

CHAPTER 10

ARTICLE 8

OFF-STREET PARKING AND LOADING

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9-10-08-1: GENERAL PROVISIONS

- A. Parking space requirements for a use not specifically mentioned shall be the same as for a use specified which has similar traffic generating characteristics.
- B. Fractional numbers shall be increased to the next whole number.
- C. No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off street parking and loading spaces have been provided in accordance with the provisions of this title.
- D. The provisions of this article, except where there is a change of use, shall not apply to any existing building or structure. Where a new use involves no additions or enlargements, there shall be provided as many such spaces as may be required by this title.
- E. Whenever a building, structure, or use, constructed or changed in use after the effective date hereof, is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase in the number of existing parking spaces per this title, additional parking spaces shall be provided so that the existing building, structure, or use, and proposed enlargement or change in use, shall then and thereafter comply with the full parking requirements set forth herein.
- F. If more than one use is located on the site, the number of off street parking spaces shall be equal to the sum of the requirements prescribed for each use unless a joint/collective parking facility is approved.

9-10-08-2: DESIGN AND MAINTENANCE

- A. Paving: The required number of parking and loading spaces as set forth in this article, together with driveways, aisles and other circulation areas, shall be improved to provide a durable and dust free surface.

- B. Drainage: All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways. Drainage plans shall be reviewed and approved by the city engineer and, for any site abutting a public street, such plans shall be reviewed and approved by the Teton County highway district, or highway district having jurisdiction.
- C. Snow Storage: All parking and loading areas shall provide for areas for snow storage. Snow storage plans shall be reviewed and approved by the city.
- D. Access: Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
- E. Maintenance: The owner of property used for parking and/or loading shall maintain such area in good condition without holes and free of all dust, trash and other debris.

9-10-08-3: LOCATION OF PARKING SPACES

- A. The following regulations shall govern the location of off street parking spaces and areas:
 - 1. Parking spaces for all detached residential uses shall be located on the same lot as the use, which they are intended to serve.
 - 2. Parking spaces for retail or customer parking for commercial, industrial, or public/semipublic uses shall be located not more than seven hundred feet (700') from the principal use measured along the sidewalk, or walkway available for public use, from the primary entrance of the principal use to the furthest parking space within the parking lot.
 - 3. Parking spaces for apartments or similar residential uses shall be located not more than three hundred feet (300') from the principal use measured along the sidewalk, or walkway available for public use, from the primary entrance of the principal use to the furthest parking space within the parking lot.
 - 4. Parking spaces for employee parking on a daily basis where the vehicle is used occasionally, regardless of the nature of employment, shall be located not more than one thousand five hundred feet (1,500') from the principal use measured along the sidewalk, or walkway available for public use, from the primary entrance of the principal use to the furthest parking space within the parking lot.
 - 5. No part of any parking area for more than ten (10) vehicles shall be closer than twenty feet (20') to any dwelling unit, school, or hospital or other institution for human care located on an adjoining lot, unless separated by an acceptably designed screen of landscaping or fencing.

9-10-08-4: ADDITIONAL DESIGN AND MAINTENANCE REGULATIONS AND REQUIREMENTS:

- A. Site Lighting: All parking areas shall be illuminated in accordance with the provisions under 9-12-04-3.
- B. Plans: Lighting plans shall be reviewed and approved by the planning and zoning commission prior to issuance of a building/zoning permit.

- C. Access: Any parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private street shall be traveling in a forward motion. This requirement does not apply to public alleyways.
- D. Striping: All parking areas with a capacity over twelve (12) vehicles shall be provided with standard parking space striping between spaces to facilitate the movement into and out of the parking spaces.
- E. Screening and/or Landscaping: Whenever a parking area is located in or adjacent to a residential district, it shall be effectively screened on all sides, which adjoin or face any property used for residential purposes by an acceptably designed wall, fence, or planting screen. Such wall or fence shall not be less than four feet (4') or more than six feet (6') in height and shall be maintained in good condition.

9-10-08-5: OFF STREET PARKING DESIGN AND DIMENSION TABLES

A. STANDARD VEHICLES

Parking angle (degrees)	45° 69° 90° Parallel
Width of parking space (feet)	9' 9' 9' 9'
Curb length per space (feet)	13' 10' 9' 23'
Length of parking space (measurement to be perpendicular from the curb or front of space if no curb is provided) (feet)	15' 18' 19' 23'
Width of driveway aisle (feet)	13' 17' 24'

- B. Handicapped Parking: Handicapped spaces shall be twelve feet by nineteen feet (12' x 19') or two (2) eight feet by nineteen feet (8' x 19'), separated by a five foot (5') aisle.

9-10-08-6: JOINT/COLLECTIVE PARKING FACILITIES

- A. Off street parking spaces required by this article for any specific use shall not be considered as providing parking spaces for any other use except where a joint/collective parking facility has been approved pursuant to the following:
 - 1. The applicant shall show that:
 - a. There is no substantial conflict in the principal operating hours of the building, structure or use for which the joint/collective parking facility is proposed;
 - b. The peak hours of parking demand from the uses shall not coincide so that the peak demand will be less than the parking required;
 - c. The shared parking spaces shall serve the uses without conflict;
 - d. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if a joint/collective parking facility was

not requested; and the proposed reduction of required spaces, applicable to each use, shall be shown by the applicant.

2. The city may require the applicant to submit survey data, or additional documentation substantiating a request for a joint/collective parking facility.
3. The spaces to be provided shall be available as long as the uses requiring the spaces are in operation.
4. The parties concerned in the joint/collective parking facility shall submit a written agreement in a form to be recorded for such joint/collective use, approved by the city attorney as to form and content, and such agreement, when approved as conforming to the provisions of this article, shall be recorded in the office of the county recorder and copies thereof filed with the city prior to issuance of a building/zoning permit, or prior to issuance of a certificate of occupancy, whichever occurs first. The agreement shall include:
 - a. A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking;
 - b. A guarantee among the landowners for access to a use of the joint/collective parking facility;
 - c. A provision that the city may require parking facilities in addition to those originally approved upon findings by the city council that adequate parking to serve the uses has not been provided;
 - d. A provision stating that the city council, may for due cause and upon notice and hearing, unilaterally modify, amend, or terminate the agreement at any time; and
 - e. Any other information required to be documented on such agreement by the city in an effort to assure compliance with this title.
5. The planning and zoning commission may permit a maximum reduction in the number of spaces to be provided not exceeding twenty percent (20%) of the sum of the number of spaces required for each use only if the provisions of this article have been met.
6. No use shall be continued if the parking is removed from a joint/collective parking facility unless substitute parking facilities are provided.

9-10-08-7: BICYCLE PARKING

One bicycle parking space within an approved rack shall be required for each thirty (30) required automobile parking spaces or fraction thereof for office and commercial developments. Multi-family residential developments shall provide one bicycle rack space per each ten (10) units. Bicycle parking racks shall be in a well-lit area.

9-10-08-8: SCHEDULE OF PARKING REQUIREMENTS

A. For the purpose of this title, the following space requirements shall apply:

TYPE OF USE	OFF STREET PARKING SPACES REQUIRED
RESIDENTIAL	
Apartments or multi-family dwellings	For each unit with 2 or more bedrooms - 2; for each 1 bedroom or studio unit - 1.5. 0.25 spaces per unit shall be provided for guest parking. Adjacent on street parking spaces on a local street may be credited toward the guest parking requirement
Boarding houses, lodging houses, dormitories and fraternity houses which have sleeping rooms	1 for each sleeping room or 1 for each permanent occupant, whichever number is greater
Mobile home court (RV)	1 for each trailer/RV space
Mobile home or manufactured home park	For each unit with 2 or more bedrooms - 2; for each 1 bedroom unit - 1. 0.25 spaces per unit shall be provided for guest parking. Adjacent on street parking spaces on a local street may be credited toward the guest parking requirement
Single-family dwelling (lots less than 15,000 square feet)	2 including 1 covered
Single-family dwelling (lots 15,000 square feet or more)	2
Two-family dwelling	For each unit - 2 including 1 covered
COMMERCIAL	
Ambulance services	1 per 500 square feet of gross floor area; plus 2 enclosed ambulance storage spaces
Artist studios	1 per 1,000 square feet of gross floor area
Auction facility	As required with conditional use permit

TITLE 9 LAND USE CODE – CHAPTER 10 ZONING REGULATIONS

Automobile washing facility	1 per 200 square feet of gross floor area of sales, office, or lounge area; plus queue for 3 cars per washing station
Automotive gas station/service shop or fuel islands	1 for each 2 gasoline pumps and 2 for each service bay (spaces in front of bays or pumps shall not be counted)
Automotive, mobile home, travel trailer, and/or farm implement sales	1 per 400 square feet of gross floor area; plus 1 per 500 square feet outdoor display
Automotive repair shop, body shop, or tire shop	1 per 225 square feet of gross floor area
Automotive storage	1 per 500 square feet of gross floor area of office space; plus 1 per 1,000 square feet of gross storage area
Banks/financial institutions	1 for each 200 square feet of gross floor area; plus queue for 10 cars per drive up window
Catering service	1 per 400 square feet of gross floor area
Childcare - family	1
Childcare - group	2
Childcare - daycare center	3 for each classroom but not less than 9 for the building
Churches and other places of religious assembly	1 for each 5 seats
Clinic	1 per 200 square feet of gross floor area
Club or lodge	1 per 100 square feet of gross floor area
Auditoriums, sports arenas, theaters and similar uses	1 for each 3 seats
Bowling alleys	3 for each alley or lane, plus 1 additional for each 100 square feet of the area used for restaurant, cocktail lounge, arcade area or similar use

TITLE 9 LAND USE CODE – CHAPTER 10 ZONING REGULATIONS

Dance floors, skating rinks	1 per 100 square feet of gross floor area
Outdoor swimming pools, public or community or club	1 for each 4 persons' capacity, plus 1 for each 4 seats or 1 for each 30 square feet floor area used for seating purposes, whichever is greater
Tennis and racquetball clubs	3 per court
Communication facilities	1 per 500 square feet gross floor area
Convenience store	1 per 250 square feet gross floor area; plus 1 for each 2 gasoline pumps
Detention facilities	As specified by conditional use permit
Emergency health care	1 per 200 square feet of gross floor area
Emergency services	1 per 500 square feet of gross floor area; plus minimum of 2 enclosed vehicle storage spaces
Equipment rental and sales yard	1 per 400 square feet of gross floor area; plus 1 per 500 square feet outdoor display
Food and beverage sales	1 per 250 square feet of gross floor area
Health clubs, spas, and weight reduction salons	1 per 250 square feet of gross floor area
Home and business services	1 per 400 square feet of gross floor area
Hospitals	1 for each bed
Hotels, motels	1 for each sleeping room, plus 1 for each 2 employees
Kennel	1 per 400 square feet of gross floor area
Laboratories	1 per 500 square feet of gross floor area
Laundromat	1 per 300 square feet of gross floor area
Laundry	1 per 400 square feet of gross floor area; plus queue for 3 cars per drive up window

TITLE 9 LAND USE CODE – CHAPTER 10 ZONING REGULATIONS

Maintenance and repair services	1 per 400 square feet of gross floor area; plus 1 per 500 square feet of outdoor storage area
Mortuaries, funeral parlors, and similar type uses	1 per 4 seats
Nursery, plant materials	1 per 500 square feet of outside display/ lathe house/green house area, plus 1 per 250 square feet gross floor area
Nursing/convalescent homes, sanitariums, children's homes, asylums and similar uses	1 for each 3 beds
Offices, business and professional	1 per 250 square feet of gross floor area
Offices, medical and dental	1 per 200 square feet of gross floor area
Pawn shops	1 per 250 square feet of gross floor area
Personal improvement	1 per 250 square feet of gross floor area
Personal services	1 per 250 square feet of gross floor area
Printing and/or blueprinting	1 per 400 square feet of gross floor area
Restaurant with drive thru	1 per 200 square feet of gross floor area; plus queue space for 10 cars for drive up service
Restaurants, dining rooms, taverns nightclubs, etc.	1 per 150 square feet of gross floor area; plus 1 per 35 square feet dance floor
Retail sales of large items such as furniture and appliances	1 per 500 square feet of gross floor area
Retail sales not listed under another use classification	1 per 250 square feet of gross floor area
Riding academies/stables	1 per 4 stalls

Shop, contractors (and/or yard)	1 per 400 square feet gross floor area of shop; plus 1 per 1,000 square feet of gross storage area (indoor and outdoor)
Storage (enclosed building and/or fenced area)	1 per 1,000 square feet of gross storage area
Travel services	1 per 250 square feet of gross floor area
Vet clinic (animal hospital)	1 per 400 square feet of gross floor area

INDUSTRIAL

Automotive wrecking yard or salvage	1 per 1,000 square feet gross storage area; plus 1 per 300 square feet office or sales area
Industry (custom)	1 per 1,000 square feet gross area used for industrial purposes; plus 1 per 300 square feet office or sales area
Industry (limited)	1 per 750 square feet of gross floor area used for industrial purposes; plus 1 per 300 square feet office or sales area
Industry (research and development)	1 per 500 square feet
Manufacturing facilities and processing plants	1 per 500 square feet gross area used for manufacturing/processing; plus 1 per 300 square feet office or sales area
Warehousing, wholesaling, distribution and storage	1 per 1,000 square feet gross area up to 20,000 square feet plus 1 per 2,000 square feet gross area over 20,000 square feet

PUBLIC/SEMIPUBLIC

Business, technical and trade schools	1 for each 2 students
Colleges, universities	1 for each 4 students
Cultural facilities	1 per 300 square feet gross floor area; plus 1 per 90 square feet for area for assembly purposes

Elementary and junior high schools	2 for each classroom and 1 for every 5 seats in the auditoriums or assembly halls
Government offices	1 per 250 square feet gross floor area
High schools	As required with conditional use permit
Kindergartens, childcare centers, nursery schools and similar uses	3 for each classroom, but not less than 9 for the building
Libraries, museums and art galleries	1 for each 400 square feet floor area

B. For meeting this requirement, one space shall be allowed for each 23 feet of building frontage abutting Main Street.

9-10-08-9: ADDITIONAL LOADING SPACE REGULATIONS AND REQUIREMENTS:

- A. Use Of Parking Space To Satisfy Requirements Prohibited: In no case shall the required off street loading berths be part of the area used to satisfy the off street parking requirements.
- B. Location: The off street loading facilities required for the uses mentioned shall not project into the public right of way.
- C. Access:
 - 1. Convenient access to loading spaces from streets or alleys shall be provided. They shall not be less than twelve feet (12') in width.
 - 2. Design and location of entrances and exits for required off street loading areas shall be subject to review of the planning and zoning commission.
- D. Loading Space Requirements and Dimensions: Off street loading spaces for commercial uses shall be provided in accordance with the following table:

Gross Floor Area (sq. feet)	Number of spaces	Width (feet)	Length (feet)
14,000 to 36,000	1	12	35
36,001 to 60,000	2	12	35
60,001 to 100,000	2	12	35
	1	15	65
Each additional 75,000 over 100,000	1	15	65

(Ord. 2008-4)