

On a corner in any residential district, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of two and one-half feet (2 1/2') and ten feet (10') above the centerline grades of the intersecting streets in the area bounded by the traveled portion of the road of such corner lots and a line joining points along said street line twenty five feet (25') from the point of intersection. Nothing herein shall be construed as imposing any duty or standard of care toward any other persons or property.

### **Accessory Buildings**

No accessory building shall be erected in any required yard other than a rear yard except as provided hereinafter. Accessory buildings shall be at least five feet from lot lines of adjoining lots which are in any R district; on a corner lot they shall conform to the setback regulations on the side street; there shall be at least five feet from any other separate building or structure on the same lot, and at least five feet from any alley line, except that, when any entrance to an accessory building faces the alley, said accessory building shall be at least twenty feet from any alley line. Accessory buildings may be erected as a part of the principal building, or may be connected thereto by a breezeway, or similar structure, and such accessory building shall be considered as part of the principal building for all yard requirements. A carport or garage for a residence may be in a side yard provided that a full-required side yard is provided between the garage or carport and the side lot line. An accessory building within sixty feet of the front lot line shall have a full side yard between it and the side lot line. Accessory buildings which are not a part of the main building shall not occupy more than thirty percent of the rear yard and shall not exceed fifteen feet in height.

### **Off-Street Parking and Loading Requirements**

The provisions of this chapter shall apply to uses within all zoning districts of the city. No such use shall be commenced, expanded, or enlarged in any manner unless the off-street parking and loading provisions of this chapter are met.

### **Parking Space Calculations**

The following provisions shall govern the computation of required off street parking spaces:

- A. Where computation of required off street parking spaces results in a fractional number, the required spaces for the use shall be the next higher whole number.



- B. Where more than one use is established on a single lot, the off-street parking requirements for the lot shall be the sum of the separate requirements for each use established on the lot.
- C. Where a lawful use exists at the time of adoption of this title that is deficient in the provision of required off street parking, any new use hereafter established in its place shall conform to the parking requirements of this title. However, in computing the off-street parking requirements for any new use, such new use shall be credited for the number of off-street parking spaces that the previous use was in deficit.
- D. No structure(s) containing lawful uses existing at the time of adoption of this title shall hereafter be expanded by twenty five percent (25%) or more of the building area existing at the time of adoption of this title unless parking spaces are provided in full so as to bring the entire expanded use into conformity with this section.

#### Location of Parking Spaces

All off street parking spaces required by this title shall be located on the same zoning lot as the use for which such spaces are required, except that:

- A. Within an office, commercial, or industrial district, when an increase in the number of off-street parking spaces is required by an alteration, enlargement, or change of a use, the required off street parking spaces may be located off site, provided they are not located farther than three hundred feet (300') from the use served.
- B. Within an ID institutional district, parking spaces may be located on a separate lot within the ID district boundaries, unless further restricted by the ordinance establishing the district.

#### Off Street Parking and Storage of Vehicles in Residential Districts

- A. Statement Of Intent: The intent of this section is to avoid the obstruction of public streets and sidewalks, improve traffic visibility, ensure the provision of necessary light and air to residential dwellings, and maintain the visual harmony and character appropriate in residential neighborhoods within the city.
- B. Accessory Use: The provisions of this section shall govern the off-street parking and storage of vehicles as an accessory use within any residential district, or for

property principally used as a residence. Accessory off street parking or storage of vehicles within any such district shall be permitted only in conformance with these provisions.

- C. Definitions: The following definitions shall govern the interpretation of this section:

In Operable Vehicle: Any vehicle:

1. That does not display current state registration.
2. With a missing window, windshield, headlight, or any other missing glass.
3. With a broken, loose, or missing fender, door, wheel, bumper, hood, roof, steering wheel, trunk lid, muffler or tailpipe.
4. That is the habitat of rats, mice, snakes or any other vermin or insects.
5. That lacks an engine, one or more wheels or other structural part that renders the vehicle inoperable, such as a truck without an engine or a trailer missing a wheel.
6. That is not capable of moving in both forward and reverse gears.

Parking: The placement on a residential lot of a vehicle for any substantially uninterrupted period of time not exceeding forty-eight (48) hours.

Storage: The substantially uninterrupted placement on a residential lot of any vehicle for any consecutive period of time exceeding forty-eight (48) hours.

Vehicle: Any implement of conveyance designed or used for the transportation of people or materials on land, water or air, including, but not limited to, automobiles, trucks, motorized bicycles, motorcycles, snowmobiles, boats, airplanes, helicopters, trailers, campers, tractors, equipment, etc.

- D. Standards Governing Off Street Parking Or Storage Of Vehicles As Accessory Use In Residential Districts:

1. Maximum Number Of Vehicles Allowed To Be Stored: Not more than one vehicle may be stored outside a fully enclosed structure anywhere on a residential lot.
2. Front Yard Storage Prohibited: No vehicle may be stored in the front yard of a residential dwelling under any circumstances. Front yard parking of vehicles may be permitted in conformance with the other standards of this section.

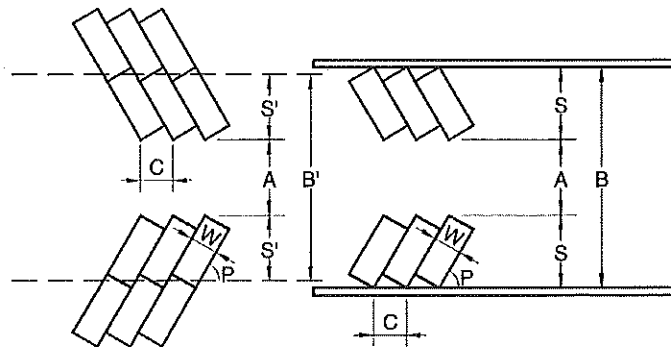
3. **Rear Yard Storage Required If Accessible:** A vehicle shall be stored only in a rear yard, where a rear yard exists. Where no rear yard exists, or where the city planner determines that an existing rear yard is not reasonably accessible, a vehicle may be stored in a side yard. A vehicle may not be stored within a required side yard.
4. **Current State Registration Required For All Vehicles Stored:** No vehicle may be stored as an accessory use on a residential lot unless such vehicle displays a current state certificate of motor vehicle registration.
5. **Storage In Required Parking Spaces For Multiple-Family Dwellings Prohibited:** No vehicle storage shall be permitted in required parking spaces for a multiple-family dwelling. Off street vehicle storage space may be provided for a multiple-family dwelling, if a site plan for such space is approved in accordance with chapter 12 of this title.
6. **Front Yard Setback For Garages Required:** In zoning districts requiring less than twenty foot (20') front yard setbacks, where a garage opens onto or faces the street, a minimum setback of twenty feet (20') shall be required.
7. **Paved Parking And Storage Areas:** All vehicles shall be parked and stored on a hard surface driveway or pad paved as defined in chapter 2 of this title. The paved area shall be at least the same size as the outside dimensions of the vehicle.
8. **Storage Of Inoperable Vehicles Prohibited:** No inoperable vehicle, vehicle parts or camper toppers may be stored outside a fully enclosed structure anywhere on a residential lot.
9. **Storage On Vacant Lot:** No vehicle or vehicle parts shall be stored on any vacant lot in a residential district.

## Standard Parking Dimensions

Minimum parking space dimensions are included in the table below. The dimensions given in the table are based on a stall length of 18 feet. All dimensions are given in feet. The drive aisle is the space between two parking stalls directly across from each other. The term "parking bay" refers to the width of the drive aisle combined with the parking stall depth on one or both sides of the drive aisle. Parking bay width = stall depth + aisle width.

Parking Angle	Stall Width	Aisle Width (One Way)	Aisle Width (Two Way)	Length Along Curb for Each Stall	Stall Depth (Aisle to Wall)	Stall Depth (Aisle to Interlock)
P	W	A	A <sup>1</sup>	C	S	S <sup>1</sup>
0°	8' -5"	13' -0"	24' -0"	21' -0"	na	na
45°	9' -0"	21' -6"	29' -8"	12' -9"	12' -9"	9' -7"
60°	9' -0"	20' -4"	25' -10"	10' -5"	15' -7"	13' -4"
90°	9' -0"	24' -0"	24' -0"	9' -0"	18' -0"	18' -0"

- P = parking angle  
 W = stall width  
 A = aisle width (for one-way traffic)  
 C = length along curb for each stall  
 S = stall depth (from aisle to wall)  
 S' = stall depth (from aisle to interlock)  
 B = bay width (from wall to wall)  
 B' = bay width (from interlock to interlock)



### **Exemption from Regulation**

The following structures or uses are exempt from the regulations of this title and shall be permitted in any district:

- A. Poles, wires, cables, conduits, vaults, laterals, pipes, mains, valves, or any other similar equipment for transmission or distribution to customers of telephone or other communication services, electricity, gas, steam or water, or the collection of sewage or surface water, operated or maintained by a public utility.
- B. Individually owned residential antennas not including satellite receiving dishes over four feet (4') in diameter.
- C. Railroad tracks, signals, bridges and similar facilities and equipment located on a railroad right of way.

## Off Street Parking Requirements

The minimum numbers of required off street parking spaces for this title are shown in the following table:

Animal hospital or clinic	1 per employee on maximum shift, plus 1 space for each 100 square feet of gross floor area accessible to the general public
Appliance sales or service	1 per 400 square feet of gross floor area accessible to the public
Athletic field, stadium or sports arena	1 per employee on maximum shift, plus 1 per 4 seats
Auto supply sales	1 per 250 square feet of gross floor area accessible to the public
Bakery (retail only)	1 per employee on maximum shift, plus 1 per 250 square feet of gross floor area accessible to the public
Bank, savings and loan or credit union	1 per employee on maximum shift, plus 1 per 250 square feet of gross floor area accessible to the public
Bar or tavern	1 per 4 seats, plus 1 per employee on maximum shift, plus 1 per 100 square feet of gross floor area for assembly
Barbershop or beauty shop	3 per employee on maximum shift
Bed and breakfast	1 per guestroom
Bowling alley	1 per employee on maximum shift, plus 4 per lane
Campground or recreational vehicle park operation	As determined by the city planner
Car wash	1 per employee on maximum shift



Cemetery, mausoleum, columbarium	As determined by the city planner
Contractor shop or yard	1 per employee on maximum shift, plus 1 per service vehicle, plus 1 per 250 square feet of gross floor area accessible to the public
Convenience store	2 per employee on maximum shift
Gas station	2 per employee on maximum shift
General office	1 per 400 square feet of office floor area, or 1 per employee on maximum shift, whichever is greater
Golf course	50 per 9 holes
Grocery store	1 per 250 square feet of gross floor area accessible to the public
Hotel	1 per room, plus 1 per employee on maximum shift
Housing for the elderly or persons with disabilities	0.5 space for each dwelling unit
Tennis/handball/racquetball courts	3 spaces for each court
Weight training/exercise room	1 space for each 100 square feet of floor area devoted to such use
Indoor theater	1 space for each 6 permanent seats, plus 1 space for each employee on maximum shift
Kennel	1 per employee on maximum shift, plus 1 per 100 square feet of gross floor area accessible to the public
Laundromat	1 space per 4 washing machines

Laundry or dry cleaner	1 per employee on maximum shift, plus 1 per 250 square feet of gross floor area accessible to the public
Licensed adult and child daycare	1 per employee on maximum shift
Lumberyards or building material sales	1 space for each employee on maximum shift, plus 1 space for each 250 square feet of floor area accessible to the general public
Manufacturing, primary	1 space per employee on maximum shift, plus 1 per company vehicle
Medical office or clinic	1 per employee, not including doctors, on maximum shift, plus 3.5 per doctor
Miniature golf	15 per 9 holes
Mini warehousing	As determined by the city planner
Mortuary or funeral home	1 per 50 square feet viewing area, plus 1 per employee on maximum shift
Multiple-family dwelling	1.5 per unit
Multiple-family dwelling (3 to 12 units)	1.5 per unit
Multiple-family dwelling (maximum 6 units)	1.5 per unit
Multiple-family dwelling (more than 12 units)	1.5 per unit
Museum or library	1 space for each 500 square feet of floor area accessible to the general public
Nursing or convalescent home for institutional residents or affiliates	0.25 per bed, plus 1 per employee on maximum shift
Office supply	1 space for each employee on maximum shift, plus 1 space for each 250 square

	feet of floor area accessible to the general public
Swimming pool	1 space for each 30 square feet of gross pool area
Parks, public or private, and similar natural recreation areas	As determined by the city planner
Place of religious exercise or religious assembly	1 per 4 seats
Public or private/parochial schools approved by state board of public instruction (K _ 12)	1.5 spaces per employee on maximum shift for grades K _ 12, plus 1 per 10 students for grades 9 _ 12
Residential care facility	2 spaces for each employee on maximum shift
Residential uses above first floor only	1 space for each dwelling unit
Restaurant, indoor	1 per 4 seats, plus 1 per employee on maximum shift, plus 1 per 1,000 square feet of gross floor area for customer service
Retail sales and service	1 space for each 250 square feet of floor area accessible to the general public
School of private instruction	0.75 per student
Single-family attached dwelling	2 per dwelling unit
Single-family detached dwelling	2 per dwelling unit
Townhouse	2 per dwelling unit
Two-family dwelling (duplex)	2 per dwelling unit
Vehicle body shop	1 per employee on maximum shift, plus 3 per service bay

Vehicle sales or rental	1 per employee on maximum shift, plus 1 per 500 square feet of gross floor area of indoor display area, plus 1 per 2,000 square feet of gross floor area of outdoor display area, plus 2 per service bay
Vehicle service or repair	1 per employee on maximum shift, plus 3 per service bay

### **Conditional Use Parking Regulations**

Minimum parking requirements, where applicable, for conditional use permit uses shall be regulated in conformance with the provisions of section 4 (parking section) unless otherwise provided by the Board of Adjustment.

#### **List of Conditional Uses**

##### **Bed & Breakfast**

A bed and breakfast home may be allowed in the R-1, R-2, and R-3 districts in accordance with the following conditions:

- A. The structure has a maximum of nine sleeping rooms;
- B. The property shall not be used for rental as a private club, museum, or tour home unless approved by the Board; and
- C. Parking shall be provided at a rate of one space per guest room. The parking shall be provided on-site or on a street frontage of the property, and should not intensify parking problems in the neighborhood.

##### **Boarding or Lodging House**

A Boarding or Lodging House may be allowed in the R-1, R-2, and R-3 districts in accordance with Conditions established by the Board of Adjustment.

##### **Commercial Greenhouse**

A Commercial Greenhouse may be allowed in the A-1 district in accordance with Conditions established by the Board of Adjustment.