

ARTICLE VII

OFF-STREET PARKING AND LOADING

PART 1. OFF-STREET PARKING

7-101. Applicability. In any zoning district, all structures built and all uses established hereafter shall provide accessory off-street parking in accordance with the following regulations. When an existing structure or use is expanded, accessory off-street parking shall be provided in accordance with the following regulations for the total area or capacity of the whole structure or use as enlarged. All parking spaces and lots, including those that are principal uses rather than accessory uses, shall comply with the standards established in the following regulations.

7-102. General Provisions.

(A) UTILIZATION. Required accessory off-street parking facilities provided for the uses hereinafter listed shall be for the parking of motor vehicles, in operating condition, of patrons, occupants, or employees of such uses.

(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) FRONT YARD RESTRICTIONS.

(1) No off-street parking spaces open to the sky shall be located on any required front yard except as set forth in paragraphs (2) and (3) below, or as permitted in Sections 4-302(E)(1) or 4-305(E)(1). A front yard which is paved shall not be accessible to motor vehicles with the exception of the driveway area. The area devoted to driveway purposes shall not be considered in determining whether off-street parking requirements have been met except for residential structures containing no more than two (2) dwelling units. Enclosed buildings and carports containing off-street parking shall be subject to the yard requirements applicable in the district in which located.

(2) For residential uses in residential districts there shall be no parking spaces, nor any parking, permitted between the front lot line and a line parallel to the front lot line drawn through a point which is on the side of the principal structure furthest from the front lot line, extending to the edge of the zoning lot, yet still facing the front lot line. Provided, however, that parking is permitted on a driveway for residential structures containing no more than two (2) dwelling units. Parking and driveways associated with property located in an Overlay District

or a Planned Unit Development District shall conform to the applicable driveway and parking standards established by such districts.

- (3) Maximum Driveway Widths. Maximum driveway widths for residential structures containing no more than two (2) dwelling units shall be limited to the following for that portion of the driveway located in the area between the two parallel lines described in paragraph 2 above:
- (a) Residential structures with front-loaded attached garage/carport:
 - i. One-car wide garage/carport: twenty-four (24) feet wide.
 - ii. Two-car wide garage/carport: twenty-four (24) feet wide.
 - iii. Three or more-car wide garage/carport: thirty-six (36) feet wide.
 - (b) Residential structures with detached garage/carport, or rear-loaded garage/carport, regardless of width: twenty-four (24) feet wide.
 - (c) Residential structures with no garage or carport: twenty-four (24) feet wide.
 - (d) Side-loaded garages or carports with the vehicle bays opening generally perpendicular to the front property line:
 - i. Twenty-four (24) feet wide between the front property line and the front façade of the garage or carport.
 - ii. Forty (40) feet wide starting behind the front façade of the house at a point that is closest to the driveway (See Figure. VII.1 for intent of regulation).

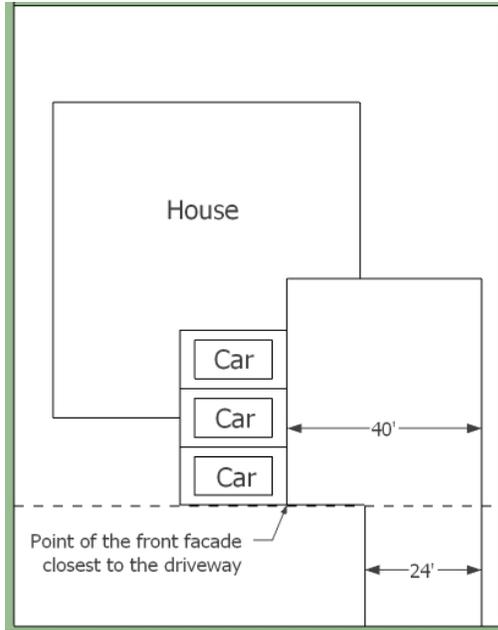


Figure VII.1

- (e) Driveways may only exceed the above maximum widths, provided at least seventy-five percent (75%) of the area located between the two lines described in paragraph 2 above, excluding the principal structure, is maintained as landscaped open space (See Figure VII.2 for intent of regulation).

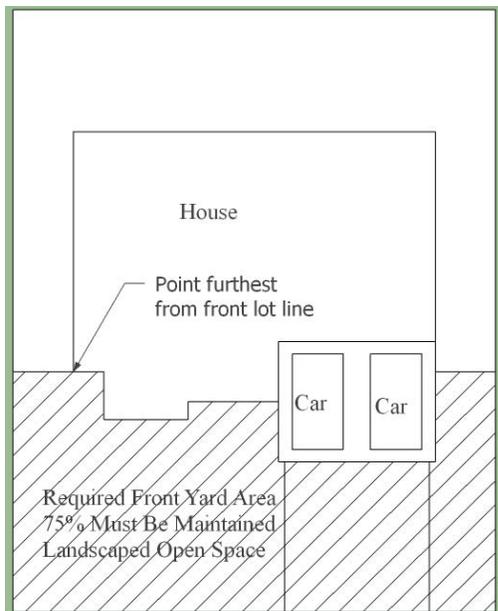


Figure VII.2

- (4) Residential structures containing no more than one dwelling unit shall be limited to one curb cut per street frontage, except circle drives with two (2) curb cuts are permitted on single-family lots provided:
 - (a) There is a minimum street frontage of 120 feet along the street in question; and,
 - (b) At least seventy-five percent (75%) of the area located between the two lines described in paragraph 2 above, excluding the principle structure, is maintained as landscaped open space (See Figure VII.2 for intent of regulation).
 - (5) For all nonresidential uses in residential districts there shall be no parking permitted in the required front yard and at least seventy-five percent (75%) of all area in the required yard must be maintained as landscaped open space.
 - (6) Notwithstanding the provisions of this section, in order to provide additional off-street parking to accommodate Kansas State University home football games, the City Manager, in his discretion, by Administrative Order, may designate areas within the City where the temporary parking of motor vehicles is permitted within the required front yard, and the other restricted areas as described in paragraph 2 above. The City Manager shall also be authorized to modify, amend or withdraw any such Administrative Order, by a subsequent Administrative Order. Any Administrative Order, permitting such temporary parking, shall identify the area, within which such temporary parking is permitted, and shall be limited to days of KSU home football games. The Administrative Order shall be filed with the City Clerk and the Zoning Administrator, and shall be open to inspection by the public. In addition, a copy of the Administrative Order shall be provided to the Director of the Riley County Police Department. Notice of issuance of the Administrative Order shall be published once in the official city newspaper before it becomes effective.
- (D) APPROVAL. No parking lot shall be constructed until the design has been submitted to and approved by the Zoning Administrator as being in compliance with these regulations. All documentation necessary for the approval of the design shall be submitted to the Community Development Department.

(E) DESIGN.

- (1) Configuration. All off-street parking spaces and parking lots shall comply with the minimum design standards as established by the City Engineer and which are available in the Community Development Department. These minimum design standards shall include but not be limited to curb length, stall depth, driveway width, island width, barriers, and ingress and egress.
- (2) Landscaping. For all uses in all districts, except for residential structures containing no more than two (2) dwelling units, there shall be landscaped open space within the perimeter of the parking area or areas in the minimum of five percent (5%) of the paved area used for parking including driveways. Landscaping shall be so located that no parking space is more than seventy (70) feet from a portion of the landscaped open space required by this section. One tree of at least two and one half (2 1/2) caliper in size shall be provided within each 5,000 square feet, or any fraction thereof exceeding 2,500 square feet, of parking area. Landscaping shall not block vision for any backing areas or turning areas in such a way as to create a hazard.
- (3) Surfacing.
 - (a) Except as set forth in (b) or (c), all off-street parking areas, parking spaces, travelways, driveways, ingress and egress shall be paved.
 - (b) Areas used for the storage of equipment or service vehicles used in connection with the operation of a business located on the premises, may be surfaced with gravel or grass which is maintained to eliminate blowing dust and erosion.
 - (c) Those residential land uses required to have six (6) or fewer parking spaces may construct such parking areas, parking spaces, travelways, driveways, ingress and egress of compacted gravel. However, paving shall be required for such purposes between the front property line and the setback of the principal structure, or twenty-five (25) feet, whichever is greater.
- (4) Drainage. Parking areas should be designed to promote efficient disposal of storm water. All storm water runoff to adjacent property shall, where possible, either flow into existing natural drainage ways or flow into guttering, storm drains, or drainage ways constructed for such runoff.
- (5) Screening. All open off-street parking areas containing more than six

- (6) parking spaces which are located within twenty-five (25) feet of adjacent property situated in a residential district, except for public rights-of-way, shall provide sight obscuring screening of not less than six (6) feet in height, between the parking area and the adjacent residential property.
- (6) Lighting. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and adjacent public rights-of-way in such a way so as not to interfere with the residential use or public right-of-way.
- (7) Vehicle Repair. No motor vehicle repair shall be permitted on any off-street parking area. However, routine maintenance and service that is customarily performed by a vehicle owner, such as changing oil, plugs, or tires, is not prohibited.
- (8) Computation. When calculating floor area for the purpose of determining off-street parking requirements, areas devoted to storage, hallways, stairwells, elevators, bathrooms, or mechanical rooms shall not be included. When determination of the number of off-street parking spaces required by these regulations results in a requirement of a fractional space, the fraction of one-half or less may be disregarded; and a fraction in excess of one-half shall be counted as one parking space.
- (9) Collective Provisions. Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so furnished is not less than the sum of the separate requirements for each such use, and provided that all regulations covering the location of accessory parking spaces in relation to the uses served are adhered to.
- (10) Location. All parking spaces that serve buildings or uses shall be located in the same zoning district and within 600 feet of the property that uses the parking spaces, except that required parking spaces accessory to uses specifically permitted in the "U", University District, (4-110(A)) and located within such district may be further than 600 feet from the property with which they are associated.
- (F) MAINTENANCE. The owner of property used for parking shall maintain such area in good condition, and shall maintain any required landscaping, and replace any plantings as necessary to cause it to continue to conform with required standards.
- 7-103. Required Spaces. Off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

- (A) Dwelling and Lodging Uses.
- (1) Hotels. At least two (2) parking spaces; plus one (1) parking space for each rental unit, plus such spaces as are required for restaurants, assembly rooms and affiliated facilities.
 - (2) Single-family and two-family dwellings: At least two (2) parking spaces for each dwelling unit.
 - (3) Multiple-family dwellings:
 - (a) One bedroom dwelling units: 2 parking spaces per unit.
 - (b) Two bedroom dwelling units: 3 parking spaces per unit.
 - (c) Three bedroom dwelling units: 3.5 parking spaces per unit.
 - (d) Four bedroom dwelling units: 4 parking spaces per unit.
 - (4) Dormitories, fraternities, and sororities: At least one (1) parking space for each occupant for the first twenty (20) occupants, or a total number of spaces equal to seventy-five percent (75%) of the total occupants, whichever is greater.
 - (5) Lodging/Boarding Houses: A minimum of two (2) parking spaces, plus one (1) parking space per sleeping room.
 - (6) Manufactured home parks: At least two (2) parking spaces for each manufactured home.
 - (7) Bed and Breakfast Home: A minimum of two (2) off-street parking spaces, plus one space for each guest room.
 - (8) Bed and Breakfast Inn: A minimum of (2) off-street parking spaces, plus one (1) off-street parking space per full time equivalent employee, plus one (1) space for each guest room, plus for accessory meeting space and catered functions, a minimum of one (1) off-street parking space for each three (3) persons, based on maximum design occupancy.
- (B) Commercial and Industrial Uses.
- (1) No accessory off-street parking facilities shall be required for any use in the C-4 District.
 - (2) No accessory off-street parking facilities shall be required for any use

in the C-3 District, except for businesses over 15,000 square feet of floor area and multiple-family residences.

- (3) All business and commercial establishments, except those specified hereinafter: At least one (1) parking space for each 200 sq.ft. of floor area.
- (4) Shopping Centers: At least five and one half (5.5) parking spaces for each 1000 sq.ft. of floor area.
- (5) Retail stores: At least one (1) parking space for each 250 sq.ft. of floor area.
- (6) Automobile service and/or repair: At least four (4) parking spaces plus two (2) parking spaces for each service bay. Service bays shall not be counted as required parking.
- (7) Banks and financial institutions: At least one (1) parking space for each 450 sq.ft. of floor area.
- (8) Business and professional offices: At least one (1) parking space for each 300 sq.ft. of floor area.
- (9) Dental clinics and medical clinics: At least five and one-half (5.5) parking spaces per 1000 sq. ft. of floor area.
- (10) Cartage, express, parcel delivery and freight terminal establishments: At least one (1) parking space for each 2,000 sq. ft. of floor space, and one (1) parking space for each fleet vehicle stored on the premises.
- (11) Establishments providing for the sale and consumption of food and/or beverages, and refreshments: At least one (1) parking space for each three (3) customers based upon the maximum design occupancy. In addition, there shall be one (1) parking space for each employee as related to the work shift when the maximum number of employees are present.
- (12) Furniture and/or appliance stores: At least one (1) parking space for each 1,000 sq. ft. of floor area.
- (13) New and used motor vehicle, manufactured home and recreational vehicle sales or rental: At least one (1) parking space for each 500 sq. ft. of floor area and one (1) parking space for each 3,000 sq. ft. of open sales lot.
- (14) Manufacturing, production, processing, assembly, disassembly,

- cleaning, servicing, testing or repairing of goods, materials, or products: At least two (2) parking spaces for each 1000 sq. ft. of floor area.
- (15) Automobile wrecking yards: At least one (1) parking space for each 3,500 sq.ft. of floor area, plus one (1) space for each 10,000 sq.ft. of storage area.
 - (16) Car washes: At least four (4) parking spaces for each bay in a self-service establishment, and at least three (3) parking spaces for each 20 linear feet in attendant-operated establishments.
 - (17) Bowling alleys: At least five (5) parking spaces for each alley.
 - (18) Theatres: At least one (1) parking space for each four (4) seats.
 - (19) Funeral homes and mortuaries: At least one (1) parking space for each four (4) persons, based upon the maximum design occupancy, and one (1) parking space for each fleet vehicle stored on the premises.
 - (20) Warehouse, storage, and wholesale establishments: At least one (1) parking space for each 2,000 sq.ft. of floor area.
- (C) Other Uses:
- (1) Secondary schools, public or private: At least one (1) parking space for each employee and one (1) for each five (5) students, based on the maximum number of students attending classes on the premises.
 - (2) Primary and intermediate schools, public or private: At least one (1) parking space for each employee.
 - (3) Trade and commercial schools: At least one (1) parking space for each three (3) students, and at least one (1) parking space for each full-time employee.
 - (4) Group day care centers and nursery schools: At least one (1) parking space for each employee and one (1) parking space for each five (5) children.
 - (5) Hospitals: At least one and one-half (1 1/2) parking spaces for each hospital bed.
 - (6) Nursing homes: One (1) parking space for each two (2) patients, plus one (1) parking space for each employee as related to the work shift when the maximum number of employees are present.

- (7) Churches, chapels, temples and synagogues: At least one (1) parking space for each four (4) fixed seats.
 - (8) Private clubs and lodges: At least one (1) parking space for each three (3) persons, based on the maximum design occupancy.
 - (9) Auditoriums, gymnasiums and other places of assembly with fixed seats: At least one (1) parking space for each four (4) seats.
 - (10) Auditoriums, gymnasiums and other places of assembly without fixed seats: At least one (1) parking space for each three (3) persons based upon the designated capacity.
 - (11) Parking spaces for other uses not listed above shall be provided in accordance with the determination of the Zoning Administrator with respect to the number of spaces that are required to serve employees and/or the visiting public at each such use.
- (D) PUD. Planned Unit Development Districts.
- (1) Parking requirements for Planned Unit Development Districts shall be determined utilizing the ratios described in this section. These requirements may be reduced by the Governing Body when it can be shown that a reduction would not inconvenience residents or create undue congestion in the area. These requirements may be increased by the Governing Body when it can be shown such increase is necessary to provide adequate parking.

PART 2. OFF-STREET LOADING

7-201. Applicability. All uses which provide off-street loading shall comply with the following provisions:

7-202. General Provisions.

- (A) Location. All loading spaces or berths shall be located on the same lot as the use served. All motor vehicle loading berths for the loading or unloading of materials which abut or are adjacent to a residential district shall be screened by sight obscuring screening of not less than six (6) feet nor more than eight (8) feet in height. No permitted or required loading space or berth shall be located within 40 feet of the nearest point of intersection of any two streets or highways. No loading space or berth shall be located in a required front yard, a vision clearance triangle, or in a manner that results in partially or wholly obstructing an alley or other public right-of-way, and any loading space or berth located in a required rear yard shall be open to the sky.

- (B) Access. Each required off-street loading space or berth shall be designed with appropriate means of vehicular access to a street, highway or alley in a manner which will least interfere with traffic movement.
- (C) Surfacing. All open off-street loading shall be graded and paved or otherwise improved with an all-weather, dustless material.
- (D) Repair and service. No motor vehicle repair work or service of any kind shall be permitted in conjunction with any off-street loading facilities.
- (E) Utilization. Space allocated for any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.