

ARTICLE 7 PARKING AND LOADING REGULATIONS

Section 200 Off-Street Parking and Loading Area Requirements.

Section 201 General Provisions

In all Districts, off-street parking facilities for the storage or parking of motor vehicles for use of occupants, employees and patrons of the buildings hereafter erected, altered or extended after the effective date of this Ordinance, shall be provided and maintained as herein prescribed.

201.01 In determining the number of parking spaces required, if such spaces result in fractional parts thereof, the number of said spaces required shall be construed to be the nearest whole number.

201.02 Whenever a use is increased in floor area, additional parking space shall be provided in the amounts hereafter specified for that use, if the total parking space is inadequate to serve the increased floor area.

201.03 For the purpose of this Ordinance, "floor area", in the case of offices, merchandising or service types of uses, shall mean the gross floor area of the structure as measured along the exterior walls of the structure.

201.04

1. Off-street parking for all residential uses shall be located upon the same lot or plot of ground as the use to be served.
2. Off-street parking in the C-E, R-E, R-A, R-1A, R-B and R-C Districts shall not exceed a coverage of forty (40) percent of the area located within the required front yard area of any lot used for single family, two-unit or zero lot line residential dwellings.
3. Off-street parking facilities for commercial, industrial, public, or semipublic uses shall be provided on the same lot or premises as the building or use for which they are required unless:
 - a. Such spaces are provided collectively by two (2) or more buildings or uses on adjacent lots in a single parking area located within the boundaries of those adjacent lots, or
 - b. An alternative location is approved by the Planning Commission.

201.05 The off-street parking requirements for uses not specifically mentioned herein shall be the same as those required for uses of a similar nature.

201.06 Driveways or curb cuts serving residential uses shall not exceed twenty (20) feet in width. The City Engineer prior to construction shall approve driveways or curb cuts for commercial, industrial, public, or other uses. Whenever possible, all parking lots shall be designed so that vehicles leaving the facility will be traveling forward to approaching traffic.

201.07 Entrances, exists, or driveways shall not be computed as any part of a required parking lot or area.

201.08 Off-street parking and loading regulations for all Districts are as follows:

1. Any vehicle parking space in a commercial or industrial District shall be used for parking only. Any other use of such space, including repair work or servicing of any kind other than in an emergency, or the requirement of any payment for the use of such space, shall be deemed to constitute a separate commercial use in violation of the provisions of this Ordinance.
2. No building or structure of any kind shall be erected in any off-street parking space except a building garage containing parking spaces equal to the requirements of this Ordinance.

3. No signs shall be displayed in any such vehicle standing space except signs to direct the orderly use of such space.
4. All parking spaces, drives and aisles shall be surfaced with a bituminous concrete or other paving material, but not to include any type of gravel or loose rocks.

201.09 In all Districts, a minimum area of two hundred (200) square feet per parking space shall be required in computing the total area to be devoted to parking.

201.10 Each off-street parking space for two-unit or multi-unit dwellings, or commercial, industrial, public, or semipublic uses, shall have unobstructed access to a public street or driveway, excepting commercial parking lots with attendants on duty. All driveways providing access to off-street spaces shall be of sufficient width to permit easy movement of vehicles into and from such parking space.

(Ord. No. 1975-10, 11-4-75; Ord. No. 1981-25, §§ 1-3, 10-20-81)

Section 202 Reserved

Section 203 Off-Street Parking in Residential Districts Adjoining Commercial or Industrial Districts.

Where a Central Business District (C-B) adjoins a residential district without an intervening street, but with or without an intervening alley, off-street parking lots, in connection with nearby commercial or industrial uses, may be developed in the residential districts, provided:

203.01 Such parking lots may be permitted only between the commercial or industrial district and the nearest street in the residential district.

203.02 Such lots may be used only for patrons or employees of the adjacent commercial or industrial uses. Commercial parking lots are prohibited.

203.03 Screening, not less than five (5) feet in height, shall be provided along lot lines adjoining residential property. A continuous planted buffer strip or a solid fence or wall shall be constructed and properly maintained. No signs of any type shall be permitted upon the planted buffer strip or upon any fences or walls erected for screening purposes. The type and design of such screening shall be approved by the Planning Commission and comply with applicable ordinances.

203.04 No source of illumination for such lots shall shine directly into any window in an adjacent residence.

203.05 Egress, ingress, design, and other factors affecting development of such lots must be approved by the Planning Commission.

203.06 A permit for constructing and/or using such lots will be issued following approval of the Planning Commission. Enforcement shall be governed by Article 7 of this Ordinance.

(Ord. No. 1972-19, 10-3-72; Ord. No. 1973-2, 1-31-73)

Section 204 Off-Street Automobile Parking and Storage

Off- street automobile parking or storage space shall be provided on every lot on which any of the uses stated in this Section are hereafter established. Where space is not available on the lot, space shall be provided within three hundred (300) feet of such uses upon approval of the Oxford Planning Commission by use permit and such space shall have vehicular access to a street or alley and shall be equal in area to at least the minimum requirements for the specific use or uses as set forth herein:

1. Animal Hospitals and Kennels: One (1) parking space for each two hundred (200) square feet of gross floor area.
2. Antique Shops: One (1) parking space for each two hundred (200) square feet of gross floor space.
3. Appliance Stores: One (1) parking space for each two hundred (200) square feet of gross floor space.
4. Auto Sales and Repair: Minimum ten (10) spaces plus one (1) space for each five hundred (500) square feet of auto repair or sales space.
5. Automobile Service: Two (2) parking spaces for each grease rack or similar facility; one (1) parking space for each gas pump, plus four (4) spaces.
6. A Bar in Combination With A Restaurant: The bar will require one (1) parking space for each fifty (50) square feet of floor area and the restaurant will require an additional one (1) space for each one hundred (100) square feet of floor area.
7. Barber and Beauty Shops: One (1) parking space for each one hundred (100) square feet of gross floor space.
8. Bus Terminals: Five (5) parking spaces for each loading or unloading bay plus ten (10) parking spaces for package delivery facilities.
9. Business Colleges and Trade Schools: One (1) parking space for each two (2) student classroom seats at maximum seating capacity.
10. Dental Clinic: One (1) parking space for each one hundred fifty (150) square feet of gross floor area.
11. Department Stores: One (1) parking space for each two hundred (200) square feet of gross floor space plus ten (10) parking spaces.
12. Drive-In Eating Establishments: Minimum of ten (10) parking spaces, plus one (1) space for each four (4) seats of total capacity.
13. Drive-In Retail Business Convenience Type Grocery: Minimum of five (5) parking spaces, plus one (1) space for each three hundred (300) square feet of retail floor area.
14. Dry Cleaning: One (1) parking space for each one hundred (100) square feet of gross floor space.
15. Eating Establishments: One (1) parking space for each one hundred (100) square feet of gross floor area.
16. Elementary Schools: One (1) parking space for each staff member, plus required bus parking.
17. Entertainment Including Dance Halls, Exhibit Halls without permanent seating arrangements, Skating Rinks: One (1) parking space for each one hundred (100) square feet of gross floor space plus ten (10) parking spaces.
18. Financial Institutions: One (1) parking space for each three hundred (300) square feet of gross floor space.
19. Food Stores: One (1) parking space for each one hundred seventy-five (175) square feet of gross floor space.

20. Funeral Homes: One (1) parking space for each three (3) seats in parlors and chapels, plus space for funeral home vehicles, with a minimum of ten (10) required parking spaces.
21. Furniture Stores: One (1) parking space for each four hundred (400) square feet of gross floor space.
22. Hospitals: One (1) parking space for each bed intended for patients, excluding bassinets, and one (1) space for each two hundred (200) square feet of gross area.
23. Hotels, Motels, Tourist Homes, Tourist Courts, and Rooming Houses: One and one tenth (1.1) parking space for each guest or sleeping room or suite, excluding restaurants, bars, lounges, which will be computed separately.
24. Industrial and Manufacturing Establishments: One (1) parking space for each four hundred (400) square feet of gross floor area, plus one (1) space for each vehicle to be stored or stopped simultaneously.
25. Junior High Schools: One (1) parking space for each staff member.
26. Lounges, Taverns, Etc.: One (1) parking space for each fifty (50) square feet of gross floor area.
27. Medical Clinic: One and two tenths (1.2) parking spaces for each one hundred (100) square feet of gross floor area.
28. Manufactured (Mobile) Homes: Two (2) parking spaces for each dwelling unit.
29. Multi-unit Dwellings and Two-unit Dwellings: A minimum of one (1) parking space per each one (1) bedroom unit and two (2) spaces per each two (2) bedroom or more bedroom unit. Where bedrooms are rented individually one parking space per bedroom is required.
30. Personal Service Establishments: One (1) parking space for each two hundred (200) square feet of gross floor space.
31. Private Clubs, Lodges, Boarding Houses, Fraternities and Sororities: One (1) parking space for each fifty (50) square feet of total floor area in the auditorium, assembly hall, dining room in such building and one (1) space per sleeping room. Bedroom rentals shall require one (1) parking space for each bedroom.
32. Professional Office, excluding medical/dental clinics or offices: One (1) parking space for two hundred fifty (250) square feet of office space.
33. Repair Shops: One (1) parking space for each two hundred (200) square feet of gross floor space.
34. Retail Sales: One (1) parking space for each three hundred (300) square feet of gross floor space.
35. Sanatoriums, Nursing Homes, Convalescent Homes, Orphanages: One and one tenth (1.1) parking spaces for each eight (8) beds.
36. Secondary Schools: One (1) parking space for each four (4) students.
37. Single Family Dwellings: Two (2) parking spaces for each dwelling unit.
38. Theaters, Auditoriums, Churches, Stadiums, Gymnasiums, Convention Halls, and Other Places of Public Assembly: One (1) parking space for each four (4) seats in the building or structure in the main auditorium, based on maximum seating capacity.

39. Wholesale, and Warehouses: One (1) parking space for each one thousand (1,000) square feet of gross floor area.
40. Other Uses: Parking requirements for other uses shall be determined by the Director of Planning and Development.

(Ord. No. 2005-22, §29, 11-1-05)

Section 205 Combined Parking Spaces

The required parking spaces for any number of separate uses may be combined in one (1) lot but the required space assigned to one use may not be assigned to another use at the same time, except that one-half (1/2) of the parking space required for churches, theatres, or assembly halls whose peak attendance will be at night or on Sunday may be assigned to a use which will be closed at nights or on Sundays.

Section 206 Off-Street Loading and Unloading Spaces

Every building or structure used for business, trade or industry shall provide as indicated herein for the loading and unloading of vehicles. Such space shall have access to a public street or alley.

1. Retail business: Minimum of one (1) space of five hundred (500) square feet for each ten thousand (10,000) square feet of floor area, up to a maximum of five (5) spaces.
2. Wholesaling, industry, truck terminal: Minimum of one (1) space of five hundred (500) square feet for each twenty thousand (20,000) square feet of gross floor area.
3. Bus terminals: Sufficient space to accommodate the maximum number of buses to be stored or to be unloading at the terminal at any one time.

Section 207 Disabled Persons Parking

Parking spaces for disabled persons shall be provided as specified in the current Disabled Persons Parking Code.

Section 208 Curb Cuts

The number, location and design of curb cuts shall be subject to approval by the City Engineer at the time of site plan review.

Section 209 Permitted Use Upon Review of Oxford Planning Commission of Parking in Adjacent District

An activity in this district within three hundred (300) feet of an off-street parking area in a different adjacent zoning district may use said off-street parking provided:

1. This provision is a permitted use on review. See Section 226.
2. All off-street parking requirements are met for each activity per time of day.
3. This provision shall not allow the excess or maximum development of a lot in one district when the development can use land in the same zoned district or allow the use of available space for parking on the lot to be used for additional structures.
4. The three hundred (300) feet is measured from the property line to the property line of the nearest point of the off-street parking facility to be used.