

**ARTICLE 8
PARKING REGULATIONS**

8.1 General Design Standards

8.1.1 Unless no other practical alternative is available, any off-street parking area shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing onto a public street.

8.1.2 Off-street parking areas of all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments.

8.1.3 Every off-street parking area shall be designed so that vehicles cannot extend onto public rights-of-way, sidewalks or tend to bump against or damage any wall, vegetation, or other obstruction.

8.1.4 Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians and without interfering with parking areas.

8.1.5 No off-street parking area shall be located over an active or auxiliary septic tank field.

8.2 Parking Space Dimensions

8.2.1 Each parking space, other than those designed for the disabled, shall contain a rectangular area at least nineteen (19) feet long and nine (9) feet wide. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required by this Section.

8.2.2 Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than twenty-two (22) feet by twelve (12) feet.

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8.3

Aisle Widths

8.3.1

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

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

8.3.2

Aisles shall be not less than ten (10) feet in width for one-way traffic and eighteen (18) feet in width for two-way traffic, except that ten (10) feet wide driveways are permissible for two-way traffic when

- a. the aisle is not longer than fifty (50) feet;
- b. it provides access to not more than six (6) spaces; and
- c. sufficient turning space is provided so that vehicles need not back into a public street.

In no case shall a driveway width exceed thirty (30) feet, except as required by KYDOT.

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8.4

Parking for Persons with Disabilities

8.4.1

Except for a lot containing a single-family or duplex dwelling, all uses shall be required to provide the following number of spaces designed for persons with disabilities.

Total Lot Spaces	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total spaces
1,001 and over	20 + 1 for each 100 spaces over 1,000

Source: US Department of Justice, Civil Rights Division, Disability Rights Section.
Reference Document: ADA Standards for Accessible Design (28 CFR Part 36): Sections 4.1.2 and 4.1.6.

The number of such spaces shall be in addition to any required spaces.

8.4.2

Off-street parking spaces for persons with disabilities shall be designed as follows:

1. All spaces for persons with disabilities shall have access to a curb-ramp or curb-cut when necessary to allow access to the building served, and shall be located so that users will not be compelled to wheel behind parked vehicles, and shall be located the shortest possible distance between the parking area and the entrance to the principal building it serves.
2. Parallel parking spaces for persons with disabilities shall be located either at the beginning or end of a block or adjacent to alley entrances. Curbs adjacent to such spaces shall be of a height which will not interfere with the opening and closing of motor vehicle doors.

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3. Each parking space for persons with disabilities shall be paved and prominently outlined with paint, with a permanent sign of a color and design approved by the Kentucky Department of Transportation, bearing the internationally accepted wheelchair symbol, posted at the head of the parking space.
4. The size of the parking space shall be per building code specification.
5. In cases where state or federal regulations concerning parking access for persons with disabilities are greater than those in this Ordinance, such regulations shall take precedence over the local ordinance.

8.5 Cooperative Parking

8.5.1 Cooperative provisions for off-street parking may be made by contract between two or more property owners. The parking area provided on any one lot may be reduced to not less than one-half (1/2) the number of required parking spaces for the use occupying such lot. The lots shall be interconnected in a HC District.

8.5.2 To the extent that developments that wish to make joint use of the same parking spaces operate at different times, up to one-half (1/2) of the parking spaces may be credited to both uses if one use is a church, theater, or assembly hall 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.

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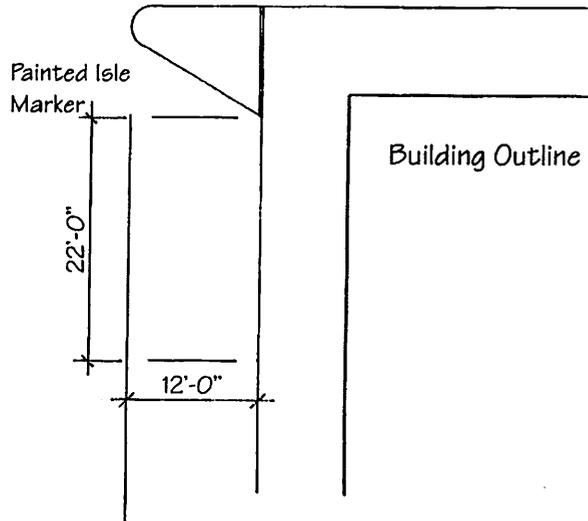
8.6

Parking Requirements

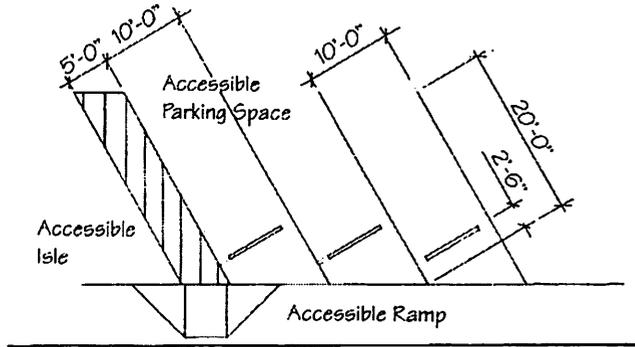
All square footage is in leasable square feet. Additional or supplemental provisions for specific districts are described in Section 8.6. Uses less than 2,500 leasable square feet are exempt from parking requirements.

Any use not specifically addressed or referred to in this list shall have parking requirements determined by the Planning Commission, with the advice of the Planning Director.

USE	PARKING REQUIREMENTS
Residential (All districts & types)	2 per unit
Institutions of Higher Learning	1.5 per two students / 1 per two residents
High Schools	1.5 per five students
All Other Schools	1.5 per classroom
Government Institutions	1 per 300 sq ft / 1 per four seats of meeting area
General Health & Welfare Institutions	1.2 per bed
Religious Institutions / Cultural Facilities	1 per four seats
Civic / Social / Fraternal Organizations	1 per 200 sq ft / 1 per four seats
Adult Care Centers	1 per three residents
Child Care Centers	1 per ten children
Nursing Homes / Retirement	1 per three beds
Independent Living Facility	1.5 per unit
Manufacturing / Warehousing / Light Assembly	0.25 per 1,000 sq ft of industrial, 1 per 300 sq ft of office
All Other Uses	1 per 400 sq ft
Offices	1 per 300 sq ft
Retail	1 per 250 sq ft
Theaters	1 per three seats
Night Clubs / Lounges / Queuing Lanes	1 per 75 sq ft
Drive-through / Queuing Lanes	12 car lengths for first window 8 car lengths for each additional window
All Other Commercial	1 per 250 sq ft
Bed & Breakfast / Inns / Hotels	1 per room or suite
Convention / Conference Facilities	1 per 250 sq ft
Post Offices	1 per 400 sq ft
Train / Bus Stations	1 per four seats
Marinas	1 per boat slip



A. Parallel Parking Detail
Not to Scale



B. Parking Detail
Not to Scale

8.7

Parking Requirements in the DT District

It is the intent of this Ordinance to ensure that each development provide off-street parking in amounts sufficient to meet the anticipated parking demand. The Planning Commission recognizes, however, that physical limitations of properties in the DT district may prohibit strict compliance with established parking requirements. Therefore, required parking within the DT district may be waived or otherwise altered by the Planning Commission during Site Plan Review based upon the characteristics of the specific site and the availability of nearby on- or off-street public parking.

8.8

Additional Parking Requirements

8.8.1

NC-C DISTRICT

The following provisions are supplemental to the parking and loading regulations set forth in Article 8 hereinabove. Where parking requirements elsewhere in Article 8 conflict with the requirements for a NCC district listed in this section, the regulations of this section shall take precedence. Parking regulations elsewhere in Article 8 that do not conflict with NCC district parking and loading regulations set forth in this section shall be met along with the regulations set forth in this section of the Ordinance.

Parking requirements shall be as follows:

1. Parking may extend to side and rear lot lines only (including corner lots). Off-site parking within 400 feet of a use shall count toward fulfilling required parking.
2. Parking must be a minimum of 4 feet from the rear of a building.
3. There shall be 1 parking space per 400 square feet of building space, except for office uses which shall have 1 space per 300 square feet.
4. There shall be 1 space per room of lodging and for every 2 bedrooms.
5. There shall be 1 space per 4 seats of meeting area.
6. Parking requirements may be suspended for select uses of 2,500 square feet or less, that portion of a restaurant with outdoor seating, and day care centers.

Off-street Loading Requirements shall be as follows:

Office/Restaurant/Hotel:

Up to 10,000 square feet: None

Over 10,000 square feet: 1

All other commercial establishments:

Up to 10,000 square feet: None

10,000 to 50,000 square feet: 1

Over 50,000 square feet: 2

8.8.2

HC DISTRICT

The following provisions are supplemental to the parking and loading regulations set forth in Article 8 hereinabove. Where parking requirements elsewhere in Article 8 conflict with the requirements for a HC district listed in this section, the regulations of this section shall take precedence. Parking regulations elsewhere in Article 8 that do not conflict with HC district parking and loading regulations set forth in this section shall be met along with the regulations set forth in this section of the Ordinance.

1. Parking may occur within front, side, or rear setbacks. Parking within front setbacks must be at least 5 feet from the right-of-way. Adjacent parking lots and rear service lanes of lots shall have internal vehicular access.
2. Parking requirements shall be as follows:
 - A. Office uses: 1 space per 300 square feet.
 - B. Retail uses: 1 space per 250 square feet.
 - C. Restaurants/Night Clubs/Lounges/Bars: 1 space per 75 square feet.
 - D. Hotels/Motels/Bed & Breakfast Inns: 1 space per room or suite.
 - E. Drive-through Business: 5 car lengths for each drive-through window. Restaurants with drive-through and interior seating shall meet all parking requirements for the drive-through and interior portions of the restaurant.
 - F. All other uses: 1 space per 250 square feet.
3. Off-street Loading Requirements shall be as follows:

Office/Restaurant/Hotel:

 - Less than 5,000 square feet: None
 - 5,000 to 50,000 square feet: 1
 - Over 50,000 square feet: 2 plus 1 for each additional 100,000 square feet of space

All other uses:

 - Less than 5,000 square feet: None
 - 5,000 to 20,000 square feet: 2
 - Over 20,000 square feet: 2 plus 1 for each additional 30,000 square feet.

8.8.3

RC DISTRICT

The following provisions are supplemental to the parking and loading regulations set forth in Article 8 hereinabove. Where parking requirements elsewhere in Article 8 conflict with the requirements for a RC district listed in this section, the regulations of this section shall take precedence. Parking regulations elsewhere in Article 8 that do not conflict with RC district parking and loading regulations set forth in this section shall be met along with the regulations set forth in this section of the Ordinance.

1. Parking may occur within front, side, or rear setbacks. Parking within front setbacks must be at least 5 feet from the right-of-way. Adjacent parking lots and rear service lanes of lots shall have internal vehicular access.
2. Parking requirements shall be as follows:
 - A. Office uses: 1 space per 300 square feet.
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 - F. All other uses: 1 space per 250 square feet.
3. Off-street Loading Requirements shall be as follows:

Office/Restaurant/Hotel:
Less than 5,000 square feet: None
5,000 to 50,000 square feet: 1
Over 50,000 square feet: 2 plus 1 for each additional 100,000 square feet of space

All other uses:
Less than 5,000 square feet: None
5,000 to 20,000 square feet: 2
Over 20,000 square feet: 2 plus 1 for each additional 30,000 square feet.

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8.8.4

IBD DISTRICT

1. All parking required by the uses in this district shall be provided on-site and in sufficient number not to require on-street parking on adjacent streets or encroachment on adjacent property.
2. Parking cannot occur in required development setbacks (Section 5.10.4).
EXCEPTION: a single lot, single principle building development may have parking encroach ten (10) feet into the forty (40) foot front setback.
3. Parking for interior lots may not occur within front lot setbacks. Adjacent parking lots shall be interconnected within the development.
4. Trash containers, storage areas, loading and mechanical equipment shall be located within the parking area.

On-street parking may occur on residential streets only. However, this parking shall not be counted towards the required number of spaces for any building use.