

CHAPTER 1: PARKING AND LOADING STRATEGIES

I. & II. SCOPE AND DEFINITIONS

PARKING AND LOADING AREAS

I. Scope

This report prescribes development standards for parking areas and loading areas.

II. Definitions

The following definitions give the meaning of certain terms used in this report.

- Accessible Space is a parking space reserved for the use of disabled persons
- Berths are spaces for trucks to park while loading and unloading.
- Gross Floor Area is the total horizontal area for the specific use on every floor that the use occupies. This excludes any floor area used for parking or loading.
- Off-street Loading is a parking and maneuvering area for the purpose of the loading and unloading of trucks, and shall not be located within the public right-of-way.
- Off-street Parking is a parking area that is located within the same lot as the building or use served, and shall not be located within the public right-of-way.
- On-street Loading is a parking and maneuvering area for the purpose of the loading and unloading of trucks, adjacent to the lot in which the building or use served is located, and is in the public right-of-way. On-street loading areas are prohibited by this ordinance.
- On-street Parking is a parking area that is adjacent to the lot in which the building or use served is located, and is in the public right-of-way.
- Walking Distance is a straight line distance from the edge of the parking area to the main entrance of the building.

III. OFF-STREET PARKING

III. Off-Street Parking

- A. Amount of Parking Spaces Required.** The minimum number of parking spaces to be provided is specified in Table 1-A.
- B. Computation of Spaces.** When the calculation of parking spaces results in a whole number and a fraction of a space, the fractional space should be rounded down to the nearest whole number of spaces when the fraction is less than $\frac{1}{2}$ and rounded up to the next nearest whole number of spaces when fraction is $\frac{1}{2}$ or greater.
- C. Size of Spaces.** Regardless of the angle of parking, each parking space will have, a useable parking space dimension measuring not less than 9 feet in width (measured perpendicularly from the sides of the parking space) and not less than 18 feet in length. The total usable parking space must be at least 180 square feet in total area, except as provided in Section 7 (c).
- D. Location of Spaces.** Off-street parking areas must be located on the same lot as the building or use served. On-street parking areas will be adjacent to the lot in which the building or use served is located. All district setbacks must be observed.

There must be a border of appropriate landscaping not less than 10 feet in depth along street frontage to protect the character of the abutting residential property.

Maximum walking distances from an off-street parking area to a use are as follows:

- 1. Any residential use shall be within a 300 foot walking distance.
 - 2. Any commercial use shall be within a 500 foot walking distance.
 - 3. Any manufacturing or industrial use shall be within a 1000 foot walking distance.
- E.** The parking area will be used solely for parking of passenger vehicles or patrons, occupants, or employees of the use designated for said parking areas. Parking areas can not be used for display, storage, sale,

advertisement, repair, wrecking of any vehicles, and storage of equipment or vehicles. In addition, parking areas are not to be used for loading and maneuvering areas.

- F. Surface.** All open off-street parking areas are to be paved with a dustless surface. A gravel surface may be used for a period not exceeding one year after the commencement of the use for which the parking area is provided, where ground or weather conditions are not immediately suitable for permanent surfacing as specified above.

The surface must be properly graded and drained in such a manner that there is no detrimental flow of water onto adjacent sidewalks and property.

Parking areas that abut a required landscaped yard or area, will be designed and constructed in such a way that no part of any parked vehicle extends beyond the boundary of the established parking area into any minimum required landscaped yard or area or onto an adjacent property.

- G. Access To and From.** Off-street parking spaces shall open directly upon an aisle or driveway of such width and design as to provide a safe and efficient means of vehicular access to such parking space.

Minimum aisle widths are the following:

1. When parking spaces are at a 45° angle the aisle shall be at least 14 feet wide.
2. When parking spaces are at a 60° angle the aisle shall be at least 18 feet wide.
3. When parking spaces are at a 90° angle the aisle shall be at least 24 feet wide.

The angle will be measured between the center line of the aisle and the center line of a parking space.

Off-street parking spaces and areas will be designed and located so that vehicles will not back into or from a public street or adjacent property. Off-street parking spaces and areas will be designed with appropriate means of vehicular access to a street or alley in such a manner as to minimize

interference with traffic movement and to provide safe and efficient means of vehicular access.

- H. **Marking.** All parking spaces will be marked by durable painted lines at least 4 inches wide and extending the length of the space or by curbs or other means to indicated individual spaces. Signs and/or markers located on the pavement surface within a parking lot may be used as necessary to ensure efficient and safe traffic operation of the parking area.
- I. **Lighting.** Lighting used to illuminate off-street parking areas will be directed away from residential properties and street traffic in such a way as not to create a nuisance or glare.

For all vehicular parking bordering a residential district, special use district, open space or park an attempt will be made to align the parking spaces so as to avoid headlights from aiming directly towards the residential area. If it can not be avoided, appropriate screening must be used to shield the said area.

- J. **Landscaping.** The ground area between the required off-street parking areas setback and any lot line abutting a residential district, special use district, open space or park will be screened and landscaped in accordance with the zoning district's regulations for screening and landscaping transitional yards.

When a parking area has total parking space count of more than 50, an area equal to or greater than 5 percent of the total parking area will be used to create landscaped parking islands within the parking lot. Landscaped islands must be designed in such a way as to not adversely affect the safety of those who use the parking lot. The islands will have plantings that blend into the natural surroundings and must contain at least one tree, of at least 2.5 inches in diameter and low planting for coverage. Trees must have branches no lower than 6' 8" per ADA measured vertically from the finished parking surface, and low plantings must be no higher than 3 feet measured vertically from the finished parking surface. Islands will be no further than 15 spaces apart.

- K. **Required Accessible Parking Spaces for the Disabled.** All public facilities with parking will have Accessible Spaces. The number of spaces required will be determined by using Table 1-B. Parking spaces reserved

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as Accessible Spaces may count towards the minimum number of spaces required in Table 1-A. The dimensions of Accessible Spaces will conform to specifications given in the *ADA Accessibility Guidelines for Buildings and Facilities, Federal Register, Vol. 56 No. 144.*

IV. OFF-STREET LOADING

IV. Off-Street Loading

- A. **Amount of Loading Berths Required.** The minimum number of off-street loading berths required for a given use is specified in Table 1-C.
- B. **Computation of Berths.** When the calculation of parking spaces results in a whole number and a fraction of a berth, the fractional space should be rounded down to the nearest whole number of berths when the fraction is less than $\frac{1}{2}$ and rounded up to the next nearest whole number of berths when fraction is $\frac{1}{2}$ or greater.
- C. **Size of Berths.** Each required loading berth will be at least 12 feet in width by at least 55 feet in length, in addition to aisle and maneuvering space. Each will have a minimum vertical clearance of 15 feet.
- D. **Location of Berths.** Loading berths will be located on the same lot as the use served. Loading berths will not be located in the public right-of-way or any required front, side or rear side yard.
- E. **Use.** Area allotted to loading berths and maneuvering area will not be used to satisfy the off-street parking space requirements.
- F. **Surface.** Loading berths may be open to the sky, covered or enclosed in a building. Where a building is constructed or used for loading, it will be treated as any other major structure and subject to all requirements thereof.

Off-street loading areas will be paved with a dustless surface. A gravel surface may be used for a period not exceeding one year after the commencement of the use for which the loading area is provided, where ground or weather conditions are not immediately suitable for permanent surfacing as specified above.

The surface will be properly graded, and drained in such a manner that there will be no detrimental flow of water onto the sidewalks or adjacent property.

Loading areas that abut a required landscaped yard or area, will be designed and constructed so that no part of any parked vehicles will extend

beyond the boundary of the established parking area into any minimum required landscaped yard or area or onto adjacent property.

- H. **Access To and From.** Loading berths will open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such loading berth.

All off-street loading berths will be designed with appropriate means of vehicular access to a street or alley in such a manner as to minimize interference with traffic movement.

In any commercial or industrial district, each industrial use which is so located that it fronts upon and provides access to 56th Street, Post Road, Walter Reed Road, Lee Road or 59th Street; will provide a frontage lane paralleling and adjoining the improved part of the right-of-way and at least 11 feet in width for right-turn traffic entering the lot; except, however, that uses located on the left-hand side of a one-way street shall provide a left-turn lane. The access point(s) will be located so that the frontage lane is a minimum of 100 feet in length, exclusive of the entrance way. However, if the lot frontage is not 100 feet in length, it will extend the entire width of the lot. A passing lane opposite the entrance and 75 feet both sides of the center of the entrance will be provided if there are only two traffic lanes.

Off-street entrances will be located in accordance with each zoning districts requirement.

V. APPLICATION OF REGULATIONS

V. Application of Regulations

- A. Buildings, Structures and Uses Established Hereafter.** For all buildings and structures erected and of all land established after the effective date of this ordinance, accessory parking facilities will be provided in accordance with the regulations of this chapter.

Exception: Where Improvement Location and Building Permits have been issued prior to the effective date of this ordinance, and provided that construction has begun within 6 months of such effective dates and diligently prosecuted to completion (but such time periods not to exceed 2 years after the issuance of said Building Permit), parking facilities in the amounts required for issuance of said permits may be provided instead of any different amounts required by the off-street parking regulations of this ordinance.

- B. Increased Intensity of Use.** When the intensity of use of any legally established building, structure or premises (existing on the effective date of this ordinance or hereafter established) is increased resulting in a net increase of gross floor area or any other unit of measurement specified herein for determining required parking areas required herein, will be expanded to provide for such increase in intensity of use.

Exception: No building or structure lawfully erected, or use lawfully established, prior to the effective date of this ordinance will be required to provide such additional parking spaces or areas, unless and until the aggregate increase in any unit of measurement specified herein for determining required parking spaces causes an increase in the required number of parking spaces that equals 20% or more of the number of parking spaces existing on the effective date of this ordinance, in which event parking spaces and areas as required herein will be provided for the total increase.

- C. Change of Use.** Whenever the type of use of a building, structure or premises is hereafter changed to a new type of use permitted by this ordinance, parking spaces and areas will be provided as required by the provisions of this ordinance for such new type of use, subject to the exception noted in Section 5 (b).

- D. Existing Parking Areas.** When existing parking areas are used for required accessory off-street parking; said areas in existence on the effective date of this ordinance will not hereafter be reduced below, or if already less than, will not be further reduced below, the requirements for said area when constructed as a new parking area under the provisions of this ordinance.
- E. New or Expanded Parking Areas.** Nothing in this ordinance will prevent the establishment of, or expansion of the amount of, parking areas to serve any existing use of land or building, provided that all other regulations herein governing the location, design, landscaping, construction and operation of such areas will be adhered to.

VI. COMBINED OFF-STREET PARKING AREAS

VI. Combined Off-Street Parking Areas

- A. Collective Provision.** Combined parking is planned so as to reduce the amount of unsightly pavement expanses and maintain the aesthetic value of a district. Off-street parking areas for two or more different uses may be provided collectively if the total number of spaces provided is not less than the total of the minimum required spaces for each individual use. Combined parking will be designed and constructed so as to create a desirable, efficient and well planned off-street parking area with functional, and aesthetic value, attractiveness and compatibility with adjacent land uses, and consistent with the character of the district. Combined parking areas will comply with the requirements of this chapter except where noted in this section.
- B. Location.** The location of the parking area does not have to be within the lot of said uses, but the parking area will comply with the maximum walking distances in Section 3 (d).
- C. Time of Use.** In some cases off-street parking areas will be allowed to be shared. If it is proven that two adjacent buildings have uses that require parking at opposite times of the day and week, then a parking area may be shared upon approval of the commissioner and agreement between property owners.

Example 1: If a gift shop closes at 5:00 pm and a night club or tavern is located next door and has operating hours after the closing of the gift shop, parking could be shared because of the alternate hours of operation.

Example 2: A church has a parking lot which requires full use of only on Sundays, and an adjacent shop is closed on Sundays, so shared parking areas could exist.

VII. OTHER REQUIREMENTS

VII. Other Requirements

- A. On-Street Parking.** On-street parking is contained within the public right-of-way, by definition. The primary function for streets is not to accept parking, and for this reason, the amount of, use, or request of on-street parking will be reviewed and determined by the commission. On-street parking may, if available and adjacent to the lot of said use, be used as part of the parking spaces required by Section 3 (a). On-street parking spaces will be no wider than 9 feet, regardless of the parking angle, measured perpendicularly from the sides of the space, provided the spaces comply with Section 3 (c).
- B. On-Street Loading.** On-street loading areas are prohibited.
- C. Grocery Store Parking Spaces.** Off-street parking spaces for grocery stores, supermarkets, or similar uses will have a minimum parking space width, regardless of the angle of parking, of 10 feet, measured perpendicularly from the sides of the space. The total useable parking space area must be at least 180 square feet as stated in Section 3 (c).
- D. Similar Uses.** The parking space requirements for a use not specifically listed in Table 1-A will be the same as for a listed use of similar characteristics or parking generation.

TABLE 1-A. REQUIRED PARKING SPACES

Table 1-A. Required Parking Spaces

#	Use	Requirement
1	Amusement establishments	One space per 300 square feet of gross floor area.
2	Bakeries	One space per 285 square feet of gross floor area.
3	Banks, savings and loan, credit unions and financial institutions	One space per 200 square feet of gross floor area. See requirements for drive-in.
4	Barber shop, beauty shop, beauty salon	One space per 300 square feet of gross floor area.
5	Bed and breakfast, tourist home, or lodging house	One space per employee plus one space per sleeping room.
6	Bowling Alley	Five (5) spaces per alley.
7	Building supply store, hardware store, lumber yard	One space per 300 square feet of gross floor area.
8	Carwash	Ten (10) spaces per washing bay.
9	Charitable, eleemosynary and philanthropic institutions	One space per 400 square feet of gross floor area.
10	College or university	Fifteen (15) spaces per classroom.
11	Convenience market	One space per 300 square feet of gross floor area (parking spaces at pump may not be included). If in addition to the convenience market there are other uses located within or operated in conjunction then additional spaces shall be required based upon each additional use.
12	Dance academy	One space per 200 square feet of gross floor area.
13	Day care, day nursery, kindergarten, preschool or nursery schools	One space per employee, plus one space per five children.
14	Department store	One space per 400 square feet of gross floor area.
15	Drug store	One space per 400 square feet of gross floor area.
16	Dry cleaners and laundries	One space per 300 square feet of gross floor area.
17	Electrical appliance store	One space per 300 square feet of gross floor area.
18	Fire station and police station	One space per 3 employees on the largest shift.
19	Furniture, floor or wall covering store	One space per 400 square feet of gross floor area.
20	Gas station or service station	One space per pump, plus two spaces per service bay, plus one space per employee. If in addition to the gas station or service station there are other uses located within or operated in

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		conjunction then additional spaces shall be required based upon each additional use.
21	Greenhouses or nurseries	One space per 300 square feet of indoor sales area, plus one space per acre of outdoor area.
22	Health spa, sports club, racketball club and tennis club	One space per 300 square feet of gross floor area.
23	Home occupation	One space in addition to residence requirement for each 200 square feet devoted to occupation.
24	Hospital	One space per four beds, plus one space per doctor, plus one space per employee of largest shift, plus one space per hospital vehicle.
25	Hotels and motels	One space per sleeping room, plus one space per two employees of largest shift. If in addition to the hotel or motel there are other uses located within or operated in conjunction then additional spaces shall be required based upon each additional use.
26	House of worship	One space per four seats when at capacity.
27	Industrial park, research, laboratories, and manufacturing	One space per 1.5 employees of largest shift, or one space per 150 square feet of gross floor area, whichever is less.
28	Medical, dental, optometrists, orthopedic and other similar use clinics and related offices	One space per 250 square feet of gross floor area.
29	Meeting, party hall and catering establishment	One space per 200 square feet of gross floor area.
30	Mortuary	One space per four seats when at capacity.
31	Newspaper publishing or printing plant	One space per 300 square feet of gross floor area.
32	Nursing and convalescent homes, rehab centers, and housing for elderly	One space per two beds, plus one space per employee of largest shift.
33	Offices - Business, professional, insurance, real estate, travel offices and other similar uses	One space per 300 square feet of gross floor area.
34	Post offices	One space per 300 square feet of gross floor area, plus one space per official vehicle.
35	Public library, museums, community centers, civic clubs, or municipal government buildings	One space per 400 square feet of gross floor area.
36	Radio and/or television studio and/or towers	One space per 300 square feet of gross floor area.
37	Recreation - Miniature golf, swimming pools,	One space per 500 square feet of gross floor

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	skating rinks and similar commercial facilities	area.
38	Residential - Single family dwelling	Two (2) spaces per dwelling unit.
39	Residential - Two family dwelling	Two (2) spaces per dwelling unit.
40	Residential - Multi-family dwelling	One (1) space per dwelling unit.
41	Restaurants - Delicatessen, taverns, and night clubs	One space per 100 square feet of gross floor area.
42	Restaurants - No drive-in	One space per four customer seats, plus one space per employee of largest shift.
43	Restaurants - Fast food, drive-in only	One space per employee of largest shift. See requirements for drive-in.
44	Restaurants - Fast food, with or without drive-in	One space per three customer seats, plus one space per employee of largest shift. See requirements for drive-in.
45	Retail - Antique shops, apparel shop, art gallery, bicycle shop, new and/or used book stores, camera shop, candy and/or ice cream shop, carpet or rug store, china or glassware shop, craft and hobby shop, dressmaker, flower shop, furrier, garden shop, gift shop, haberdashery, interior decorating shop, jewelry store, leather and luggage store, locksmith or key shop, newsdealer, paint and wallpaper shop, photo developing, photo studio, picture framing shop, printing shop, record (music) store, second hand store or consignment shop, shoe repair, shoe store, sign shop, sporting goods, stationer, tailor, tobacco shop, toy shop, upholstery and/or drapery shop, and variety store	One space per 300 square feet of gross floor area.
46	Retail - Shopping centers Less than 200,000 square feet From 200,000 to 400,000 square feet Greater than 400,000 square feet	1 space per 250 square feet of leasible area. 1 space per 200 square feet of leasible area. 1 space per 160 square feet of leasible area. If indoor theatres are included in the shopping center then additional spaces must be determined for that use.
47	Schools - Trade, technical, business and vocational schools	Fifteen (15) spaces per classroom or one per 100 square feet of gross floor area, whichever is greater.
48	Supermarket, or grocery	One space per 300 square feet of gross floor area. If in addition to the supermarket there are other uses located within or operated in conjunction then additional spaces shall be required based upon

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		each additional use.
49	Theatre - Indoor, motion picture or legitimate	One space per 3 seats.
50	Theatre - Outdoor	One space per three ticketholders when at capacity.
51	Veterinary hospital, clinic, and related offices	Five (5) spaces per doctor, plus one per employee.
52	Warehouse - Distribution terminal, storage, and mini-warehouses	One space per employee of largest shift.
53	Warehouse - Commercial warehouse storage	One space per 500 square feet of leasible storage area.
54	Wholesale establishments	One space per 300 square feet of gross floor area.

TABLE 1-B. REQUIRED ACCESSIBLE SPACES

Table 1-B. Required Accessible Spaces

Total Required Spaces for Use	Number of Reserved Spaces
0 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	Two percent (2%) of the total number of parking spaces.
1001 and over	Twenty (20), plus one for each 100 spaces over 1000.

TABLE 1-C. REQUIRED LOADING AREA

Table 1-C. Required Loading Area

Use	Loading Berths	Distance from Nearest Residential Use (feet)
Hospitals	One berth for 200 beds or less. Two berths for 200 to 500 beds. Three berths for 500 beds or more.	150
Auditorium, hotel, sports arena, or similar use	One berth for over 10,000 square feet but less than 40,000 square feet of gross floor area, plus one berth for each 60,000 square feet over 40,000 square feet of gross floor area.	100
Office building	One berth for over 25,000 square feet but less than 100,000 square feet of gross floor area. Two berths for over 100,000 square feet but less than 350,000 square feet of gross floor area. For every 200,000 square feet of gross floor area over 350,000, one additional space is required.	100
Retail stores and shopping centers	One berth for 10,000 to 25,000 square feet of gross floor area, plus one berth for each 50,000 square feet of gross floor area over 25,000 square feet, up to 225,000 square gross floor area, plus one berth for each 100,000 square feet over 225,000 square feet of gross floor area.	150
Industrial park, wholesale, warehouse, distributor storage, packaging, lumberyard or other similar commercial and industrial uses	One berth for up to 40,000 square feet of gross floor area, plus one berth for over 40,000 square feet but less than 100,000 square feet of gross floor area, plus one berth for each additional 100,000 square feet over 100,000 square feet of gross floor area.	150