

- 108.4 Minimum required lot area for passenger vehicles is 15,000 square feet. Minimum required lot area for any combination of passenger vehicles, boats, transport tractor and trailers is 60,000 square feet.
- 108.5 All proposed parking areas must be paved, including those for customer parking
- 108.6 Automobiles for sale must be parked in the front yard, and may not extend beyond the rear side lot line.
- 108.7 Vegetative buffers will be required along all lot lines that abut residential districts.
- 108.8 Automobiles may not be located within 10 feet of any property line and or road right of way line, and may not be located within 20 feet of any property line abutting a residential district. Furthermore no automobiles may be placed within any public right of way.
- 108.9 If the Board of Adjustment deems necessary additional regulations may be required. Those may include but are not limited to extra buffering and or lighting.

Section 109: Trash Container and Dumpster Screen/Buffers:(5/03)

The large metal boxes commonly known as dumpsters are a type of trash container as such term is used herein. Such dumpsters are, however, referred to in this section by specific name for purposes of emphasis and clarity.

- 109.1 It is the intent of this section to provide for visual screens and or buffers between trash container and dumpster locations and all street rights-of-way and adjoining properties.
- 109.2 Trash containers and dumpsters shall not be located in the front yard of any property where practical and shall be screened from view on all sides, except for one opening not greater than 12 feet in width to allow for service access.
- 109.3 Screens and/or buffers intended to satisfy this requirement shall be in accordance with the criteria for screens/buffers as defined in Section 60.15 of this ordinance.

ARTICLE XI

OFF-STREET PARKING AND LOADING

Section 110. Off-Street Parking and Loading Requirements.

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use or occupancy to another; permanent off-street parking space in the amount specified by this section. A parking space shall be determined as defined in Section 60.55 of this Ordinance. Such parking space may be provided in a parking garage or properly graded open space.

110.1 Certification of Minimum Parking Requirements. Each application for a zoning permit submitted to the Zoning Enforcement Officer as provided for in this Ordinance shall include information as to the means of entrance and exit to such space. This information shall be in sufficient detail to enable the Zoning Enforcement Officer to determine whether or not the requirements of this section are met.

110.2 Minimum Off-Street Parking Requirements. The following off-street parking space shall be required:

**Residential and Related Uses**

**Required Off-Street Parking**

Any residential use consisting of one or more dwelling units

Two parking spaces for each dwelling unit

Manufactured and Modular Homes

Two spaces for each modular or mobile home

Rooming and boarding houses

One space for each two guest rooms, plus two additional spaces for the owner or manager

Customary Home occupations

In addition to residential requirements, one parking space per 100 square feet devoted to the home occupation

Certified and licensed apartment complexes for the elderly (ages 55 and older) (4/2018)

Shall have a parking ratio of no less than 1.5 spaces per unit

**Institutional, Public and Semipublic Uses**

Churches and funeral homes

One space for every four seats in the main chapel

Elementary schools, private schools and daycare

One space for each employee, plus one additional space for visitors

Hospitals

One space for each four patient beds plus one space for every four staff and one space for each hospital vehicle

Libraries

One space for every seats provided for patron use

**Institutional, Public and Semipublic Uses  
(Continued)**

Medical offices and clinics

Places of public assembly, including private clubs and lodges, auditoriums, dance halls, theatres, stadiums, gymnasiums, amusement parks, community centers and all similar places of public assembly

Sanitariums, rest and convalescent homes, homes for the aged, and similar institutions

**Business Uses**

Hotels

Motels, tourist homes, inns and tourist courts

Offices: business, professional, public, including banks

Restaurants

Restaurants, Drive-In

Retail business and consumer service outlets

Service Stations and Car Washes

Shopping Centers

Bars, taprooms, breweries (4/2018)

**Wholesale and Industrial Uses**

Wholesale and industrial operations

**Required Off-Street Parking (Continued)**

Four spaces for each doctor practicing at the clinic, plus one space for each employee

One space for each four fixed seats provided for patron use, plus one space for each 100 square feet of floor or ground area used for amusement or assembly not including fixed seats

One space for each six patient beds, plus one space for each staff or visiting doctor plus one space for each four employees

One space for each two rooms plus one additional space for each five employees

One space for each accommodation plus four additional spaces for employees

One space for each 200 square feet of gross floor area

One space for each three seating accommodations, plus one space for each two employees on shift of largest employment

Parking space equal to five times the floor space in the main building

One space for each 200 square feet of gross floor space

Two spaces for each gas pump plus three spaces for each grease rack or similar facility

One space for each 200 square feet or gross floor area

One space for six (6) fixed seats provided for patron use, plus one space for every two (2) employees

One space for each two employees at maximum employment on a single shift

110.3 Off-Street Loading and Unloading Space. Every building or structure used for business, trade or industry hereafter erected shall provide space as indicated herein for the loading and unloading of vehicles off the street or public alley. Such space shall have access to an alley, or if there is no alley available, then to a street. For the purposes of this section, an off-street loading space shall have a minimum dimension of 12 feet by 40 feet and overhead clearance of 14 feet in height above the alley or street grade.

Retail Operations	One loading space for each 5,000 square feet of gross floor area or fraction thereof
Wholesale and industrial operations	One loading space for each 10,000 square feet of gross floor area or fraction thereof

## ARTICLE XII

### ADMINISTRATION AND ENFORCEMENT

Section 120. Zoning Enforcement Officer. It shall be the duty of the Zoning Enforcement Officer to enforce and administer the provisions of this Ordinance.

If the Zoning Enforcement Officer finds that any of the provisions of this Ordinance are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of the illegal use of land, buildings or structures; removal of illegal buildings or structures or of additions, alterations or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with or to prevent violation or its provisions.

If a ruling of the Zoning Enforcement Officer is questioned, the aggrieved party or parties may appeal such ruling to the Board of Adjustment.

Section 121. Zoning Compliance Certificate Required.

No building, sign or other structure shall be erected, moved, extended or enlarged, or structurally altered, nor shall any excavation or filling of any lot for the construction of any building be commenced until the Zoning Enforcement Officer has issued a Zoning Compliance Certificate for such work. Every person obtaining a Zoning Compliance Certificate hereunder shall pay a fee as provided in a schedule of zoning permit fees to be adopted by the governing body.

Section 122. Application for Zoning Compliance Certificate.