

Article 20

Parking and Loading Regulations

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20.100 General Provisions

1. All new structures shall provide parking and loading facilities in accordance with this article.
2. When an existing structure is altered, expanded, or remodeled in any manner so as to enlarge or increase capacity by adding or creating dwelling units, floor area or seating capacity, the existing structure shall provide parking and loading facilities in accordance with this article.
3. Parking may be located in any yard however; in residential districts, no parking shall be located in a required front yard or a required side yard adjacent to a street except in the driveway or on a hard surface parking space.
4. Parking stalls and spaces shall be used for motor vehicles in operating condition.
5. No major vehicle repair work or service of any kind shall be permitted in any parking facilities except for emergency repairs.
6. No unlicensed vehicle or part of such vehicle may be left, parked or stored upon any street, public or private property, or on any driveway within the city. If said violation occurs, the owner shall remove the vehicle after notice by the Police Department. The parking and storage of vehicles is covered in greater detail in St Marys City Code 8-302.

20.101 Parking Site Plan

1. See Article 8 for site Plan requirements.

20.102 Number of Parking Spaces Required

1. Unless waived or modified by the Zoning Administrator, parking requirements and space development standards for all uses shall be established in accord with the following standards in all zoning districts that require off-street parking.
 - a) Residential R-1, R-2, R-3
 - i. No Off Street Parking is required for R-1 Districts

- ii. Two spaces per dwelling unit for R-2 and R-3.
 - b) Church or Place of Worship (except those located in C-1 Zones)
 - i. One space for each 4 seats or,
 - ii. One space for each four occupants of building capacity, calculated by the adopted building code.
 - c) Hotels and Motels.
 - i. One space per rental unit.
 - ii. One space per 500 Square feet of enclosed common area.
 - d) Funeral Facility.
 - i. One space per employee.
 - ii. One space for each four seats or building capacity, calculated by the adopted building code.
 - e) Office Facility. One space per 300 square feet of enclosed building space.
 - f) Medical Office. One space per 200 Square feet of enclosed building space.
 - g) Retail or Commercial (other than such businesses located in a C-1 zone) where other sections of this code require off street parking. One space per 200 square feet of enclosed building space.
 - h) Industrial or Manufacturing. One space per 500 square feet of enclosed building space.
 - i) Taverns and other places of entertainment.
 - i. One space per each employee.
 - ii. One space for each four seats or building capacity, calculated by the adopted building code.
 - j) Restaurant. One space per 100 square feet of enclosed building space or 1/3 of total building occupant load based on the adopted building code, whichever is greater.
 - k) Schools. One space per 3.5 seats in assembly areas plus 1 stall per faculty and employee.
 - l) Day Care Home. 1.5 stalls per employee.
2. The Zoning Administrator may adjust minimum parking standards to greater or lesser capacities to account for location, expected traffic circulation flows, and the likelihood of conversion to another use.
 3. Specific uses not included in this table shall use commonly accepted parking and traffic circulation standards promulgated by standard site design principles and anticipated occupancy loads.

20.103 Design Standards

1. Each required parking space shall open directly on an aisle or driveway to provide safe and efficient means of ingress and egress.
2. In residential districts, all parking shall be located on the same zoning lot as the structure or use served, or an adjacent lot under the same

taxpayer's name, unless special permission is granted by the Planning Commission for collective or group parking.

3. All uses are required to develop and designate a "disabled" parking space(s) in conjunction with their business. All parking spaces for the disabled shall be clearly marked by vertically mounted signs bearing the international symbol of access. There shall be one disabled parking space for 1 to 25 regular parking spaces and two disabled parking spaces for 26 to 50 regular spaces.
4. All lighting used to illuminate parking areas shall be directed away or shielded from residential properties.
5. Parking areas shall have adequate markings to control and direct the movement of vehicles.
6. Regular Parking Spaces.
 - a) City of St. Marys. Off-street parking spaces including access drives shall be surfaced with asphalt or concrete and shall be graded to prevent drainage problems.
 - b) Extra-Territorial Area. Off-street parking spaces including access drives shall be surfaced with gravel, asphalt, concrete, or equivalent and shall be graded to prevent drainage problems.
 - c) Unless otherwise specified in this ordinance or waived by the Zoning Administrator, overflow-parking spaces shall be on a prepared surface as listed in 20.103.6a and b above.
 - d) All regular parking spaces shall be delineated using painted lines or other acceptable means.
 - e) The minimum dimension for all regular parking spaces shall be 10 feet in width and 20 feet in depth. Required ADA parking shall meet the requirements of the "Code of Federal Regulations" as listed in 28 m CFR Part 36 Chapter 1.
 - f) No parking space(s) shall be permitted between the property line and curb line or edge of pavement.

20.104 Off-Street Loading and Unloading Requirements

Off-street loading and unloading spaces shall be required for property zoned commercial or industrial, unless waived by the Planning Commission.

- a) The loading and unloading spaces shall be provided off-street in the side or rear yard for all uses involving receipt or distribution of materials or merchandise by motor vehicle or rail.
- b) All loading and unloading operations shall be located so as to avoid undue interference with traffic and public use of streets, alleys, and walkways.
- c) Off-street loading spaces shall be on a prepared surface as listed in 20.103.6a and b above and shall be graded so as to prevent drainage problems.