ARTICLE 7

OFF-STREET PARKING REGULATIONS

SECTION 701. APPLICABILITY

Off-street parking and loading space, as required in this article, shall be provided for

all new buildings and structures or additions thereto. Off-street parking and loading

space shall be required for any existing building or structure which is altered in any

manner so as to enlarge or increase capacity by adding or creating dwelling units,

guest rooms, floor area or seat. Existing parking area previously required shall not

be used to satisfy required off-street parking for any new structures or additions to

existing buildings, structures or uses of land. Such existing parking space shall be

maintained and shall not be reduced so long as the main building structure or use

remains, unless an equivalent number of such spaces are provided elsewhere as

provided in this article.

SECTION 702. GENERAL PROVISIONS

A. UTILIZATION. Required accessory off-street parking facilities provided for the

uses hereinafter listed shall be solely for the parking of motor vehicles in

operating condition of patrons, occupants or employees of such.

B. RESIDENTIAL DISTRICT. Spaces shall be provided in other than the front

yard in all residential districts except that in the event an attached garage is

converted to a livable room of the dwelling, the parking space may occupy the

existing concrete or asphaltic drives when located within the required front

yard.

C. ACCESSORY USE. Off-street parking shall be considered as an accessory use

for which the parking is provided. Parking not located on the same tract as the

main use must be located within the same zoning district in which parking or

storage lots are permitted as a main use.

D. COMPUTATION. When determination of the number of off-street parking

spaces required by this regulation results in a requirement of a fractional

space, the fraction of ½ or less may be disregarded, and a fraction in excess of

½ shall be counted as one parking space.

E. MIXED USES. When a building or development contains mixed uses, the offstreet

parking requirements shall be calculated for each individual use and the

total parking requirement shall be the sum of the individual parking

requirements.

SECTION 703. LAYOUT AND DESIGN REQUIREMENTS

A. AREA. A required off-street parking space shall be at least 8 feet 6 inches in

width and at least 19 feet in length, exclusive of access drives or aisles, ramps

and columns.

B. ACCESS. Each required off-street parking space shall open directly upon an

aisle or driveway of such width and design as to provide safe and efficient

means of vehicular access to such parking space.

C. DESIGN. Off-street parking spaces shall comply with the design standards

relating to curb length, stall depth, driveway width, island width, barriers and

ingress and egress as contained in the Off-Street Parking standards of this

article.

 D. SURFACING. All open off-street parking and loading areas, including

driveways and aisles, shall be graded and provided an all-weather surface.

 E. LIGHTING. Any lighting used to illuminate off-street parking and loading

areas shall be directed away from residential properties in such a way as not to

interfere with the residential use.

 SECTION 704. PLANS AND APPROVAL REQUIRED

Plans showing the layout of all required off-street parking and loading areas shall be

submitted to and approved by the Village Clerk prior to issuance of a Site Plan &

Land Use Permit. Before approving any parking layout, the Village Clerk shall

satisfy himself/herself that the spaces provided are usable and meet standard design

criteria contained herein. All required off-street parking spaces shall be clearly

marked.

 SECTION 705. REQUIRED SPACES

Off-street parking spaces shall be provided as follows:

A. DWELLING AND LODGING USES.

 1. Boarding or rooming houses: One parking space per each three sleeping

rooms.

 2. Dormitories, fraternities, sororities: Two parking spaces for each three

occupants based on the maximum design capacity of the building.

 3. Hotels and Motels: One space per each rental unit plus one space per each

two employees in the largest working shift and such spaces as are required

for restaurants, assembly rooms and other affiliated facilities provided.

 4. Manufactured homes: Two parking spaces per each manufactured home.

 5. Nursing homes, rest homes, etc.: One parking space per each five beds on

the designed maximum capacity of the building, plus one parking space for

each employee on duty.

6. Single-family and modular dwellings: Two spaces per dwelling unit.

7. Two-family and multiple-family: Two spaces per dwelling unit.

8. Dwelling units designed specifically for the elderly, one space per two

dwelling units.

B. BUSINESS, COMMERCIAL AND INDUSTRIAL USES.

1. Automobile, truck, recreational vehicle and mobile home sales and rental

lot: One parking space for each 3,000 square feet of open sales lot area

devoted to the sale, display and rental of said vehicles, plus one parking

space for each employee.

2. Automobile salvage yards: One parking space for each employee, plus one

parking space for each 10,000 square feet of storage area.

3. Financial, business and professional offices: One parking space for each 300

square feet of gross floor area.

4. Bowling alleys: Five parking spaces for each lane.

5. Cartage, express, parcel delivery and freight terminal establishments: One

parking space for each two employees in the largest shift in a 24-hour

period, plus one parking space for each vehicle maintained on the premises.

6. Automobile wash: Three holding spaces for each car washing stall plus two

drying spaces for each car washing stall.

7. Funeral homes and mortuaries: One parking space for each four seats

based upon the designed maximum capacity of the parlor, plus one

additional parking space for each employee and each vehicle maintained on

the premises.

8. Furniture and appliance stores, household equipment or furniture repair

shop: One parking space for each 400 square feet of floor area.

9. Manufacturing, production, processing, assembly, disassembly, cleaning,

servicing, testing or repairing of goods, materials or products: One per three

employees based upon the largest working shift in any 24-hour period.

10. Medical and dental clinics or offices: One parking space for each 100 square

feet of gross floor area.

11. Restaurants, private clubs and taverns: One parking space for 2.5 seats

based on the maximum designed seating capacity; however, that drive-in

restaurants shall have a minimum of at least ten parking spaces.

12. Retail stores and shops: One space per 200 square feet of floor area.

13. Service stations: One parking space for each employee plus two spaces for

each service bay.

14. Theaters, auditoriums and places of assembly, with or without fixed seats:

One parking space for each four people, based upon the designed maximum

capacity of the building.

15. Warehouse, storage and wholesale establishments: One parking space for

each two employees based upon the largest working shift in any 24-hour

period.

16. All other business and commercial establishments not specified above: One

parking space for each 300 square feet of floor area.

C. OTHER USES.

1. Churches: One parking space for each five seats based upon the maximum

designed seating capacity, including choir lofts.

2. Elementary, junior high and equivalent parochial and private schools: Two

for each classroom.

3. High schools, college, universities and other similar public or private

institutions of higher learning: Eight parking spaces for each classroom,

plus one space for each two employees.

4. Hospitals: One parking space for each two beds, plus one parking space for

each resident or staff doctor plus one space for each employee based on the

largest working shift in any 24-hour period.

5. Laundromats: One space for each two washing machines.

6. Nursery schools and day care centers, public or private: One parking space

for each employee.

7. Fraternal associations and union headquarters: One parking space for each

three seats based upon the designed maximum seating capacity.

8. Swimming pools and clubs: One parking space for each 38 square feet of

water area.

9. Trade and commercial schools: One parking space for each three students

and employees.

SECTION 706. EXEMPTIONS

A. Existing structures in Blocks 4, 5 & 6 of the Original Town of Sutherland.

B. Existing schools, churches, hospitals, medical facilities, rest homes, public

buildings and public parks.

\*\* Existing means those of record at the time of adoption of this Ordinance. \*\*