

CHAPTER 3 DISTRICTS AND REGULATIONS
ARTICLE 1343 PARKING & LIGHTING REQUIREMENTS

SECTION 1343.1 GENERAL PARKING PRINCIPLES

A. Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding neighborhoods. Lots should be located behind buildings or in the interior of a block whenever possible.

B. Parking areas shall not abut pedestrian-oriented street intersections or civic buildings, be adjacent to squares or parks, or occupy lots which terminate a vista.

C. No off-street parking area shall be located within the required front yard setback except as provided upon application to and approval from the Board of Zoning Appeals and upon satisfaction of the following conditions:

- Paved with a permanent surface material, excluding asphalt, or other contain a similar type material approved by the Planning Director;
- Appropriately landscaped in accordance with the landscaping requirements of this Zoning Code;
- Utilized for loading, unloading, guest parking, or temporary overflow parking only; and
- Consistent in size and scale to the primary structure.

D. All off-street parking spaces for multi-family buildings shall be in the rear yard only.

E. Driveways to parking areas shall 12 feet in width per lane (1 lane) not to exceed 24 feet in width (2 lanes).

F. Parking lots shall not occupy more than 1/3 of the frontage of the adjacent building or no more than 75 feet, whichever is less. This standard may be varied by the Board of Zoning Appeals to allow for unique alternative parking designs.

G. No parking lot shall be closer than ten (10) feet behind the frontage line of an adjacent building.

H. All parking areas shall be screened from view in accordance with **Section 1327 Type B – Semi Opaque Screen**.

I. Off-street parking areas shall be designed to facilitate adequate movement and access by sanitation, emergency, and other public service vehicles without posing a danger to pedestrians or impeding the function of the parking area.

J. Off-street parking areas for new commercial, industrial, or multi-family residential developments shall be designed to accommodate containment facilities for both garbage and recycling containers.

K. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility, or other structure.

L. Parking lots should be visually and functionally segmented. Alternative or overflow parking area designs shall create separate and distinct smaller parking areas for no more than 36 cars, each of which must comply with all of the requirements of this Zoning Code. The size of any single surface parking lot greater than two acres, unless divided by a street or building, shall only be developed only upon review and approval of a Master Plan by the Planning Department.

M. Designated parking areas and driveways for all uses (except single- and two-family dwellings) shall meet the following requirements:

1. Standard curbing, with a minimum width of 1'6", shall be provided along the periphery of all driveways and designated parking areas.

2. All parking areas shall be paved with a permanent surface material or contain a similar type material approved by the Planning Department . Gravel and other stabilization material without a permanent wearing surface is not permitted:

3. If lighting is provided, it shall be arranged to reflect away from any residential area and/or any public street or highway.

N. Bicycle parking is encouraged for uses within the City Center, Technology District, Main Corridor Commercial and Neighbor Mixed Use districts and all civic uses. Bicycle racks shall be located on the side or rear yards provided they do not block pedestrian access.

O. All off-street parking facilities shall be designed with appropriate means of vehicular access and maneuvering area to public avenues, streets, roads, or alleys, and shall comply with the West Virginia Division of Highways' Manual on Rules and Regulations for Constructing Driveways on State Highway Rights of Way then in effect, which is hereby adopted, by reference, for the purpose of prescribing minimum standards of, and for, construction of driveways for parking facilities within the corporate limits.

P. All off-street parking facilities, except for one and two family dwelling, shall be submitted to the City Engineer's Office for review and approval. Any curb cut or driveway access to any public street or alley shall be constructed in accordance with the plans approved by the City Engineer.

SECTION 1343.2 GENERAL PARKING REQUIREMENTS

1343.2.1 MINIMUM PARKING RATIOS

All square footage is in leasable square feet. Parking requirements may be satisfied using on-street parking in front of buildings or public lots with 300 ft of primary building entrances.

1. Assisted Living/Nursing Homes, Sanitariums Convalescent and Personal Care Homes, Long Term Care Facility, Residential Board and Care Facility. 1 per 4 beds
2. Auditoriums, Stadiums, Gymnasium, and other sports arenas. One parking space for each four seats plus additional spaces equal in number to at least 50% of employees rounded to the nearest whole number. Where individual seats are not provided, each twenty-four inches of benches or similar seating shall be considered as one seat.
3. Automobile Sales & Service Garages For automobile sales and service garages such parking spaces shall required for vehicles offered for sale, repair, storage and servicing plus one space for each four employees.
4. Bed & Breakfast Inns/ Hotels/ Motels/Tourist Homes/Lodging, Rooming and Boarding House. 1 per room or suite
5. Churches. For churches one parking space for each four seats. Where individual seats are not provided, each twenty-four inches of pew or similar seating shall be considered as one seat, plus one additional space for each church official resident on premises, plus two spaces for each five employees.
6. Civic Uses. No minimum
7. Clinics. For medical and dental clinics five parking spaces for each doctor engaged at the clinic plus one parking space for each employee
8. Commercial Uses. (i.e. Retail, Office, Banks), 1 per 400 square feet
9. Hospital. One parking space for each four patient beds, one additional space for each staff or visiting doctor, one additional space for each four employees; loading and unloading space for hospital ambulances and similar motor vehicles not included in the space required herein.
10. Manufacturing/Warehousing/Light Assembly/Industrial. .25 per 1000 square feet of non-office space
11. Mortuaries and Funeral Homes. One parking for space for each vehicle used directly or indirectly in the conduct of the business plus two parking spaces for each three employees and ten spaces for each chapel used by visitors in connection with a funeral.
12. Other Uses Not Specifically Provided. Such parking as the Board of Zoning Appeals deems necessary.
13. Private Clubs or Lodges. Including maneuvering area not less than 60% of the floor area of the building occupied by the private club or lodge as determined by multiplying the number of floors by the floor area as determined by the outside dimension of the building

- 14. Public and Private Utilities. 1 parking space for each 4 employees, plus one space required for all vehicles used directly or indirectly in the conduct of the utilities business.
- 15. Residential - Apartment. 1 per bedroom
- 16. Residential - Attached and Detached Homes. 2 per home
- 17. Restaurant/Restaurant Lounge/NightClub 1 per each four employees and 1 per 4 seats for patrons; provided however, if no seating is provided 50% of the floor area.

1343.2.2 PARKING SPACE DIMENSIONS

A. Parking space dimensions (other than those designed for the disabled) shall be a minimum of nineteen (19) feet long and nine (9) feet wide. Parking spaces shall be dimensioned in relation to curbs or aisles, so long as their configuration, area, and dimensions satisfy the requirements of this Section.

B. Parallel parking space dimensions shall be a minimum of twenty (20) feet by eight (8) feet.

1343.2.3 AISLE AND DRIVEWAY WIDTHS

A. Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking.

<u>Aisle Width</u>	<u>Angle of Parking</u>				
	0	30	45	60	90
One Way Traffic	13	13	18	20	24
Two Way Traffic	19	20	22	24	24

B. Driveways shall be a maximum of twelve (12) feet in width for one way traffic and twenty-four (24) feet in width for two way traffic. In no case shall a driveway width exceed twenty-four (24) feet, except as otherwise required by the West Virginia Division of Highways, Department of Transportation.

1343.2.4 SHARED PARKING

A. The joint use of shared off-street parking between two uses may be made by contract between two or more adjacent property owners and upon approval of the Planning Department.

B. Adjacent lots in the HC District shall be interconnected by drive aisles or streets.

C. Developments that operate at different times may jointly use or share the same parking spaces with a maximum of one-half (1/2) of the parking spaces credited to both uses if one

use is a church, theater, assembly hall or other use whose peak hours of attendance will be at night or on Sundays, and the other use or uses are ones that will be closed at night or on Sundays or upon the normal hours of operation.

1343.2.5 DISABLED PARKING

Disabled Parking shall conform to all requirements of the Americans with Disabilities Act

1343.3 EXTERIOR LIGHTING

1343.3.1 PURPOSE AND INTENT

The purpose of this Section is to provide direction in controlling light spillage and glare so as not to adversely affect motorists, pedestrians, and land uses of adjacent properties. Lighting intensities should be controlled to assure that excessive light spillage and glare are not directed at adjacent properties, neighboring areas, and motorists. Exterior lighting should be architecturally integrated with the architectural character of the building. Downcast or cutoff type lighting fixtures should be generally used to illuminate pedestrian or traffic circulation corridors. Upcast or cutoff type lighting fixtures are generally suited for pedestrian applications such as for pedestrian circulation or transitional areas. Determination of light fixtures and level of illumination to achieve a certain function or desired effect should also reduce or eliminate the hazardous aspects and nuisance of glare and light spill over. All exterior lighting, with the exception of street lighting, that is used in and around buildings, recreation areas, parking lots, and signs, shall be designed to protect against the spill-over of light to adjacent properties. Lighting may be characterized by the kind of fixtures to be installed (such as incandescent, fluorescent, etc.); by use or activity being served, (i.e. sports activities, utility lighting, lot lighting, or security lighting); or by desired effect, (i.e. spot lighting). Lighting design, location, and fixture selection should be planned to serve the primary lighting objective.

1343.3.2 OUTDOOR LIGHTING STANDARDS

All outdoor lighting shall conform to the following standards:

A. Outdoor lighting shall be designed, located and mounted at heights no greater than eighteen (18) feet above grade for non-cut-off lights, or thirty five (35) feet above grade for cut-off lights; and located at least 10 feet from property lines defining rear and side yards or required perimeter landscaped areas required by this *Code*.

1. When the light source or luminaries has no cutoff, the maximum permitted height of the fixture shall be 18 ft., or less.

2. When the light source has a total cutoff angle of 90 degrees, the maximum permitted fixture height shall be 35 ft., or less

B. Fixtures should be placed to provide uniform distribution of light and to avoid intense lighting that produces excessive glare.

C. Lighting fixtures in scale with pedestrian activities shall provide for uniform distribution of lighting to produce minimal shadows.

D. All lighting fixtures in any Historic District shall be approved by the Historic Review Commission.

E. No flickering or flashing lights shall be permitted. Light sources should not be located within any perimeter-landscaped areas except on pedestrian walkways.

F. Fixture locations should be chosen to minimize the hazards of glare.

G. All lights must emit either white or orange yellow illumination.

1343.3.3 OUTDOOR RECREATIONAL LIGHTING

Because of their unique requirements for nighttime visibility and limited hours of operation, the lighting of active recreation areas, such as for ball fields and tennis courts are not considered in this Section. Lighting conditions for such uses shall be approved by the Planning Director in accordance with approved standards and specifications.