

CHAPTER 17.48

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CHAPTER 17.48

PARKING

17.48.010 GENERAL PROVISIONS

The purpose of these standards is to provide functional parking areas adequate to the needs of users, create shaded areas within parking lots, reduce glare and heat buildup, provide visual relief within paved parking areas, emphasize circulation patterns and enhance the visual environment. In achieving these purposes this Chapter interacts with the requirements of 17.40, Landscaping and City Beautification. The design of off-street parking shall primarily be the responsibility of the property owner and shall consider traffic circulation, required landscaping, pedestrian access and circulation, and other purposes of this title. The property owner shall also be responsible for certifying information upon which parking requirements may be based, such as seats, and number of employees on maximum working shift.

- A. Where applicable, the number of spaces required in this chapter will be the total of the spaces required for the component activities of certain uses, each calculated separately.
- B. Change of Use or Occupancy of Buildings. With any change of use or occupancy of any building or buildings, including additions to buildings, that may require more parking, an occupancy permit is required and shall not be issued until such additional parking spaces, as required by this title, are provided for.
- C. Improvements. All parking area improvements to include surfacing, drainage, walkways, lighting, landscaping, screening, and traffic control.
- D. Stacking of Off-Street Parking Spaces. Required parking spaces shall be located to preclude stacking of off-street parking spaces. Physical separation is provided when at least one of these options are provided: individual garage doors for each interior parking space, a vegetated planter not less than four feet in width between the parking spaces in the driveway area, or a wall not less than four feet in height and length is provided between the parking area in the driveway and dividing the garage entrance.
- E. No Parking Permitted in Required Front Yards. Required parking spaces shall not be located in any required front yard, except in an area improved for parking in a driveway from a street or road leading to one or more parking spaces that is not a fire-access driveway.
- F. Parking is permitted within required rear yards but shall be screened from view from the center of adjacent street.

Enc Ord 433 December 5, 2012, Revised Ord 453 June 7, 2017

17.48.020 STALL, AISLE AND DRIVEWAY DESIGN

All parking plans will be reviewed by the Fire Marshall/Fire Chief and Police Chief to determine if plans meet the standards of this title and provide adequate space and maneuverability for emergency services.

- A. Parking Dimensions. The following shall be the minimum parking space dimensions. Parking spaces shall be ten (10) feet in width and twenty (20) feet in length. Compact spaces shall be eight (8) feet by sixteen (16) feet.

- B. Within Structures. The off-street parking requirements may be furnished by providing parking spaces so designated within the principal building or accessory parking structure. However, no building permit shall be used to convert the parking structure into a dwelling unit or living area or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this title.
- C. Surfacing.
1. All areas intended to be utilized for permanent parking space and driveways from a street or road in non-residential districts and for structures in residential districts (R1, R2, R3, and RMH) requiring more than four (4) parking spaces shall be paved with asphalt, concrete, or asphaltic concrete or approved pavers, to control dust and drainage. All proposed parking areas and driveway improvements shall require a grading and drainage plan approved by the City of Dillon. The applicant shall enter into an improvement agreement with the City agreeing that the parking areas shall be paved within twelve (12) months of the time of completion of changes or construction.
 2. Areas intended to be utilized for permanent parking space for structures in residential districts (R1, R2, R3, RMH) requiring four (4) or fewer parking spaces shall be surfaced with gravel, asphalt, concrete, or asphaltic concrete or approved pavers. Driveways from a street or road in residential districts shall be paved with asphalt, concrete, or asphaltic concrete or approved pavers.
- D. Signs. No sign shall be so located as to restrict the street visibility triangle and orderly operation and traffic movement within any parking area.
- E. Protruding Vehicles. All onsite parking stalls which abut property lines shall be designed and constructed such that parked vehicles shall not protrude over property lines.
- F. Pedestrian Facilities in Parking Lots. Sidewalks a minimum of five (5) feet wide shall be provided between any existing or proposed building and adjacent parking lot. Where sidewalk curbs serve as wheel stops, an additional 2 feet of sidewalk width is required.
- G. Snow Removal Storage Areas. Snow removal storage areas shall be provided sufficient to store snow accumulation on site. Such area shall not cause unsafe ingress/egress to the parking areas, shall not cause snow to be deposited on public right-of-way, shall not include areas provided for required parking access and spaces, and shall not be placed in such a manner as to damage stormwater runoff as directed into landscaped retention/detention and water quality improvement facilities as required by the City.
- H. Parking and Stacking for Drive In/Drive Through Facilities. Required parking and stacking spaces for waiting automobiles shall provide a minimum of 2 stalls and 6 spaces for stacking per lane unless a traffic summary shows that fewer spaces may be required. These spaces shall not in any manner inhibit on-site or off-site vehicular circulation.
- I. Ownership/Leasehold. Required parking lots shall be owned or leased by the owner or lessee of the building or use being served by such parking. Such parking lots shall be maintained as a parking lot so long as the building and/or use served is in operation or until another approved parking area is established.

- J. Storm Water Drainage. Storm water drainage from parking lots shall be directed into landscaped detention/retention facilities and water quality improvement facilities as required by the City.

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17.48.030 MAINTENANCE OF PARKING AREAS

It shall be the joint and separate responsibility of the lessee and owner of the principal use, or building to maintain in a neat and adequate manner, the parking space, accessways, striping, landscaping and required fences or screening.

- A. Use of Required Parking Areas for Parking Only. Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, storage of inoperable vehicles, except when permitted as a temporary use.
- B. Parking Spaces Identified and Maintained. All residential occupancies shall provide required off-street parking spaces. When enclosing a carport or garage for living purposes, an affidavit shall be submitted to the City identifying the required parking spaces necessary to comply with this title.

Enc Ord 433 December 5, 2012

17.48.040 NUMBER OF PARKING SPACES REQUIRED

The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of respective uses hereinafter set forth. When calculation of the required parking results in a fraction of a parking space being required, a whole space shall be provided. All site plans submitted for permit purposes shall identify parking space allocations.

- A. Residential Uses.

The number of spaces shown in Table 48-1 shall be provided. In addition to the number of spaces required in Table 48-1, the number of disabled parking stalls as required by the applicable law shall also be provided. One space in garage counts in requirement. Regardless of the district in which a residential use is located, all parking spaces must be ten (10) feet wide by twenty (20) feet long.

Residential
Table 48-1

Dwelling Types	Parking Spaces Required per Dwelling
Accessory dwelling unit	1
Efficiency unit/Lodging house	1.25
One-bedroom	1.5
Two-bedroom	2
Three-bedroom	3

Dwelling Types	Parking Spaces Required per Dwelling
Dwellings with more than three bedrooms	4
Group homes and community residential centers	1 space per bedroom
Bed and Breakfast	1 space/rental unit
Manufactured Home in RMH District	1 per bedroom

B. Non-Residential Uses.

The number of spaces shown in Table 48-2 shall be provided. In addition to the number of spaces required in Table 48-2, the number of disabled parking stalls as required by the applicable law shall also be provided. In all non-residential districts, 1% of required parking shall be sized for larger vehicles, trucks, recreational vehicles, etc. Also, 1% of required parking can be eight (8) feet by sixteen (16) feet for compact vehicles.

Table 48-2

Use Type	Off-Street or Off-Road Parking Spaces Required
Automobile sales	1 space per 200 square feet of indoor floor area; plus 1 space per 20 outdoor vehicle display spaces
Automobile service and/or repair station	2 spaces per service stall, but no less than 4 space
Automobile washing establishment	a. 3 spaces or 1 for each employee on maximum shift; plus stacking space
a. Automatic drive- through	b. 2 spaces per stall not including washing or drying spaces
b. Self-service	c. 2 spaces per stall
Bank, financial institutions	1 space per 300 square feet of floor area
Bowling alley	2 spaces per alley; plus 2 spaces per billiard table
Church	1 space per six persons of maximum occupancy load (as identified in the International Building Code) for main assembly hall, public assembly areas and classrooms
Community or recreation center	1 space per 200 square feet of floor area
Health and Exercise Establishment	1 space per 200 square feet of floor area; plus 3 spaces per court

Day care centers	1 space per staff member plus 1 space per 15 children permitted
Elderly (senior citizens) housing	1 space per unit
Furniture stores over 20,000 square feet	3 spaces per 1,000 square feet of floor area
Golf courses	1 space per 200 square feet of main building floor area; plus 1 space for every 2 practice tees in driving range; plus 4 spaces per each green in the playing area
Medical and dental offices	4 spaces for each full time equivalent doctor or dentist; plus 1 space for each full time equivalent employee
Manufacturing and industrial uses	1 space per 1,000 square feet of floor area, plus 1 space per 2 employees on maximum working shift
Motels, Hotels a. Restaurants, bars, dining rooms b. Commercial area c. Public assembly areas	1.5 spaces per each guest room; plus 1 space per employee on maximum shift; plus spaces for accessory uses as follows: a. 1 space per 60 square feet of floor area b. 1 space per each 400 square feet of floor area c. 1 space for each 5 seats based upon design capacity, except that total off-street or off-road parking for public assembly may be reduced by 1 space for every 4 guest rooms
Nursing homes, rest homes or similar uses	4 spaces; plus 1 space for each 3 beds; plus 1 space for each employee on maximum shift
Offices (except medical and dental)	1 space per 250 square feet of floor area
Outdoor sales (plant nurseries, building materials, equipment rental and similar)	1 space per 500 square feet of sales and/or display area. The size of the sales and/or display area shall be determined on a case-by-case basis.
Restaurants, cafes, bars, casinos and similar uses	1 space per 50 square feet of indoor public serving area; plus 1 space per 100 square feet of outdoor (patio) area
Retail store and service establishments	1 space per 300 square feet of floor area
Sales sites; model homes	1 space per 250 square feet of model floor areas; plus 1 space per employee
Schools Elementary and/or Junior	1.5 spaces for each classroom, library, lecture hall and cafeteria; plus 1 space for each 3 fixed seats in the area of public assembly, or 1 space for each 25 square feet of area available for public assembly if fixed seats are

High	not provided
Schools a. Senior High b. College	a. 1.5 spaces for each classroom or lecture hall; plus 1 space per each 5 students; plus 1 space for each non-teaching employees; plus 1 space per each 3 fixed seats in the area of public assembly, or 1 space per 25 square feet of area available for public assembly if fixed seats are not provided b. 1 space for each 1.5 students
Theater, Auditorium or similar	1 space per 4 seats based upon place of assembly design capacity
Warehousing, storage or handling of bulk goods	1 space per 1,000 square feet of floor area devoted to storage of goods; plus appropriate spaces to support accessory office or retail sales facilities at 1 space per 350 square feet of floor area

C. Exceptions to Parking Requirements. Because some situations (i.e., existing lots which have no landscaping, irregular lots, lots with topographic difficulties, etc.) would benefit from an alternative to the required minimum parking areas; because the community’s appearance could benefit from additional landscaping, streetscaping and sculptural elements; and because parking exceptions and/or landscaping would encourage development within existing City boundaries; the following alternatives may be permitted. These alternatives may be proposed by the property owner for review by the Zoning Advisory Commission. Such proposals may be approved based on a determination that such alternatives will meet the requirements of this Chapter and will not create a congested on-street parking situation in the vicinity of the proposal.

D. Disabled Accessible Parking Spaces.

1. Disabled parking spaces shall be provided subject to federal standards enumerated in the American Disabilities Act (ADA). Each disabled parking space shall also be accompanied by a sign stating “Permit Required \$100 Fine”.
2. All parking lots and facilities shall be subject to federal standards established in the ADA for accessibility, and shall contain a minimum number of disabled accessible parking spaces.
3. Household occupancies can request one disabled parking designation directly in front of their resident upon application with a current disability license or tag from the state. As necessary, the City will stripe the space and if needed a handicap sign may be posted.

E. Bicycle Racks Required. All sites for development shall provide adequate bicycle parking facilities to accommodate bicycle-riding residents and/or employees and

customers of the proposed development. Bicycle parking facilities will be in conformance with standards recommended by the Streets and Alley Committee.

- F. Any off-site parking which is used to meet the requirements of this title shall be reviewed by the Administrative Official and recommendation made to the appropriate board for compliance with this title and shall be subject to the conditions below:
 - 1. Off-site parking shall be developed and maintained in compliance with all requirements and standards of this title; reasonable access from off-site parking facilities to the use being served shall be provided;
 - 2. Off-site parking for one-household and two-household dwellings shall not be permitted.
- G. Off-site parking for multiple household dwellings shall not be located more than 100 feet from any commonly used entrance of the principal use served.
- H. Any use which depends upon off-site parking to meet the requirements of this title shall maintain ownership or provide evidence of a long-term lease agreement, only revocable with the City Council approval, running with the term of the designated use, for parking utilization of the off-site location.

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