



NOTICE OF AGENDA
PUBLIC MEETING/WORK SESSION
Twin Falls City Planning & Zoning Commission
Wednesday, February 5, 2014 12:00PM
Council Chambers Overflow
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Chuck Sharp Jolinda Tatum
Chairman

AREA OF IMPACT:

Lee DeVore Steve Woods

Vice-Chairman

CITY COUNCIL LIAISON:

Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. DISCUSSION ITEMS FROM THE COMMUNITY DEVELOPMENT STAFF AND/OR THE PLANNING & ZONING COMMISSION:

1. Review proposed code amendment items update
2. Identify upcoming P&Z agenda items.
3. General Commission training

III. UPCOMING PUBLIC MEETINGS (held at the City Council Chambers unless otherwise posted):

1. Public Hearing – Tuesday, February 11, 2014

IV. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanches al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's presentation should include the following:**
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.
4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. **Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed.** Legal or procedural questions may be directed to the City Attorney.

**** Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Chairman.**

10-6-1: PUD, PLANNED UNIT DEVELOPMENTS:

10-6-1.1: PURPOSE:

A Planned Unit Development (PUD) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. A PUD granting ordinance is intended to accomplish some, or all of the following:

- (A) Foster and promote a variety of appropriate land-use combinations in the development pattern;
- (B) Encourage developers to use a creative approach in land development;
- (C) Retain and conserve natural land and topographic features;
- (D) Promote greater use of streetscape and pedestrian oriented aesthetics;
- (E) Promote the creation and efficient use of open spaces;
- (F) Create flexibility and variety in the location of improvements on lots;
- (G) Provide flexibility in development standards to facilitate creative land development concepts.

10-6-1.2: UNDERLYING ZONING DISTRICT:

Each PUD shall designate one or more underlying zoning districts that comply with the Comprehensive Plan. A PUD's underlying zoning district(s) shall be stated in the granting ordinance.

10-6-1.3: USE REGULATIONS:

Land uses in a PUD shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the PUD granting ordinance.

10-6-1.4: PUD STANDARDS:

The following property development standards shall apply to all land and buildings in a PUD:

- (A) Development requirements for each PUD shall be set forth in the granting ordinance and may include, but not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, architectural standards, project phasing or scheduling, management associations, and other requirements as the Planning & Zoning Commission and/or the City Council may deem appropriate.
- (B) The PUD shall conform to all sections of City Code Title 10 unless specifically addressed in the granting ordinance. All applications to the City shall list all requested variations from the standard requirements. Applications without this list may be considered incomplete.
- (C) The minimum PUD shall be two (2) acres unless the Planning & Zoning Commission recommends and the City Council finds that property of less than two (2) acres is suitable as a PUD by virtue of:
 - 1. Unique character; or
 - 2. In-fill development; or
 - ~~23.~~ Topography or landscaping features; or

34. Qualifying as an isolated problem area.

10-6-1.5: PUD CONCEPTUAL DEVELOPMENT PLAN:

A PUD shall include a Conceptual Development Plan that illustrates the standards contained therein. This plan shall be submitted by the applicant at the time of the PUD zoning request. The plan shall show the applicant's intent for the use(s) of the land within the proposed PUD in a graphic manner and supported by written documentation of proposals and standards for development. Dependent on the nature of the PUD request, this plan may be submitted as a residential plan, non-residential plan, or a mixed-use combination plan. For a mixed-use development, the plan shall comply with requirements for both the residential and non-residential plans.

- (A) **Residential Conceptual Development Plan** - A Conceptual Development Plan for residential land use shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. The plan may include, but is not limited to, the proposed general land use, streets, thoroughfares, storm drainage, and preliminary lot arrangements. The applicant shall submit text material to further explain the characteristics of the plan, which may include, but shall be not limited to, access, density, building height, screening, landscaped areas, project scheduling, parks and open space, and other pertinent development data. The applicant may also submit renderings or elevations to illustrate proposed architectural standards or requirements.
- (B) **Non-Residential Conceptual Development Plan** - A Conceptual Development Plan for non-residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. The applicant shall also submit text material to further explain the characteristics of the plan. The plan and text material may include, but is not limited to, the types of use(s), topography and boundary of PUD area, the size, type and location of buildings and building sites, proposed ingress and egress, physical features of the site, existing streets, storm water management, alleys and easements, location of future public facilities, building height and location, parking, landscaping, screening, project scheduling and other information to adequately describe the proposed development and to provide data for approval that is to be used in preparing the final development plan(s). The applicant may also submit renderings or elevations to illustrate proposed architectural standards or requirements.

10-6-1.6: CONFORMANCE TO THE CONCEPTUAL DEVELOPMENT PLAN:

Final development plans, including plats and/or site plans, submitted for the development of the PUD shall conform to the approved Conceptual Development Plan. Details on the Final Development Plans that differ from the Conceptual Development Plan may be approved by the Administrator, or designated City Official without public hearing.

If it is determined that the proposed change(s) violates one (1) or more of the following criteria, the PUD granting ordinance shall be adequately amended, using the PUD approval process contained herein, prior to approval of the Final Development Plan(s)

- (A) the basic relationship of the proposed development to adjacent property,
- (B) the permitted uses,
- (C) increase in density,
- (D) increase in building height,
- (E) increase in building coverage of the site,
- (F) reduction in the off-street parking ratio,
- (G) reducing the building setbacks provided at the boundary of the site, ~~or~~
- (H) significantly alter any open space plans, or

- (l) Significantly alter the overall design theme, major architectural elements, or building materials.

10-6-1.7: PROCEDURE:

- (A) Any applicant requesting approval of a PUD shall schedule a pre-submittal meeting with the Administrator, or his/her designee.
- (B) The procedure for establishing a PUD shall follow the procedure for zoning amendments as set forth in City Code 10-14 with the following addition. The Planning & Zoning Commission shall complete a preliminary review of the proposed Conceptual Development Plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.
- (C) Each PUD granting ordinance shall include the following:
 - 1. A statement as to the purpose and intent of the PUD.
 - 2. A legal description of the PUD boundary, including legal descriptions of each underlying zoning district, if multiple base districts are included.
 - 3. The PUD development standards.
 - 4. A Conceptual Development Plan.
 - 5. A development schedule for the PUD. If no development has occurred in the PUD within the time identified, the Planning & Zoning Commission and City Council may review the original PUD development standards and Conceptual Development Plan to ensure their continued validity. If the City determines the concept is no longer valid, then:
 - a. The City may initiate a process to change the zoning classification, or
 - b. New PUD development standards and/or a new Conceptual Development Plan may be required to be approved prior to the City issuing a building permit for any portion of the PUD.
- (D) Approval of a PUD shall be based on the following standards:
 - 1. The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
 - 2. Any variation from the underlying zoning district requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
 - 3. The underlying zoning district and the Conceptual Development Plan shall conform to the Comprehensive Plan.
 - 4. Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development.

Chapter 10 OFF - STREET PARKING AND LOADING

10-10-1 PURPOSE

To secure safety from fire, panic, and other dangers; to lessen congestion on public streets; to facilitate the adequate provisions of transportation; to conserve the value of buildings; and to encourage the most appropriate use of land. Minimum off-street parking and loading shall be provided as set forth in the following schedules and provisions.

10-10-2 RESIDENTIAL PARKING PROVISIONS

- (A) Required parking shall be provided on the same lot as the use it is to serve.
- (B) All required parking spaces shall be concrete, asphalt, or other material approved by the City Engineer prior to construction.
- (C) No required parking space, shall be used for the storage of any vehicle of one and one half (1.5) ton capacity or more, nor a vehicle which has an overall length of more than twenty two feet (22'), nor a trailer of more than one-half (1.5) ton capacity, except while engaging in the actual loading or unloading of passengers or property.
- (D) Direct private residential driveway access to arterial streets creates a traffic hazard. No development plan or plat creating lots which require direct residential driveway access to an arterial street (as shown in current Master Transportation Plan) shall be approved.
- (E) When a property abuts a residential and collector/arterial, the driveway shall be located on the residential street.

10-10-3 NON-RESIDENTIAL & MULTIFAMILY PARKING PROVISIONS

- (A) To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties.
- (B) All required parking spaces shall be constructed from asphalt, paved concrete, or another similar surface approved by the City Engineer, or designated official, prior to construction. Parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Non-permanent markings, such as paint, shall be regularly maintained to ensure continuous identification.
- (C) All parking and loading spaces and vehicle sales areas on private property shall have a curb or vehicle stopping device for spaces adjacent to required landscaped areas, public right-of-way line, public sidewalk, or other accessible path, to prevent any parked vehicle from overhanging into these areas. Parking shall not be permitted to encroach upon the public right-of-way in any case. All vehicle maneuvering shall take place on-site. No public right-of-way shall be used for backing or maneuvering into or out of a parking space, except as provided in the Downtown Parking Overlay Districts.
- (D) Required parking and loading spaces shall be used only for these respective purposes and not for the storage or permanent display of boats, trailers, campers, motor vehicles or other goods, materials, products for sale.
- (E) Refuse storage facilities placed in a parking lot shall not be located in a designated parking or loading space. Each refuse facility shall be located so as to facilitate pickup by refuse collection agencies and shall be screened according to provisions in this Title.
- (F) Handicap parking space(s) shall conform to the current ADA Standards for Accessible Design as amended.

10-10-4 MIXED USE OR JOINT USE PARKING PROVISIONS

- (A) Mixed Uses: Total requirements for off-street parking spaces shall be the sum of the requirements for various uses.
- (B) Joint Uses: The joint use of off-street parking facilities is allowed provided:
 - 1. The applicant shows that there is no substantial conflict in the principal operating hours of the building, structure or use for which the joint use of parking facilities is proposed;
 - 2. The parking facility for such proposed joint use is not further than three hundred fifty feet (350') for customers and five hundred feet (500') for employees from the building, structure or use which is being required to provide off-street parking; and
 - 3. The parties concerned in the joint use of off street parking facilities shall submit a written agreement in a form to be recorded for such joint use, approved by the city attorney as to form and content, and such agreement, when approved as conforming to the provisions of this chapter, shall be recorded in the office of the county recorder and shall be filed with the application for a building permit or Certificate of Occupancy (CoO); whichever occurs first.
- (C) Up to fifty (50) percent of the parking spaces required for a theater or other place of evening entertainment (after 6:00 P.M.), or for a church, may be provided and used jointly by banks, offices, and similar uses not normally occupied during evening hours if specifically approved by the Zoning Administrator. Approval may be reviewed upon the determination that a change of use has occurred.

10-10-5 PARKING ACCESS & LAYOUT DRAWING - ALL DISTRICTS & SUB-DISTRICTS

- (A) In all Districts building plans shall provide for entrance/exit drive(s) appropriately designed and located to minimize traffic congestion or conflict within the site and with adjoining public streets as approved by the City Engineer or designated representative.
 - 1. Where projected volumes of traffic entering or leaving the developments is likely to interfere with the projected peak traffic flow volumes on adjoining streets, additional right-of-way and paving in the form of a deceleration lane or turn lane may be required to be furnished by the land owner in order to reduce such interference. Projections of traffic shall be based on analysis performed by the City Engineer or designated official.
 - 2. Additional right-of-way or paving requirements may be reviewed and determined during the platting and/or development process.
- (B) Backing a vehicle from an off street parking space directly into a public traffic way creates a traffic hazard. Parking layouts requiring this maneuver shall not be approved by the city engineer except for residential uses exiting onto a local traffic way of low traffic volume. (Ord. 2124, 10-15-1984)
- (C) Whenever off street parking is required by this code a parking layout drawing shall be submitted to and approved by the city engineer. The layout shall show a sketch of all parking spaces, access aisles, entrances to the site and exits from the site drawn to scale and the dimensions of each item shown and shall indicate all information necessary to determine the employee and customer parking requirements. The entrances to and/or exits from the parking site shall conform to the requirements of this code for driveway approaches. Parking spaces shall have a minimum size of nine feet by twenty feet (9' x 20'), or if parallel to the access aisle, nine feet by twenty three feet (9' x 23'). (Ord. 2710, 12-3-2001)

10-10-6 PARKING REQUIREMENTS BASED ON USE

In all Zoning Districts and Sub-Districts, at the time any building or structure is constructed, structurally altered, enlarged or increased capacity, or when the use of a building or structure is changed; parking spaces shall be provided in accordance with the following requirements:

ASSEMBLY and EDUCATION
<ul style="list-style-type: none"> • Assembly, Convention, Exhibition or Reception Hall Without Fixed Seats: One (1) parking space for each two hundred (200) square feet of floor area.
<ul style="list-style-type: none"> • Church, rectory, or other place of worship: One (1) parking space for each three (3) fixed seats, or six (6) feet of bench, in all areas that may be simultaneously used for assembly. Where there is no fixed seating or a combination of assembly areas with and without fixed seating, one (1) parking space shall be provided for each thirty five (35) square feet of assembly space.
<ul style="list-style-type: none"> • College or University: One (1) space per four (4) students at maximum capacity.
<ul style="list-style-type: none"> • Community Center, Library, Museum, or Art Gallery: Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the floor area and additional parking provided on the basis of one (1) space for each four (4) seats contained therein.
<ul style="list-style-type: none"> • Kindergartens, day schools, and similar child training and care establishments: one and one half (1.5) space per employee anticipated at full capacity plus one (1) paved off-street loading and unloading space.
<ul style="list-style-type: none"> • Recreation Center: One (1) space per one hundred (100) square feet floor area.
<ul style="list-style-type: none"> • School; Elementary, Secondary, or Middle: Two (2) parking spaces per classroom.
<ul style="list-style-type: none"> • School; High School: One (1) space per four (4) people calculated at maximum capacity.
<ul style="list-style-type: none"> • Theater, Sports Arena, Stadium, Gymnasium or Auditorium (except school): One (1) parking space for each three (3) seats or six (6) feet of bench seating.
HEALTH SERVICES
<ul style="list-style-type: none"> • Assisted Living, Nursing Home and Retirement Facilities: One (1) space per two (2) certified beds or two (2) units, whichever is greater.
<ul style="list-style-type: none"> • Hospital: One (1) space per employee on the largest shift, plus one and one-half (1.5) spaces per each bed or examination room, whichever is applicable.
<ul style="list-style-type: none"> • Medical or Dental Office: One (1) space per two hundred and fifty (250) square feet of floor area. Facilities over twenty thousand (20,000) square feet shall use the parking standards set forth for hospitals.
RESIDENTIAL
<ul style="list-style-type: none"> • Dwellings, Single Family and Duplex: Two (2) spaces for each dwelling unit.

<ul style="list-style-type: none"> • Dwellings, Multifamily: Two (2) spaces for units containing one (1) and two (2) bedrooms, each additional bedroom requires one half (0.5) additional space.
RETAIL , COMMERCIAL, INDUSTRIAL
<ul style="list-style-type: none"> • Bank, Savings and Loan, or similar institution: One (1) space per three hundred fifty (350) square feet of gross floor area.
<ul style="list-style-type: none"> • Bar or Club: One (1) parking space for each seventy five (75) square feet of gross floor area.
<ul style="list-style-type: none"> • Beauty Salon: See Personal Service Establishment
<ul style="list-style-type: none"> • Bed and Breakfast facility: One (1) space per guest room in addition to the requirements for a normal residential use.
<ul style="list-style-type: none"> • Bowling alley: Three (3) parking spaces for each alley or lane.
<ul style="list-style-type: none"> • Business or Professional Office (general): One (1) space per two hundred and fifty (250) square feet of gross floor area except as otherwise specified herein.
<ul style="list-style-type: none"> • Commercial Amusement: One (1) space per three (3) guests at maximum designed capacity.
<ul style="list-style-type: none"> • Country Club or Private Golf Club: One (1) parking space for each one hundred fifty (150) square feet of floor area or for every five (5) members, whichever is greater.
<ul style="list-style-type: none"> • Flea Market: One (1) space for each five hundred (500) square feet of site area.
<ul style="list-style-type: none"> • Fraternity, Sorority, or Dormitory: One (1) parking space for each two (2) beds on campus; one and one-half (1.5) spaces for each two (2) beds in off campus projects.
<ul style="list-style-type: none"> • Furniture or Appliance Store, Hardware Store, Wholesale Establishments, Machinery or Equipment Sales and Service, Clothing or Shoe Repair or Service: Two (2) parking spaces, plus one (1) additional parking space for each three hundred (300) square feet of floor area over one thousand (1,000).
<ul style="list-style-type: none"> • Gas Station: See Re-Fueling Station
<ul style="list-style-type: none"> • Golf Course: Five (5) parking spaces per hole.
<ul style="list-style-type: none"> • Health Club or Exercise Gym: One (1) parking space per two hundred fifty (250) square feet of exercise area.
<ul style="list-style-type: none"> • Hotel: One (1) parking space for each sleeping room or suite plus one (1) space for each two hundred (200) square feet of commercial floor area contained therein.
<ul style="list-style-type: none"> • Lodge or Fraternal Organization: One (1) space per two hundred (200) square feet floor area.
<ul style="list-style-type: none"> • Manufacturing or Industrial Establishment, Research or Testing Laboratory, Creamery, Bottling Plant, Warehouse, Printing or Plumbing Shop, or Similar Establishment: One (1) parking space for each employee on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one (1) parking space for each one thousand two hundred fifty (1,250) square feet of floor area.

<ul style="list-style-type: none"> • Mini-Warehouse: Four (4) spaces per complex plus (1) one additional space per three hundred (300) square feet of rental office.
<ul style="list-style-type: none"> • Mobile Home Park: Two (2) spaces for each mobile home plus additional spaces as required herein for accessory uses.
<ul style="list-style-type: none"> • Mortuary or Funeral Home: One (1) parking space for each fifty (50) square feet of floor space in parlors or individual funeral service rooms.
<ul style="list-style-type: none"> • Motel: One (1) parking space for each sleeping room or suite plus one (1) additional space for each two hundred (200) square feet of commercial floor area contained therein.
<ul style="list-style-type: none"> • Motor Vehicle Service and Repair: Three (3) parking spaces PLUS one and one half (1.5) parking spaces per service bay. <i>Adequate storage space for over-night stay of vehicles also required where applicable. Adequate stacking lanes also required where applicable.</i>
<ul style="list-style-type: none"> • Motor-Vehicle Salesroom and Used Car Lots: One (1) parking space for each five hundred (500) square feet of the structure. These required spaces may not be used to store or display automobiles for sale.
<ul style="list-style-type: none"> • Motor Vehicle Wash Station (Car Wash Self-Serve): One (1) parking space per five hundred (500) square feet of gross floor area.
<ul style="list-style-type: none"> • Office: See Business and Professional Office.
<ul style="list-style-type: none"> • Personal Service Establishment, Except as Otherwise Specified Herein: One (1) space per two hundred fifty (250) square feet of gross floor area.
<ul style="list-style-type: none"> • Re-Fueling Station: One (1) space per two hundred fifty (250) square feet of gross floor area. Adequate space shall be provided for waiting, stacking, and maneuvering automobiles for refueling.
<ul style="list-style-type: none"> • Retail Store: One (1) space per two hundred fifty (250) square feet of gross floor area.
<ul style="list-style-type: none"> • Restaurant, Cafe or Similar Dining Establishment: One (1) parking space for each seventy five (75) square feet of gross floor area for standalone buildings without a drive-through, and One (1) parking space for each one hundred (100) square feet of gross floor area for restaurants located within a multi-tenant building and for standalone buildings with a drive-through. <i>Outdoor seating/dining areas will be included in gross floor area calculations.</i>
<ul style="list-style-type: none"> • Rooming or Boarding House: One (1) parking space for each sleeping room.
<ul style="list-style-type: none"> • Truck stops: One (1) truck parking space for each ten thousand (10,000) square feet of site area, plus one (1) vehicle parking space per two hundred (200) square feet of building area.
<ul style="list-style-type: none"> • Warehouse, Wholesale, Mini-Manufacturing and Other Industrial Type Uses: One (1) space per one thousand (1,000) square feet of gross floor area, or one (1) space per maximum number of employees on a shift, whichever is less.

10-10-7 BICYCLE PARKING EXCHANGE

At the owner's discretion, a maximum of one (1) Required Parking Space may be exchanged for ten (10) bicycle spaces. Bicycle Spaces shall be located on a bike rack furnished by the owner.

10-10-8 RULES FOR COMPUTING NUMBER OF PARKING SPACES

In computing the number of parking spaces required for each of the above uses, the following rules shall govern:

- (A) "Floor Area" shall mean the gross floor area of the specific use.
- (B) Where fractional spaces result, the parking spaces required shall be constructed to be the next whole number.
- (C) The parking space requirements for a use not specifically mentioned herein shall be the same as required for a use of similar nature, as determined by the Zoning Administrator.
- (D) Add something here about flexibility for buildings transitioning from residential use to non-residential use. Maybe reference Office Overlay and Residential Business districts? Maybe flexibility is approved by P&Z with a Site Plan approval?

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10-10-9 LOCATION OF PARKING SPACES

All required parking spaces shall be located on the same lot as the building or use requiring said spaces when at all possible. Exceptions to this requirement are as follows:

- (A) The required off-street parking location shall not be located more than the following distances, measured along the sidewalk or a walkway available for public use, from the primary entrance of the premises to the nearest entrance of the parking lot:
 1. Customer Parking for retail or commercial businesses, as well as medical-dental clinics, churches, restaurants, bars, entertainment facilities and residential uses - three hundred fifty feet (350').
 2. Employee parking - five hundred feet (500').

10-10-10 LOADING SPACE & STACKING REQUIREMENTS

(A) All non-residential uses having ten thousand (10,000) square feet or more of gross floor area shall provide and maintain an area for the loading and unloading of merchandise and goods, in accordance with this code and the following requirements:

1. Retail, commercial and industrial uses with building sizes of ten thousand (10,000) to fifty thousand (50,000) square feet of floor area will provide one (1) loading space minimum. Uses with building sizes fifty thousand (50,000) to one hundred-thousand (100,000) square feet of floor area will provide two (2) loading spaces minimum. Buildings over one hundred-thousand (100,000) square feet of floor area will provide two (2) loading spaces minimum, plus one additional space for each one hundred-thousand (100,000) square feet of floor area.
2. All hotels, office buildings, restaurants and similar establishments shall have at least one (1) space per one hundred fifty thousand (150,000) square feet of gross floor area up to three hundred thousand (300,000) square feet of gross floor area or fraction thereof.
3. A loading space shall consist of an unobstructed minimum area of twelve (12) feet wide, forty (40) feet long and fourteen (14) feet tall.
4. All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks. Each site shall provide a designated maneuvering area for trucks.

(B) Stacking spaces provide the ability for vehicles to queue on site prior to receiving a service. A stacking space shall be a minimum of nine (9) feet wide and twenty (20) feet long and shall not be located within or interfere with any other circulation driveway, parking space, or maneuvering aisle. Unless otherwise specified, stacking spaces shall be

provided behind the vehicle bay door, middle of the service window, or middle of the service island, whichever is applicable. In all Zoning Districts, at the time any building or structure is erected or altered, stacking spaces shall be provided in the number and manner set forth in the following list of property uses:

- **Automated Teller Machine (ATM):** Three (3) stacking spaces.
- **Automobile Oil Change and Similar Establishments:** Three (3) stacking spaces per bay.
- **Car Wash (Full Service):** Five (5) stacking spaces per bay.
- **Car Wash (Self Service - Automated):** Three (3) stacking spaces per bay.
- **Car Wash (Self Service - Open Bay):** Two (2) stacking spaces per bay.
- **Dry Cleaning, Pharmacy, or Other Retail Establishments with a Drive-thru:** Three (3) stacking spaces from first service window.
- **Financial Institution:** Three (3) stacking spaces per window or service lane.
- **Restaurant with Drive-thru:** Five (5) stacking spaces from first window, order board, or other stopping point.

A single stacking space shall be provided after the final window, order board, or stopping points, to allow vehicles to pull clear of the transaction area prior to entering an intersecting on-site driveway or maneuvering aisle. Buildings and other structures shall be setback a minimum of ten (10) feet from the back of the curb of the intersecting driveway or maneuvering aisle to provide adequate visibility and to allow vehicles to safely exit drive-thru lanes and escape lanes prior to merging into intersecting driveways or maneuvering aisles.

An escape lane shall be provided for any use containing a drive-thru facility. An escape lane shall be nine (9) feet wide and shall provide access around the drive-thru facility. An escape lane may be part of a circulation aisle.

10-10-11 MINIMUM STANDARDS FOR PARKING LOT DESIGN

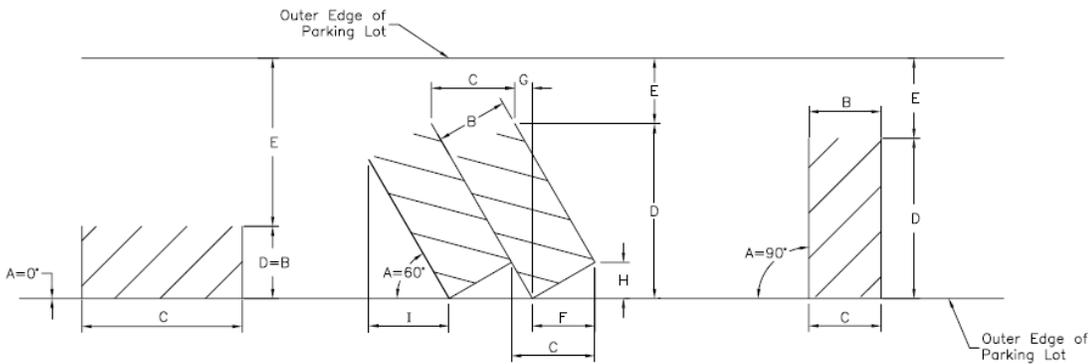
(A) Design Standards Table and Exhibit

A Parking Angle	B Stall Width	C Curb length	D Stall Depth	E Driveway Width		F Curb Length	G Curb Length	H Curb Length	I Curb Length
				1-Way	2-Way				
0°	9' - 0"	23' - 0"	9' - 0"	12' - 0"	24' - 0"	0' - 0"	20' - 0"	9' - 0"	20' - 0"
20°	9' - 0"	26' - 4"	15' - 3"	11' - 0"	24' - 0"	3' - 1"	15' - 8"	8' - 5"	18' - 10"
30°	9' - 0"	18' - 0"	17' - 9"	11' - 0"	24' - 0"	4' - 6"	12' - 10"	7' - 10"	17' - 4"
40°	9' - 0"	14' - 0"	19' - 9"	12' - 0"	24' - 0"	5' - 9"	9' - 6"	6' - 11"	15' - 4"
45°	9' - 0"	12' - 9"	20' - 6"	13' - 0"	24' - 0"	6' - 4"	7' - 9"	6' - 4"	14' - 2"
50°	9' - 0"	11' - 9"	21' - 1"	14' - 0"	24' - 0"	6' - 11"	6' - 0"	5' - 9"	12' - 10"
60°	9' - 0"	10' - 5"	21' - 10"	16' - 0"	24' - 0"	7' - 10"	2' - 2"	4' - 6"	10' - 0"
70°	9' - 0"	9' - 8"	21' - 10"	18' - 0"	24' - 0"	8' - 5"	1' - 7"	3' - 1"	6' - 10"
80°	9' - 0"	9' - 2"	21' - 4"	20' - 0"	24' - 0"	8' - 10"	5' - 5"	1' - 7"	3' - 6"
90°	9' - 0"	9' - 0"	20' - 0"	24' - 0"	24' - 0"	9' - 0"	9' - 0"	0' - 0"	0' - 0"

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(B) Interior Landscaping Requirements: Any non-residential parking area that contains twenty (20) or more parking spaces shall provide interior parking lot landscaping, **in addition to other required landscaping**, as follows:

1. Where an existing parking lot area is altered or expanded to increase the number of spaces to twenty (20) or more, interior landscaping shall be provided on the new portion of the lot in accordance with this Section.
2. Landscaped islands shall be located at the terminus of all parking rows, and no more than fifteen (15) parking spaces are permitted in a continuous row without being interrupted by a landscaped island.
3. Required terminus landscaped islands shall be a minimum eight (8) feet wide and no less than fifteen (15) feet long adjacent to the neighboring space, and shall contain at least one (1) tree, **size appropriate for region**.
4. Subject to approval by the Zoning Administrator, islands may be grouped.
5. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be placed closer than four (4) feet from the trunk of a tree unless an **approved root barrier** is utilized.

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10-10-12: REGULATIONS FOR PARKING OVERLAY DISTRICTS:

The purpose of the parking overlay districts is established to accommodate the need for off-street parking ratio alternatives in accordance with traffic patterns, ultimate densities and coordinated use of lands within the City. It is intended that the respective districts with which the parking district is combined shall have requirements particular to the land and uses which warrant off-street parking variables to be applied.

The following regulations of this Chapter shall apply to all land classified as a "Parking District" (P). All uses are permitted in the respective district with which the P District is combined, subject to the provisions of those districts. If any of the regulations specified in this Section differ from corresponding regulations specified for a district with which the P District is combined, then the regulations of this District shall govern. (Ord. 2124, 10-15-1984)

(A) Parking District 1:

1. The boundary of the P1 District is defined as illustrated on the current Zoning District Map.
2. No off-street parking is required within the P1 District as designated for outright permitted uses, but may be required through the special use permit required by the Commission or Council. This provision does not exempt any use from the requirements for off-street loading. (Ord. 2620, 8-2-1999)

(B) Parking District 2:

1. The boundary of the P2 District is defined as illustrated on the current Zoning District Map.
2. The off-street parking requirement in the P2 District is thirty percent (30%) less than that required outside of the P Districts except that household dwellings of less than five (5) units shall provide two (2) spaces per unit. This provision does not exempt any use from the full requirements for off-street loading.

(C) Parking District 3:

1. The boundary of the P3 District is defined as illustrated on the current Zoning District Map.
2. Due to the desire of the City to retain the character of the P3 District special consideration may be given on a case-by-case basis to the parking requirements, if the standard requirements cannot be applied. Examples of special consideration may be a variance, leased parking, and remote parking.

10-4-8.3: PROPERTY DEVELOPMENT STANDARDS:

The following property development standards shall apply to all land and buildings in the C1 district:

(C) Building Height: No building shall exceed ~~fifty thirty five~~ feet (35') in height except as provided by section [10-7-3](#) of this title. (Ord. 2526, 5-20-1996)

(D) Yards: Front yards shall conform to the following standards, or section [10-7-6](#) of this title, whichever is greater: (Ord. 2773, 12-15-2003)

1. Commercial Uses And Residential Uses With Five Or More Units Per Building: No property line setbacks are required on side yard or rear yard when adjacent to existing commercial uses, existing residential uses with five or more units per building, vacant property that is zoned for non-residential development, or vacant property that is designated on the future land use plan for non-residential development. A property line setback of twenty five (25) feet shall be maintained on the side yard and rear yard for buildings adjacent to existing residential uses with four or fewer units per building, vacant property that is zoned for residential development or vacant property that is designated on the future land use plan for residential development.

A setback of thirty five feet (35') shall be maintained on major arterials and fifteen feet (15') on all other streets. In developed areas which have building lines already established, this requirement may be reviewed and adjusted by the commission, subject to the following exceptions:

A gasoline service station pump island, including cashier's booth, and canopy setback may be less than the required thirty five feet (35') property line setback on arterial streets, providing the property line setback is not less than thirty feet (30') for a pump island nor less than twenty feet (20') for the outer edge of a canopy. Gasoline service station pump islands, including cashier's booths, and canopies, shall not be used to adjust setbacks in developed areas which have building lines already established.

Outdoor or patio seating, including associated canopies or coverings, at a food service establishment providing the outdoor seating area including any canopies or coverings does not exceed a property line setback of twenty feet (20') or the minimum required arterial landscaping is provided, whichever is greater. Any outdoor or patio seating area proposed within a required setback must be approved by the planning and zoning commission. (Ord. 2981, 12-7-2009)

10-7-3: ADDITIONAL HEIGHT IN CB, C1, M1 AND M2 ZONING DISTRICTS AND SUBDISTRICTS:

The council may allow greater than standard building heights with or without extra setback requirements, in the CB, C1, OT, M1 and M2 zoning districts and subdistricts, ~~providing all floors have a fire sprinkler system approved by the fire chief and city engineer. The requirement for a fire sprinkler system may be waived by the council, based on recommendations from the fire chief, for a building which is accessory to a farming use and not intended for human occupancy providing the property owner releases the city from all fire protection responsibility and liability.~~