

Chapter 20.57

OFF-STREET PARKING

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20.57.010 **Purpose.** The purpose of this chapter is to set forth special conditions and requirements which may apply to any permitted use. (Ord. 765, September 2003.)

20.57.020 **Site Plan Requirements.** The site plan and/or the design of the building or structure shall be determined to not impair the desirability of investment or occupation of adjoining areas, to not be detrimental to the orderly development of the city, and to not create the depreciation of land values and development by the erection of structures or additions or alterations thereto of unsightly, undesirable, or obnoxious appearance not in character or harmony with the surrounding area. (Ord. 765, September 2003.)

20.57.030 **Applicability.** In all districts, and in connection with every use, except as provided elsewhere in Chapters 20.02 through 20.67, there shall be provided, at the time any building structure, or use is commenced, erected, enlarged or increased in capacity, off-street parking spaces shall be provided in accordance with requirements herein and installed in accordance with the standards of the city. (Ord. 765, September 2003.)

20.57.040 **Size.** In districts other than R districts, each off-street parking space shall have an area of not less than three hundred square feet inclusive of necessary aisles and driveways, and shall be surfaced with an asphalt concrete or similar and permanently maintained in a smooth and serviceable condition. (Ord. 765, September 2003.)

20.57.050 **Access.** There shall be adequate provision for ingress and egress to all parking and loading spaces. Where a parking lot does not abut on a public street or easement of access to a public street, there shall be provided an unoccupied and unobstructed easement of access or service drive of not less than twenty feet in width of right-of-way leading to the parking or storage areas or loading and unloading spaces required herein. A wider right-of-way width may be required as a condition to any permit approval when found to be necessary in the interest of the public health, safety, and general welfare. Except in R districts, egress from any public or private parking facility shall be such that no vehicle backs out onto a public right-of-way. (Ord. 765, September 2003.)

20.57.060 **Minimum Parking Requirements -- General.** Off-street parking shall be required as set forth in the following or in Section 20.57.070 whichever is greater;

C-1 District: One space for every four hundred square feet of gross floor area;

IL District: As required in Section 20.57 070;

R Districts: As required in Section 20.57.070. (Ord. 765, September 2003.)

20.57.065 **General Provisions.**

- A. The off-street parking and loading facilities required by this chapter shall be established prior to the occupancy of any new or enlarged structure.
- B. Required off-street parking spaces shall provide vehicle parking only for residents, customers, patrons, and employees and shall not be used for the storage of equipment or materials, or for the sale, repair or servicing of any vehicle.
- C. Any area once designated for required off-street parking shall not be used for any other purpose unless and until equal facilities are provided elsewhere and a site plan has been approved to reflect the change, or the primary use of the property is changed to a use requiring less off-street parking.
- D. The required front yard in the single-family residential districts shall not be used for off-street parking for five or more cars. The storage and parking of vehicles in front yard areas of single-family properties shall be limited to that area formed and bounded by parallel lines extending from the outer dimension of a garage, carport, or parking slab to the right-of-way. An additional area between the nearest property line and the driveway of not more than 10 x 20 feet may be used for additional parking. On lots with 100 feet of frontage or more, parking may be permitted on circular drives. All primary parking areas and driveways in front yards shall be hard surfaces.

- E. In the R-2, R-2M and R-3 districts off-street parking spaces for multiple family dwellings shall not be located in the front yard, except that a single two lane drive may extend through the required front yard provided no portion of the drive is within ten feet of a dwelling unit entry nor five feet from any portion of a residential structure. (Ord. 765, September 2003.)

20.57.070 Specific Parking Requirements. Off-street parking shall be as follows:

- A. Banks. One space for each three hundred square feet of gross floor area. Where a drive-in window is provided, parking may be reduced to one space for each four hundred square feet of gross floor area.;
- B. Bowling Alleys. Four spaces for each alley plus required additional spaces for other use.
- C. Churches. One space for every four seats or eight feet of bench in the sanctuary.
- D. Dance, exhibition and assembly halls without fixed seats. One space for each seventy-five square feet of gross floor area in the main assembly room.
- E. Drive-in Restaurants. One for each auto serving space plus one for every four seats outside the vehicle.
- F. Dwelling. One, two, three and four family buildings: Two spaces per dwelling unit. No vehicle shall be parked within any street frontage yard unless it is on surfaced driveway. Parking spaces may be located in any non-street side yard;
- G. Dwelling, multi-family. Two spaces for each dwelling unit; provided, however, area buildings: need not exceed twenty-five percent of the total number of dwelling units;
- H. Grocery, meat, fruit, drugs, liquor and similar uses. One space for each two hundred square feet of gross floor area.
- I. Hospitals, sanitariums, nursing homes, rest homes. One space for each four beds, plus one space per doctor, plus one space for each three additional employees.
- J. Hotels, motels and apartment houses. One space per sleeping unit plus required additional spaces for other uses.
- K. Industrial and manufacturing uses. One space per employee on the maximum working shift.
- L. Manufactured home subdivisions. Two spaces per lot.
- M. Manufactured Home and RV Parks. Two spaces per trailer space.
- N. Medical and dental facilities. Five spaces for each doctor or dentist

- O. Mortuaries, churches, and funeral homes. One space for every four seats or eight feet of bench in the chapel area.
- P. Restaurants bars and taverns. One space for every four seats.
- Q. Rooming houses and lodging houses. One space per sleeping unit.
- R. School, high. One space per teacher plus one per other employee, plus one space per every six students.
- S. School, preschool, kindergarten, elementary and middle. One space per teacher, plus one per other employee.
- T. Skating rinks and other commercial recreation. One space per one hundred square feet of recreation area
- U. Stadiums, theaters and similar uses with fixed seats. One space for every four seats or eight feet of bench.
- V. Wholesale and warehouse. One space per employee on the maximum working shift when located within the C-1 district.
- W. Unlisted uses. In the case of a use not specifically mentioned in this section, off-street parking requirements shall be as determined by the planning commission on the basis of similarity to listed uses, or as may be determined by the planning commission to satisfy the intent of this title. (Ord. 765, September 2003.)

20.57.080 **Mixed or Separate Occupancies.** In the case of mixed or separate uses, the total requirements for all off street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as hereinafter specified for cooperative use. (Ord. 765, September 2003.)

20.57.090 **In-Lieu Provisions.** For any new use, structure, or building on a site which due to the size, shape, or location of the parcel, cannot be provided with required off-street parking on the premises, parking requirements may be satisfied as follows:

- A. Provision of required parking on other property within any C or I district and within five hundred feet of the site proposed for development; provided the requirements of Section 20.57.080 are complied with; and provided further that if the proposed parking facility is under a different ownership, that written agreement is obtained from all parties that said facility shall be used for parking as required; and provided further that said parking area shall be designated on the zoning map and shall not be used for any other use unless other off-street parking facilities in accord with Chapter 20.02 through 29.73 are provided;
- B. When determined by the planning commission, any requirements for off-street parking or traffic demand, may be decreased by not more than one-half of the required parking area when it can be shown that other off-street

areas equal to the amount of the decrease will be available when needed, within five hundred feet of the site; or

- C. Where adjoining facilities of two or more ownerships can be developed and designed as one facility, and where efficiency of parking and circulation and economy of space will result from joint square feet or greater, a reduction of ten percent of the total combined required parking facility shall be permitted. (Ord. 765, September 2003.)

20.57.100 **Exceptions.** A commercial structure in any C district-which existed prior to the adoption of the ordinance codified in this title may be replaced if razed, used or may be substantially altered or remodeled without conformance to Section 20.57.060 and 20.57.070 provided the mayor can make the following findings:

- A. That the use, new or remodeled structure is not designed to permit use or uses which will have parking requirements substantially in excess of those previously existing.
- B. That the new or remodeled structure has a total floor area proposed to be not more than the ground floor area of the previously existing structure. (Ord. 765, September 2003.)

20.57.110 **Development and Maintenance of Parking Areas.** Every parcel of land hereafter used as a public or private parking area shall be developed and maintained in accordance with the following requirements:

- A. **Surfacing.** Any off-street parking area shall be surfaced with an asphaltic or portland cement binder pavement or comparable impervious material so as to provide a durable and dustless surface and shall be designed and constructed to include an on-site storm drainage system adequate to meet the ten year-24 hour storm standard to dispose of all storm drainage within the project site. No storm drainage from the parking lot or property serviced by the parking lot shall be allowed to flow onto public rights of ways or on to adjacent properties. All parking areas shall be arranged and marked as to provide for the orderly and safe loading and unloading and parking and storage of vehicles and shall be so installed as to be in accordance with the standards of the city for such improvements. The completion of the provisions of this section may be extended for a period not to exceed six months as deemed necessary by the Mayor or his designee.
- B. **Parking Area Lighting.** Any lighting used to illuminate any off-street parking area shall be directed and shielded so as to not illuminate surrounding residential area.
- C. **Other Improvements.** Barriers, curbs or tire stops shall be provided where a parking area abuts any structure, adjacent property or public right-of-way. Traffic controls at ingress and egress point shall be provided as may be deemed necessary by the city engineer in the interest of public safety.

- D. Installation and maintenance of shade trees in parking areas. It is the policy of the city to encourage the planting and maintenance of shade trees in parking areas. A suggested list of trees that has been recommended by the Benton County extension agent is on file with the planning department of the city.
- E. Where an off-street parking lot within any "C" or "I" district abuts any "R" district, the parking lot shall be screened by a masonry wall or screened chain link fence, at least thirty-six inches in height but not to exceed six feet in height.
- F. Driveways in any "C" or "I" district shall not be closer than twenty-eight feet to any pedestrian crosswalk. Driveways shall be no greater than thirty feet in width. (Ord. 765, September 2003; Ord. 650, January 1997.)

20.57.120 **Loading Space Requirements.** Off-street loading spaces, having access to a public right-of-way, shall be required for each use requiring deliveries to it or shipments from it. Such loading spaces shall be of adequate size to accommodate the maximum number and size of vehicles simultaneously loaded or unloaded in connection with the use. No part of the vehicle using the loading space shall project into the public right-of-way. (Ord. 765, September 2003.)

20.57.130 **Parking for Handicapped.** Any commercial parking lot or parking lot for public and quasi-public uses such as schools, churches, hospitals, libraries, government buildings or similar uses as determined by the Planning Director of 5 spaces or more and any parking lot for any multiple family residential structure shall provide parking for the handicapped for one stall out of each 50 regular stalls or fraction thereof. All handicapped parking shall be in accord with Benton City Municipal Code, Section 10.16.060, and the provision adopted thereby. (Ord. 765, September 2003.)

20.57.140 **Recreational Equipment Parking.** Boats, motor homes, camp trailers, travel trailer, fifth wheels, pickup campers, utility trailers and snowmobiles as defined herein may be stored in all yard areas within the R districts. All storage areas shall be surfaced with all weather materials such as asphalt, brick stone, concrete or gravel. Additionally, the storage and parking of said items in residential districts shall, at all times, comply with the parking conditions in this section. Guests of the occupants of the premises may temporarily park on driveways for periods not to exceed 10 days in any 60 day period. (Ord. 765, September 2003.)

20.57.150 **Prohibited Use.** It shall be unlawful, within the city limits of the City of Benton City, for any person to park, place or permit to remain on any street, alley, highway, or other public place, or on any private lot or tract of land, for maintaining living quarters or for the practice of any business, occupation or trade in any mobile home, manufactured home, recreational vehicle, or trailer, except as provided in this code. (Ord. 765, September 2003.)