

ARTICLE 10
OFF-STREET PARKING

10.01 Purpose

Provide regulations to guide the development of off-street parking consistent with the following:

1. Provide parking in proportion to the need created by each use. Development design that encourages the sharing of parking by adjacent uses and/or minimizes impervious surfaces is preferred. Such designs should provide for appropriate pedestrian access between and among uses while incorporating Low Impact Development and other best management practices to address stormwater runoff.
2. Establish standards for the functional design of parking facilities that will minimize the overall impervious surfaces within a development and provide appropriate methods of treating stormwater runoff from those impervious surfaces
3. Accommodate vehicles in a functionally satisfactory manner and to minimize external effects on neighboring properties.

10.02 General Applications

Applicability: Off street parking shall generally be provided for any new building constructed; for new uses or conversions of existing buildings; or for enlargements of existing structures. Developers are encouraged to utilize designs that limit the amount of impervious surfaces that contribute to increased stormwater runoff.

10.03 Schedule of Off-Street Parking Requirements

Parking facilities for each use shall generally be provided in accord with the minimum requirements set forth in Table 10-1, noting the intent specified in Section 10.01 of minimizing the amount of impervious surfaces within developments.

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 Douglas County at the time the use is established.

TABLE 10.1 - OFF-STREET PARKING REQUIREMENTS

Agricultural Use Types	
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	1.5 spaces per dwelling unit; 1.5 space per 2 units for elderly housing.
Group Residential	1 space for each two residents.
Mobile Home Residential	2 spaces per dwelling unit.
Civic Use Types	
Administration	1 space per 500 square feet.
Cemetery	No requirement.
Clubs	1 space per 4 person capacity.
Convalescent Services	1 space per 4 beds.
Cultural Services	1 space per 1,000 square feet
Day Care Services	1 space per 5 person capacity + 1 space per employee of largest shift.
Group Care Facility	1 space per 4 person capacity + 1 space per employee of largest shift.
Group Home	1 space per 4 person capacity + 1 space per employee of largest shift.
Guidance Services	1 space per 300 square feet
Health Care	1 space per 300 square feet plus 1 space per employee of largest shift.
Maintenance Facilities	See Schedule A.
Parks and Recreation	No requirement.
Postal Facilities	See Schedule A.
Primary Education	1 space per employee of largest shift plus 10 stalls for visitors.

TABLE 10.1 - OFF-STREET PARKING REQUIREMENTS

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 of maximum shift plus 1 stall per 1,000 sq. ft.
Secondary Education	1 space per employee of maximum shift + 1 space for each 11th and 12th grade students
Utilities	1 space per employee of maximum shift.
Commercial Use Types	
Agricultural Sales/Service	See Schedule A
Auto Rental and Sales	See Schedule A.
Auto Service	Three times service capacity.
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	1 space per unit.
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 3 person capacity in dining area.
Stables/ Kennels	1 space per employee plus 1 stall per 5,000 sq .ft. of site area.
Surplus Sales	See Schedule A.

TABLE 10.1 - OFF-STREET PARKING REQUIREMENTS

Veterinary Services	1 space per 500 square feet.
Office Use Types	
General Offices	1 space per 300 square feet.
Medical Offices	3 spaces per staff doctor or dentist
Miscellaneous Use Types	
Broadcasting Tower	No requirement.
Non-Putrescible Landfill	No requirement.
All Landfills	No requirement.
Industrial Use Types	
Agricultural Industries	See Schedule A.
Light 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 400 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.

10.04 Adjustment for Off-Street Parking Requirements.

Consistent with the purpose and intent as stated in Section 10.01, the minimum requirements of this section may be adjusted.

10.05 Parking Facility Location

A. Residential parking.

1. Off-street parking for residential uses shall generally be located on the same lot or site as the use. Required off street parking is not permitted to be located in the required front yard. Again, designs that minimize the amount of impervious surfaces and/or the installation of best management practices that treat the stormwater runoff from the impervious parking surfaces are encouraged and preferred. Shared or common parking arrangements shall be considered.
2. Off-street parking areas for any multifamily 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. Such parking areas shall minimize the amount of impervious surfaces or have installed best management practices that treat the stormwater runoff from the impervious parking surfaces.

B. Nonresidential parking. Off-street parking for nonresidential uses shall generally be located on the same lot or site as the use or within 300 feet of that use if the parking site is within a zoning district that permits the off-street parking use type. Control of ownership or use rights to the remote off-street parking must be demonstrated as a condition of permission. Such parking areas shall minimize the amount of impervious surfaces or have installed best management practices that treat the stormwater runoff from the impervious parking surfaces.

10.06 Parking for People with Disabilities

- A. Each off-street parking facility shall provide the number of parking spaces set forth below designed and designated for use by people with disabilities. Every eighth parking space shall be van-accessible. Design criteria and dimensions shall be in accordance with Federal Register, Volume 56, No 144. Parking facilities for single-family, duplex, two-family, and mobile home residential uses are exempt from this requirement.
- B. Spaces designated for people with disabilities shall have a minimum width of 8 feet and an immediately adjacent access aisle of not less than 60 inches. Each handicapped space shall provide the shortest accessible route to an accessible building entrance, and 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. All such spaces shall be designed in compliance with the standards of the Americans with Disabilities Act.
- C. 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."

TABLE 10.2 - ACCESSIBLE PARKING REQUIREMENTS

Number of Stalls	Number of Required Accessible Spaces	Number of Stalls	Number of Required Accessible Spaces
1-25	1	201-300	7
26-50	2	301-400	8
51-75	3	401-500	9
76-100	4	501-1,000	2% of total
101-150	5	1,001 and over	20, plus 1 for each 100
151-200	6		stalls over 1,000

10.07 Bicycle Parking

- A. Each parking facility providing 50 spaces or more shall provide parking accommodations for bicycles as provided below:

TABLE 34.7: BICYCLE PARKING REQUIREMENTS

Number of Required Parking Stalls	Required Bicycle Spaces
50-100	5
100-150	8
150-200	10
Over 200	2 additional spaces for each 50 parking stall

- B. Bicycle parking facilities shall include bicycle racks secured to prevent easy removal, bicycle lockers, or bicycle posts or bollards expressly designed for the secure storage.
- C. The location of bicycle parking facilities shall be at least as convenient to the main entrance of the primary use as the most convenient automobile parking not reserved for use by people with disabilities.
- D. Bicycle parking should be located to prevent hazards or obstructions to the normal flow of pedestrians into a use and shall not interfere with any stormwater best management practices.

10.08 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 from 25% 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.

B. Pavement and Drainage:

1. Off-street parking facilities shall be hard-surfaced and maintained in a manner that prevents mud, dust or loose material. The intent is to minimize the transport of such materials and contaminants in general that might be transported off site via stormwater runoff that eventually enters a creek, stream, or other waterbody.
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. Parking lot design shall make maximum use of techniques that reduce the flow and velocity of stormwater utilizing the Best Management Practices identified in the Douglas County Comprehensive Plan, including, but not limited to pervious pavement, bioswales, and on-site retention and detention.

C. Landscape and screening requirements. Landscape and screening requirements for parking facilities are set forth in Article 9.

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 non-residential 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. Proper maintenance of established stormwater best management practices shall be a priority.

G. Adjustment

The minimum requirements of this regulation can be adjusted in order to meet the purpose and intent of this regulation, as defined in Section 10.01.

10.09 Off-Street Loading

Off-street loading requirements are subject to the same purpose and intent directives as defined in Section 10.01.

- 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.
- B. 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. Loading spaces and access areas shall be hard-surfaced, 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.

Gross Floor Area of Use (Square Feet)	Number of Required Loading Spaces
5,000 or Less	None
5,001 – 25,001	1
25,001 – 75,000	2
Larger Than 75,000	3

10.10 Stacking Requirements for Drive-Through Services

Stacking requirements are subject to the same purpose and intent directives as defined in Section 10.01.

- A. Commercial establishments providing drive-in or drive-through services shall provide minimum on-site stacking distance as provided below.

Type of Operation	Minimum Stacking Space
Financial Services with Drive-Up Tellers	4 vehicles per window or kiosk
Financial Services with Drive-Up ATM	4 vehicles per ATM station
Self-service or automatic car wash	Entrance: 4 vehicles per bay Exit: 1 vehicle per bay
Fast food restaurant*	Without menu boards: 4 vehicles in front of service windows With separate menu boards and service windows: A sum of 8 vehicles behind the menu board plus 8 behind the first service windows.
Drive-up pharmacies, dry cleaning, or other drive-up personal services	2 vehicles per service window
Gas stations	2 vehicles per pump
Gated parking lot, community entrance, or overhead door	1 vehicle per gate or door on local streets. 2 vehicles per gate or door on collector streets.

Note: Minimum vehicle lane shall be 12 feet. Vehicle length = 20 feet.

* May be increased based on Site Plan review.

- B. The Zoning Coordinator may adjust these requirements for specific projects, provided that the applicant can present a traffic study prepared by a professional traffic engineer demonstrating that such reduction is appropriate to the function of the project. Such adjustment must also be recommended by the County Engineer.
- C. All drive-through services must provide adequate alternative runaround access for vehicles not in a drive-through queue.

10.11 Parking for Personal and Recreational Vehicles

These requirements are subject to the same purpose and intent directives as defined in Section 10.01.

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, vans, pick-up trucks, recreational vehicles, trailers under forty 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 or graveled 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, 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. Longer vehicles may be parked or stored within rear yards or interior side yards behind the required front yard setback.