

(f) Recreation and Open Space - The County Planner shall determine the recreational impacts of proposed residential development based upon the anticipated total number of persons residing in the development. Commercial and industrial developments shall not be assessed as having an impact on recreational facilities.

7. If capacity is available for a proposed development, capacity shall be reserved for that development upon the issuance of a building permit or granting of development approval. For a development permit, the reservation shall remain in effect for as long as the permit is valid. For development approval, the reservation of capacity shall remain valid for one year unless otherwise specified in the development order.

430 OFF-STREET PARKING - Required off-street parking facilities shall be primarily for the parking of private passenger automobiles of occupants, patrons, or employees of the principal use served.

431 DEFINITION OF OFF-STREET PARKING - There shall be provided at the time of erection of any main building or structure parking space with adequate provisions for ingress and egress no less than the following requirements:

1. AUDITORIUM, THEATERS OR OTHER PLACES OF ASSEMBLY - One parking space for each six (6) seats or one space for each 100 square feet of assembly area, whichever requirements is greater.
2. AUTOMOBILE SALES AND SERVICE - One parking space for each three hundred square feet of automobile sales/or service space.
3. BUSINESS AND COMMERCIAL STRUCTURES - (unless specifically addressed elsewhere in this section) - One parking space for each 200 square feet of gross floor area.
4. CHURCHES - One parking space for each six (6) seats in the principle auditorium.
5. DWELLINGS - Two (2) parking spaces for each dwelling units.
6. FUNERAL HOMES AND MORTUARIES - One parking space

for each five (5) seats in the principle auditorium.

7. HOSPITAL AND CONVALESCENT HOMES - One parking space for each four (4) beds and one parking space for every two (2) employees.
8. HOTELS, MOTELS, AND LODGING HOUSES - One parking space for each sleeping unit plus one space for the owner or manager and one space for every two (2) employees.
9. MANUFACTURING AND INDUSTRIAL USES - One parking space for every two (2) employees on the largest working shift.
10. OFFICE AND PROFESSIONAL BUILDINGS - One parking space for every 300 square feet of gross floor area.
11. RESTAURANTS AND TAVERNS - One parking space for every three (3) seats or seating places.
12. SCHOOLS:  
  
JUNIOR HIGH AND ELEMENTARY SCHOOLS - One parking space per classroom and one space for each administrative office.  
  
HIGH SCHOOLS - One parking space per classroom and one space for each administrative office, plus one space for every five (5) students.
13. WHOLESALE ESTABLISHMENTS AND WAREHOUSING - One parking space for every two (2) employees.

433 In the case of any building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which is mentioned and which is similar may apply subject to the planning review and approval process.

434 Where a parking lot does not abut on a public or private alley or easement of access, there shall be provided an access drive not less than ten (10) feet in width in the case of a dwelling and not less than eighteen (18) feet in width in all other cases, leading to the loading or unloading spaces and parking or storage areas required hereunder in such manner as to secure the most appropriate development of the property in questions, except where provided in connection with a use permitted in residential district, such easement of access drive shall not be located in any residential district.

- 435 Every parcel of land used as a public or private parking area, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements:
1. No part of any parking shall be closer than five feet to any established road right-of-way or alley line. In case the parking lot adjoins a residential district, it shall be set back at least five (5) feet from the residential district boundary and shall be effectively screen planted.
  2. Any off-street parking area including any commercial parking lot for more than ten (10) vehicles shall be so graded and drained as to dispose of all surface water accumulation within the area and shall be so arranged and marked as to provide for orderly or safe loading or unloading and parking and storage of vehicles.
  3. Any lighting used to illuminate any off-street parking area, including any commercial parking lot, shall be so arranged as to reflect the light away from adjoining premises in any residential district as well as to eliminate driving nuisance and highway safety hazards.
- 436 Subject to the requirements of Section 431 of this ordinance, off-street parking areas may be established in any residential district that immediately joins a commercial or industrial district, or is directly across an alley from a commercial or industrial district, provided such parking shall be accessory to and for use of one or more businesses or industrial district and that such transitional use shall not extend more than 100 feet from the boundary of the less restricted zone. Adequate buffering shall be provided to avoid the creation of a nuisance to the residential use.
- 440 **OFF-STREET LOADING AND UNLOADING** - Within business districts, on the same premises with every building devoted to retail and wholesale trade, manufacturing and warehouses, and other buildings where large amounts of goods are received or shipped, shall be provided loading and unloading space as follows:
- (a) Buildings of four thousand square feet of floor area shall provide one off-street loading and unloading space, plus one additional ten thousand square feet of floor area.
  - (b) Each loading and unloading space shall be at least ten (10) feet in width and twenty-five (25) feet in length and fourteen (14) feet in