meeting the applicable requirements of this Section shall be provided and maintained:
 - 1. For each separate use in any building or structure erected after the adoption of this ordinance.
 - 2. For additional seating capacity, floor area, guest rooms, or dwelling units added to any existing structure or lot.
 - 3. When the use of the structure or portion thereof is changed.
- B. Where a structure is added to, or a portion thereof changes in use such that additional parking or loading is required, only the number of additional spaces required under Sections 7.100 and 7.160 for the area added or changed in use need be provided. Nevertheless, if the lot or structure as used prior to the addition or change of use did not have the number of parking and loading spaces required by Sections 7.100 and 7.160 and such deficiency was not lawfully nonconforming, parking for the entire building or use shall be provided as required by Sections 7.100 through 7.160.
- C. When additional parking or loading area is required or added to an existing nonconforming parking or loading area, the entire parking and loading area shall be improved as provided in Section 7.110 and landscaped setbacks from streets shall be provided as required in Section 7.170.

7.020. **REDUCTION OF PARKING AREA PROHIBITED; EXCEPTION.**

Off-street parking and loading areas which existed on the effective date of this ordinance or which are provided as required by this Section shall be maintained, or equivalent parking and loading areas provided; except that if this ordinance reduces the number of required off-street parking or loading spaces, an affected use may diminish its parking and loading area to the new requirements.

7.030. LOCATION.

- A. Off-street parking and loading areas required by this ordinance shall be provided on the same lot with the use except that:
1. In any residential zone, up to 50% of vehicle parking spaces for dwellings and other uses permitted in a residential zone may be located on contiguous lots or on a lot across a street or other right-of-way from the lot with the primary use.
 2. In non-residential zones, up to 50% of the required parking area may be located off the site of the primary use or structure provided it is within 300 feet of such site.
- B. Off-street parking is incidental to the use which it serves. As such, it shall be located in a zone appropriate to that use, or where a public parking area is a specific permitted use.

7.040. FRACTIONAL MEASUREMENTS.

When calculations for determining the number of required off-street parking or loading spaces result in a requirement of fractional space, any fraction of a space less than one-half shall be disregarded, and a fraction of one-half or greater shall be counted as one full space.

7.050. OWNERSHIP OF PARKING AND LOADING AREAS.

- A. Except as provided for joint use parking in Section 7.070, the land to be provided for off-street parking and loading areas, including driveways, aisles, and maneuvering areas shall be:
1. Owned by the owner of the property served by the parking; or
 2. In commercial and industrial zones, the parking may be provided by a permanent and irrevocable easement appurtenant to the property served by the parking; or
 3. Be leased for a minimum term of five (5) years, provided that upon expiration or termination of the lease, the parking requirements of this ordinance shall otherwise be fully met within 90 days or the use discontinued until such requirements are met.

7.060. OFF-STREET VEHICLE PARKING REQUIREMENTS.

- A. Except as otherwise specifically provided in this ordinance, off-street parking spaces shall be provided in amounts not less than those set forth in Section 7.100.
- B. For any proposed use not listed in Section 7.100, the Community Development Director shall determine the parking space requirement for the most nearly similar use listed in Section 7.100 with regard to traffic generation.

7.062 SPECIAL EXCEPTIONS TO OFF-STREET VEHICLE PARKING REQUIREMENTS.

A. Developed Sites Exemption.

Existing buildings which encompass all or a major portion of a lot with little or no possibility of providing off-street parking in compliance with City Code may apply to the Community Development Director for authority to participate in a program whereby, in lieu of providing required off-street parking, annual payments would be made to the City for the purpose of supporting mass transit, and development of public parking. As an alternative to making annual cash payments, the applicant may, with approval of the City Council, provide a public service of equal or greater value than the cash payment.

1. Participation in the Program.

The Director shall approve participation in the program upon a finding that the lack of required off-street parking will not result in a public safety hazard. Participation involving the provision of compensation in the form of public service in lieu of cash payments also requires the concurrence of the City Council.

2. Location.

This exception shall apply to any change of use or expansion of a use in all zones except those areas where the provision of off-street parking is otherwise exempted.

3. Compensation.

a. Cash Payments.

The fee to be paid for each parking space not provided shall be \$180.00 per year.

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The fee shall be paid annually on a per space basis. The number of spaces subject to a fee shall be the difference between the number of off-street spaces provided and the number required by the Astoria Development Code, or, where a Variance is issued, the number of spaces authorized by Variance.

Payments shall be made to the City of Astoria at the beginning of each year the applicant is involved in the program, and shall be made, in accordance with a payment schedule to be established by the Community Development Department.

b. Compensation in Lieu of Cash Payments.

Compensation in lieu of cash payments may be accepted only upon a finding by the City Council that there is both a need for the proposed public service, and that the value of the service is equivalent to or greater than the cash payment described in Section 3(a) above.

(Section 7.062 Added by Ordinance 93-08, 10-18-93; amended by Ordinance 96-04, 5-6-96)

B. Modification of Parking Space Requirements.

1. The applicant may propose a parking space standard that is different than the standard in Section 7.100, for review and action by the Community Development Director through a Class 1 variance, pursuant to Article 9. The applicant's proposal shall consist of a written request, and a parking analysis prepared by a qualified professional. The parking analysis, at a minimum, shall assess the average parking demand and available supply for existing and proposed uses on the subject site; opportunities for shared parking with other uses in the vicinity; existing public parking in the vicinity; transportation options existing or planned near the site, such as frequent bus service, carpools, or private shuttles; and other relevant factors. The Community Development Director may reduce the off-street parking standards for sites with one or more of the following features:
 - a. Site has a bus stop with existing or planned frequent transit service (15-minute headway or less) located adjacent to it, and the site's frontage is improved with a bus stop waiting shelter, consistent with the standards of the applicable transit service provider: Allow up to a 20 percent reduction to the standard number of automobile parking spaces;
 - b. Site has dedicated parking spaces for carpool/vanpool vehicles: Allow up to a 10 percent reduction to the standard number of automobile parking spaces;

- c. Site has dedicated parking spaces for motorcycle and/or scooter or electric carts: Allow reductions to the standard dimensions for parking spaces and the ratio of standard to compact parking spaces;
- d. Available on-street parking spaces adjacent to the subject site in amounts equal to the proposed reductions to the standard number of parking spaces.
- e. Site has more than the minimum number of required bicycle parking spaces: Allow up to a 10 percent reduction to the number of automobile parking spaces.

(Section 7.062.B added by Ordinance 14-03, 4-21-14)

C. Downtown Area.

Uses in the C-4 Zone (Central Commercial) and uses between 7th and 14th Streets in the A-2 (Aquatic Two Development) and S-2A Zones (Tourist Oriented Shoreland) are not required to provide off-street parking.

Exception: In the C-4 Zone, off-street parking and loading requirements shall apply to Lots 1, 2, 3, Block 40, McClure's Addition (south side of 600 Block Duane Street) as required by Amendment A99-02, Ordinance 99-21.

(Section 7.062.C added by Ordinance 14-03, 4-21-14)

7.070. JOINT USE OF PARKING AREAS.

- A. The Community Development Director may authorize the joint use of parking areas by the following uses or activities as a Conditional Use in every zone under the following conditions:
 - 1. Up to 50% of the off-street parking spaces required by this ordinance for a church, auditorium in a school, theater, bowling alley, night club, eating or drinking establishment may be satisfied by the off-street parking spaces provided by uses occupied only during the daytime on weekdays.
 - 2. Up to 50% of the off-street parking spaces required by this ordinance for any daytime use may be satisfied by the parking spaces provided for nighttime or Sunday uses.
 - 3. All jointly used spaces shall be located with relation to all uses relying on such spaces within the applicable distance set forth in Section 7.030.

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4. The Planning Commission must find that there is no substantial conflict in the principal operating hours of the buildings or uses for which joint use of off-street parking facilities is proposed.
5. A properly drawn legal instrument executed by the parties concerned with joint use of off-street parking facilities, approved as to form and manner of execution by Legal Counsel, shall be filed with the Community Development Director. Joint use parking privileges shall continue in effect only so long as such an instrument, binding on all parties, remains in force. If such instrument becomes legally ineffective, then parking shall be provided as otherwise required in this ordinance within 60 days.

7.080. CLASSIFICATION OF USES FOR PURPOSES OF JOINT USE PARKING.

A. The following uses are considered daytime uses for purposes of Section 7.070:

1. Bank or other financial institution.
2. Business service establishment.
3. Clothing, shoe repair, or service establishment.
4. Household equipment or furniture store.
5. Manufacturing or wholesale building.
6. Personal service establishment.
7. Retail store.
8. Other similar primarily daytime uses as determined by the Community Development Director.

B. The following uses are considered nighttime or Sunday uses for purposes of Section 7.070:

1. Auditoriums incidental to a public or private school.
2. Church.
3. Eating and drinking establishment, only open after 5:00 p.m.
4. Night Club.
5. Theater.

6. Other similar primarily nighttime uses as determined by the Community Development Director.

7.090. OFF-STREET LOADING.

- A. Except as otherwise specifically provided in this ordinance, off-street loading shall be provided in amounts not less than those set forth in Section 7.160.
- B. A parking area meeting the requirements of Sections 7.100 through 7.110 may also be used for loading when the use does not require a delivery vehicle which exceeds a combined vehicle and load rating of 20,000 pounds, and when the parking area is within 25 feet of the building or use which it serves.

C. Downtown Area

Uses in the C-4 Zone (Central Commercial) and uses between 7th and 14th Streets in the A-2 (Aquatic Two Development) and S-2A Zones (Tourist Oriented Shoreland) are not required to provide off-street loading.

Exception: In the C-4 Zone, off-street parking and loading requirements shall apply to Lots 1, 2, 3, Block 40, McClure's Addition (south side of 600 Block Duane Street) as required by Amendment A99-02, Ordinance 99-21.

(Section 7.090.C added by Ordinance 14-03, 4-21-14)

7.100. MINIMUM PARKING SPACE REQUIREMENTS.

Table 7.100 – Off-Street Parking Space Requirements by Use.

The following are minimum off-street parking requirements by use category. The Community Development Director or Planning Commission, as applicable, may increase the required off-street parking based on anticipated need for a specific conditional use.

Use Categories	Minimum Parking per Land Use (Fractions are rounded up to the next whole number.)
RESIDENTIAL CATEGORIES	
Single-family Dwelling, including manufactured homes on individual lots, and attached dwellings such as townhomes and condominiums	2 spaces per dwelling unit
Two-family Dwelling (Duplex)	2 spaces per dwelling unit
Accessory Dwelling (second dwelling unit on a single-family lot)	1 additional space for the accessory dwelling unit
Manufactured Dwelling in a Park	1.5 per dwelling unit
Multi-family Dwelling including Group Housing	1.5 spaces per dwelling unit with more than one bedroom; 1.25 spaces per dwelling unit limited to one bedroom, or one bedroom group housing units; Calculation is based on specific number of each type of units within the complex.
Group living, such as nursing or convalescent homes, rest homes, assisted living, congregate care, and similar special needs housing where clients have no access to driving	1 space per 8 bedrooms plus one per employee Calculation is based on the maximum number of employees on one shift, not total employment.
Residential Home, Residential Facility, and Adult Foster Care	1 additional space per 3 beds for the home/facility

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Use Categories	Minimum Parking per Land Use (Fractions are rounded up to the next whole number.)
COMMERCIAL CATEGORIES	
Animal hospital or kennel	1 space per 300 sq. ft. gross floor area
Automotive repair & service, gas station	1 space per 1,000 sq. ft. gross floor area
Bed and Breakfast, Home Stay Lodging, Inn	1 additional space for each bedroom used for transient lodging Plus spaces required for associated uses such as assembly areas or restaurant.
Daycare, Family/Home	1 space, plus required parking for dwelling
Daycare Center	1 space per employee
Eating and Drinking / Restaurant	1 space per 500 sq. ft. if no seating; 1 space per 250 sq. ft. with seating.
Educational Services, not a school (e.g., tutoring or similar services, excluding single student tutoring facilities)	1 space per 300 sq. ft. gross floor area
Home Occupation with customers and/or non-resident employees	1 additional space per anticipated customer/employee at a specific time in excess of one person at a time
Hotels, Motels, and similar uses	1 space per guest room. See also, parking requirements for associated uses, such as restaurants, entertainment uses, drinking establishments, assembly facilities.
Laundromat and dry cleaner	1 space per 350 sq. ft. gross floor area
Mortuary/Funeral Home	1 space per 300 sq. ft. gross floor area
Offices: General, medical/dental, professional	1 space per 500 sq. ft. gross floor area
Personal Services (i.e. salon, spa, barber, animal grooming, out-patient veterinary services)	1 space per chair, table, or booth for customers
Repair or Service other than automotive	1 space per 500 sq. ft. gross floor area
Retail Sales, General Merchandise	1 space per 500 sq. ft. gross floor area

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Use Categories	Minimum Parking per Land Use (Fractions are rounded up to the next whole number.)
Retail Sales, Bulk with a building (lumber and construction materials, furniture, appliances, and similar sales)	1 space per 1,000 sq. ft. gross floor area
Retail Sales, Outdoor with no building or building of less than 200 sq. ft. (i.e. automotive, nursery, bulk retail, produce, etc.)	1 space per 1,000 sq. ft. of site used for retail display/storage
INDUSTRIAL CATEGORIES	
Industrial Service, not otherwise categorized	1 space per 1,000 sq. ft. gross floor area
Light Manufacturing	1 space per 2 employees on the largest shift
Manufacturing and Production, Heavy Industrial with building greater than 5,000 sq. ft.	1 space per 2,500 sq. ft. gross floor area
Marina	0.25 spaces per boat berth or docking space
Mini-Storage	1 space per four units
Seafood Processing and Associated Uses	1 space per full-time equivalent employee plus 1 space per 10 seasonal employees. Seasonal parking may be reduced with proof that employees are bussed to site.
Wholesale, Warehouse, Freight Service	1 space per 1,500 sq. ft. gross floor area
INSTITUTIONAL CATEGORIES	
Community Service, including Government Offices and Services	Same requirement as non-institutional use for the category
Jail	1 space per 2,000 sq. ft. gross floor area
Medical Center/Hospital with overnight stay	1 space per 300 sq. ft. gross floor area

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Use Categories	Minimum Parking per Land Use (Fractions are rounded up to the next whole number.)
Membership organization, club, lodge	Same as specified use requirement such as eating and drinking establishment, public assembly, school, etc.
Parks and Open Space	Parking based on projected parking demand for planned uses. See Recreation, outdoor.
Public Assembly	1 space per 100 sq. ft. of public assembly area where no seats provided; or 1 space per five seats where provided
Religious Institutions and Houses of Worship	1 space per 100 sq. ft. of main assembly gross floor area; additional parking is not required for associated use areas if not used at same time as main assembly area
School, Pre-School through Middle-School	1.5 space per classroom
School, High School	7 spaces per classroom
School, College & Vocational	1 space per 400 sq. ft. of gross floor area; and 1 space per 2 dorm rooms
RECREATIONAL CATEGORIES	
Aquatic center, sports club, gym, rink, recreation center, health club, bowling alley, and other similar indoor entertainment	1 space per 400 sq. ft. gross floor area
Museum, art gallery, library	1 space per 600 sq. ft. gross floor area
Outdoor recreational park, Public playground	None
Outdoor recreational park, Commercial park	1 space per 1,000 sq. ft. gross land area
Sports Field	1 space per 100 sq. ft. of public assembly area where no seats provided; or 1 space per five seats where provided
Theater, indoor arena: Single venue	1 space per 3 seats
Theater, indoor arena: Multiplex	1 space per 6 seats

OTHER CATEGORIES	
Accessory Uses	Parking standards for accessory uses are the same as for primary uses, but are pro-rated based on the percentage of estimated overall parking demand, subject to City review and approval.
Temporary Uses	Parking standards for temporary uses are the same as for primary uses, except that the Community Development Director or Planning Commission, as applicable, may reduce or waive certain development and designs standards for temporary uses.
Transportation and Communications Facilities (operation, maintenance, preservation, and construction)	None, except where temporary parking is required for construction staging areas

(Section 7.100 amended by Ordinance 14-03, 4-21-14)

7.105. **BICYCLE PARKING.**

A. **Standards.**

Bicycle parking spaces shall be provided for new development, change of use, and major renovation, at a minimum, based on the standards in Table 7.105. Major renovation is defined as construction valued at 25% or more of the assessed value of the existing structure.

Where an application is subject to Conditional Use Permit approval or the applicant has requested a reduction to an automotive parking standard, pursuant to Section 7.062, the Community Development Director or Planning Commission, as applicable, may require bicycle parking spaces in addition to those in Table 7.105.

Table 7.105: Minimum Required Bicycle Parking Spaces

Use	Minimum Number of Spaces	Long and Short Term Bicycle Parking Percentages
Multi-family Residential Dwelling with 4 or more dwelling units	1 bike space per 4 dwelling units	75% long term 25% short term

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Use	Minimum Number of Spaces	Long and Short Term Bicycle Parking Percentages
Commercial	1 bike spaces per primary use or 1 per 10 vehicle spaces, whichever is greater	50% long term 50% short term
Industrial	1 bike spaces per primary use or 1 per 20 vehicle spaces, whichever is greater	25% long term 75% short term
Parks (active recreation areas greater than 10,000 sq. ft.)	4 bike spaces per 10,000 sq. ft.	100% short term
Schools (all types)	1 bike spaces per 4 classrooms	50% long term 50% short term
Institutional Uses and Places of Worship	1 bike space per 20 vehicle spaces	100% short term
Other Uses	2 bike spaces per primary use or 1 per 10 vehicle spaces, whichever is greater	50% long term 50% short term

B. Design and Location.

1. All bicycle parking shall be securely anchored to the ground or to a structure.
2. All bicycle parking shall be designed so that bicycles may be secured to them without undue inconvenience, including being accessible without removing another bicycle.
3. All bicycle parking should be integrated with other elements in the planter strip when in the public right-of-way.
4. Direct access from the bicycle parking area to the public right-of-way shall be provided at-grade or by ramp access, and pedestrian access shall be provided from the bicycle parking area to the building entrance.
5. Bicycle parking shall not impede or create a hazard to pedestrians or vehicles, and shall not conflict with the vision clearance standards of City Code Section 6.100.
6. Short-term bicycle parking.
 - a. Short-term bicycle parking shall consist of a stationary rack or other

approved structure to which the bicycle can be locked securely.

- b. If more than 10 short-term bicycle parking spaces are required, at least 50% of the spaces must be sheltered. Sheltered short-term parking consists of a minimum 7-foot overhead clearance and sufficient area to completely cover all bicycle parking and bicycles that are parked correctly.
- c. Short-term bicycle parking shall be located within 50 feet of the main building entrance or one of several main entrances, and no further from an entrance than the closest automotive parking space.

6. Long-term bicycle parking.

Long-term bicycle parking shall consist of a lockable enclosure, a secure room in a building on-site, monitored parking, or another form of sheltered and secure parking.

C. Exemptions.

This Section does not apply to single-family, two-family, and three-unit multi-family housing, home occupations, and agricultural uses. The Community Development Director or Planning Commission as applicable may exempt other uses upon finding that, due to the proximity of public bicycle parking facilities, the nature of the use, or its location, it is unlikely to have any patrons or employees arriving by bicycle.

(Section 7.105 added by Ordinance 14-03, 4-21-14)

7.110. PARKING AND LOADING AREA DEVELOPMENT REQUIREMENTS.

All parking and loading areas required under this ordinance, except those for a detached single-family dwelling on an individual lot unless otherwise noted, shall be developed and maintained as follows:

(Section 7.110 amended by Ordinance 14-03, 4-21-14)

A. Location on site.

Required yards adjacent to a street, shall not be used for parking and loading areas unless otherwise specifically permitted in this ordinance. Side and rear yards which are not adjacent to a street may be used for such areas when developed and maintained as required in this ordinance.

B. Surfacing.

All parking and loading areas and driveways thereto shall be paved with asphalt, concrete or other hard surface approved by the City Engineer. Parking and loading areas shall be adequately designed, graded, and drained.

C. Bumper guards or wheel barriers.

Permanently affixed bumper guards or wheel barriers are required and shall be so installed that no portion of a vehicle will project into a public right-of-way or over adjoining property. The area beyond the wheel barriers or bumper guards shall be surfaced as required in Section 7.110(B) or landscaped.

D. Size of parking spaces and maneuvering areas.

The parking area, each parking space, and all maneuvering areas shall be of sufficient size and all curves and corners of sufficient radius as determined by the City Engineer to permit the safe operation of a standard size vehicle subject to the following minimum requirements:

1. Full size parking spaces shall be nine and one half (9.5) feet wide and 20 feet long.
2. Compact parking spaces shall be eight and one half (8.5) feet wide and 16 feet long for no more than 50% of the parking spaces required.

An increase to 75% compact may be approved administratively by the Community Development Director upon a finding that anticipated use would not require compliance. An increase greater than 75% may be approved by the Community Development Director as a Class 1 Variance in accordance with Article 9.

3. Where a landscaped area, fence, or wall is adjacent to a parking space, the parking space shall be ten (10) feet wide.
4. A maximum of 2.5' of a parking stall required length may extend beyond the wheel barrier into a landscaped area. The parking stall shall not extend into a pedestrian walkway area.

(Section 7.110.D amended by Ordinance 14-03, 4-21-14)

E. Access.

Parking or loading areas having more than four (4) spaces shall be designed so that vehicles do not back into public streets, or do not use public streets for maneuvering. All entrances and exits onto public streets shall first have a Driveway Permit from the Engineering Department and shall be designed and constructed to City standards.

F. Lighting.

Parking or loading areas that will be used at nighttime shall be lighted. Outdoor lighting shall be directed away from any adjacent residential zone or public street.

G. Landscaping.

1. Landscaping shall be provided as required in Section 7.170 and Section 3.105 through 3.120.
2. Required landscaped yards shall not be used for parking.

(Section 7.110.G amended by Ordinance 14-03, 4-21-14)

H. Additional Requirements.

1. Directional signs and pavement marking shall be used to control vehicle movement in parking area.

(Section 7.110.H amended by Ordinance 14-03, 4-21-14)

I. Aisle Widths

Aisles with parking adjacent on one or both sides, depending on angle of parking spaces:

	<u>Minimum Width</u>
0 - 40 degrees	12 feet
41 - 45 degrees	13 feet
46 - 55 degrees	15 feet
56 - 70 degrees	18 feet
71 - 90 degrees	24 feet

7.120. DRIVEWAY DEVELOPMENT STANDARDS.

All driveways providing access to parking spaces and loading areas required under this ordinance, including those for a single-family dwelling on a lot, shall conform to the Astoria City Code Sections 2.050 through 2.100 and Development Code Section 3.008.D, in addition to requirements in the Astoria Engineering Design Standards for Roadways (Chapter 4).

(Section 7.120 amended by Ordinance 14-03, 4-21-14)

7.130. OUTDOOR STORAGE AREA SURFACING.

- A. Where commercial, industrial, or shoreland zones permit outdoor storage, or if such storage is permitted as part of a Conditional Use in any zone, such storage areas and any access driveway shall be paved and shall have plans for off-site drainage approved by the City.

7.140. PARKING PLAN REQUIRED.

Plans, at a workable scale, for all parking and loading areas required under this Section, shall be submitted to the Community Development Director for approval prior to issuance of a permit; or, if no building permit is required, at the time of application for a driveway permit; or, if no such permit is required, prior to commencing any paving or use of the parking or loading area. No such work or use shall commence prior to approval by the City of the plans required by this Section.

7.150. ACCESSIBLE PARKING SPACES.

- A. Effective September 1, 1990, existing and new parking spaces for disabled persons shall be required by law at all public and government buildings.
- B. The size, location, dimension, and marking for accessible parking spaces shall be in accordance with current State and Federal regulations for accessible parking facilities.

(Section 7.150 amended by Ordinance 14-03, 4-21-14)

7.160. MINIMUM LOADING SPACE REQUIREMENTS.

<u>USE OR GROSS SQUARE FOOTAGE OF FLOOR AREA</u>	<u>MINIMUM NO. OF SPACES</u>	<u>MINIMUM SIZE OF SPACE</u>		
		<u>WIDTH</u>	<u>LENGTH</u>	<u>HEIGHT</u>
A. <u>Multi-Family Dwelling Units.</u>				
0 - 49 Units	0	12 ft	19 ft	12 ft
50 - 99 Units	1	"	"	"
100 - 199 Units	2	"	"	"
200 and over Units	3	"	"	"

If a recreational or service building is provided, at least one of the required loading spaces shall be located in conjunction with the recreational or service building.

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B. For Buildings Used Entirely for Office Occupancy.

Under 5,000 sq ft	0	12 ft	30 ft	14 ft
5,000 - 59,999 sq ft	1	"	"	"
60,000 - 249,999 sq ft	2	"	"	"

For each additional 100,000 square feet of any portion thereof over 250,000 square feet, one additional loading space.

C. Commercial, Non-office, Public and Semi-Public.

Under 5,000 sq ft	0	12 ft	55 ft	14 ft
5,000 - 59,999 sq ft	1	"	"	"
60,000 - 249,999 sq ft	2	"	"	"

For each additional 100,000 square feet of any portion thereof over 250,000 square feet, one additional loading space.

D. Industrial.

Under 5,000 sq ft	0	12 ft	55 ft	14 ft
5,000 - 99,999 sq ft	1	"	"	"
100,000 - 239,999 sq ft	3	"	"	"
240,000 - 319,000 sq ft	5	"	"	"
320,000 - 399,000 sq ft	6	"	"	"
400,000 - 489,999 sq ft	7	"	"	"
490,000 - 579,999 sq ft	8	"	"	"
580,000 - 669,999 sq ft	9	"	"	"
670,000 - 759,999 sq ft	10	"	"	"

For each additional 100,000 square feet or any portion thereof over 760,000 square feet, an additional loading space is required.

7.170. LANDSCAPING OF OUTDOOR STORAGE OR PARKING AREAS.

A minimum of 5% of the gross parking lot area shall be designed and maintained as landscaped area, subject to the standards in Sections 3.105 through 3.120. This requirement shall apply to all parking lots with an area of 600 square feet or greater. Approved sight obscuring fences or vegetative buffers shall be constructed where commercial parking lots abut Residential Zones. The minimum 5% landscaping shall be counted as part of the total landscaping required for the property.

(Section 7.180, Parking in the Downtown Area, Exception added by Ordinance 99-21, 11-1-99; Section 7.180 deleted by Ordinance 14-03, 4-21-14)