

§301.27. **Parking and Loading Areas**

- A. **Purpose and Scope.** The purpose of this Section is to protect the health, safety, and general welfare of the citizens to be accomplished so as to:
1. Prevent traffic congestion and hazards.
 2. Provide for proper traffic safety by preserving the public thoroughfares for the unimpaired movement of pedestrian, bicycle, and vehicular traffic.
 3. Provide for attractive, secure, properly lighted, and well screened off-street parking and loading facilities.
 4. Assure the mobility and access of emergency vehicles.
 5. Provide for appropriately designed parking and loading facilities in proportion to the needs generated by the varying types of land use in order to maintain the character of the city environment.
 6. Minimize the negative visual impacts of large expanses of parking and loading areas by reducing glare from parking lots through open space and landscaping in and around parking areas.
- B. **Jurisdiction.** The lawful use of parking and loading facilities existing at the time of enactment of this Section (January 8, 2007) may be continued in its present state although it may not conform to the regulations herein. Parking and loading facilities permitted before the adoption of the regulations herein shall be referred to as “permitted non-conforming uses.” No permit shall be issued for any lot, tenant, or development after the effective date of and in conformity with the provisions of these regulations. No parking or loading facility, except where specified herein, may be substantially improved, converted, enlarged or otherwise altered without conforming to these regulations.
- C. **Applicability.** In any and all districts in connection with every industrial, commercial, business, recreational, or dwelling use, and all other uses, space for off-street parking and storage of any vehicle shall be provided in accordance with all of the following regulations except where otherwise specified herein.
- D. **Off-Street Loading Spaces Required.** In any “C” or “M” District, in connection with every building or part thereof hereafter erected, having a gross floor area of twenty thousand (20,000) square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building, at least one

(1) off-street loading space plus one (1) additional such loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area so used in excess of twenty thousand (20,000) square feet.

1. Loading areas that have a dock shall have a minimum width of twelve (12) feet, and a minimum length of forty (40) feet.
2. Loading areas that do not have a dock shall have a minimum width of ten (10) feet, and a minimum length of twenty-five (25) feet.
3. Loading areas shall generally be located behind a building not fronting a public street right of way. Loading areas should be set back from an adjoining "R" district a distance of at least 25 feet from the "R" district boundary and an opaque screen or buffer should be installed and maintained.
4. No portion of a public street or alley should be allowed to accommodate loading area functions unless otherwise designated by the City.

E. **Lighting Requirements.** Lighting requirements for off-street parking and loading areas shall comply with the standards as established in Section 304 Site Plan Requirements within the City of Waukee Municipal Code.

F. **Off-Street Parking Regulations.** All of the following standards shall apply to all off-street parking:

1. No structure or use shall be permitted or constructed unless off-street parking spaces are provided in accordance with the provisions of this section.
2. All parking areas shall be so arranged and marked so as to provide for orderly and safe loading or unloading, parking and storage of vehicles.
3. Required parking spaces shall be used only for the parking of vehicles for property owners, guests, renters, patrons or employees of the site. Required parking spaces shall not be used for the commercial sale, display, rental or repair of other vehicles.
4. All parking of vehicles, including automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment and any other mobile vehicle equipped for street and highway travel shall occur on permanent impervious surface (concrete or asphalt) areas and on private property only.

5. No outdoor parking spaces or drives shall be used as long-term storage for the following, including but not limited to: vehicles, supplies, construction materials or portable sheds. "Long-term" for the purposes stated herein shall be defined as a period of time greater than ten (10) days.
6. Fractional space requirements shall be rounded up to the next whole space.
7. Any required parking spaces displaced by building expansion shall be provided elsewhere on the site. No required off-street parking facility shall be reduced in capacity below the minimum requirements of this section.
8. When a principle building is enlarged, increased in capacity, or when a change in use creates an increase in the amount of off-street parking space required, additional off-street parking spaces shall be required in conformity with this section.
9. All parking spaces, except parking spaces for single-family attached and detached dwellings, shall be striped in accordance with approved site plan. The striping is to remain maintained in a clear and visible manner.
10. Off-street parking facilities, including but not limited to parking lots, loading zones, and residential driveways shall accommodate the maneuvering and circulation of all vehicles on site, so as not to impair the movement of vehicles on public streets. Except for attached and detached single-family dwellings and townhomes there shall be no backing of any vehicle from an off-street parking space into a public street or alley unless otherwise approved by the City Council.
11. All parking facilities shall be designed, constructed and maintained with security as a priority to protect the safety of the users. In all cases, lighting may be regarded as an acceptable form of fulfilling the security requirement. All parking facilities shall be maintained, free of litter and debris, potholes, broken curbs, etc.
12. For auto repair, car wash, oil change shops or other similar uses, lift racks shall not be considered as a required parking space.
13. Buildings developed as "flexible space" shall be designed to accommodate eight (8) spaces per thousand square feet of gross building area. "Flexible space" shall be defined as those buildings which are constructed to include multiple tenants generally including retail users and restaurant users. In the case that a big box retailer is a tenant within a "flexible space" building, the minimum parking requirements shall be provided in accordance with the parking requirements of each use. Big box retailers shall be defined as a

single tenant user with a minimum square footage of fifty thousand (50,000) square feet in gross floor area.

14. For purposes of the requirements herein a “queuing space” shall be defined as a space used for the accommodation of vehicular traffic in wait, having a dimension of 12 feet in width and 20 feet in length.
15. The “C-2” Central Business District shall be exempt from the provisions of this ordinance.

G. Handicapped Parking Regulations. With respect to handicapped parking, all of the following shall apply:

1. The owner, contractor, and developer shall comply with all federal, state and local laws regarding handicapped parking including but not limited to Iowa Code Chapter 321 (L) and the Americans with Disabilities Act.
2. Handicapped parking spaces required by federal, state and local laws shall count toward the requirements of this Section.

H. Dimensional Requirements

1. Driveways. With respect to driveways, all of the following shall apply:
 - a. An access driveway shall not be less than ten (10) feet in width in the case of an attached or detached single-family dwelling.
 - b. With the exception of attached or detached single-family dwellings, the minimum width of a one-way driveway shall be sixteen (16) feet. The minimum width of a two-way driveway shall be twenty-four (24) feet.
 - c. Commercial uses that require the need for a drive-through lane, the minimum drive-through lane width shall be twelve (12) feet. In cases where the drive-through lane runs adjacent with a drive-by lane the minimum width shall be twenty-four (24) feet.
2. Parking Spaces and Aisles. With respect to parking spaces and aisles, all of the following shall apply:

- a. A parking space reserved for the parking of vehicles, and aisles servicing their respective parking spaces, shall have a minimum dimension based off of the following table:

Angle of Parking Space (Degree)	Stall Width (Minimum)	Aisle Width (Minimum)
0	9 Feet	14 Feet
45	12 Feet	15 Feet
50	12 Feet	15 Feet
55	12 Feet	17 Feet
60	10 Feet	17 Feet
65	10 Feet	17 Feet
70	9 Feet	19 Feet
75	9 Feet	19 Feet
90	9 Feet	24 Feet

- b. The minimum length of all parking spaces shall be nineteen (19) feet.
 - c. Any proposed parking space of an angle other than specified in this section shall have a sufficient width and length of no less than nine (9) feet by nineteen (19) feet.
 - d. Any parking space parallel to a wall or other solid barrier shall be widened by an additional two feet.
 - e. All parking spaces abutting a sidewalk shall have a minimum sidewalk width of six (6) feet. When the front of a parking space abuts open space within the perimeter of the parking lot, the minimum width of the open space shall be five (5) feet.
 - f. When the front of a parking space abuts spaces as defined in the above paragraph (e), the stall length may be decreased a maximum of two (2) feet.
3. Parking Lot Setbacks. In case of any parking area within any “C” or “M” district:
- a. A minimum setback of ten (10) feet from the public street right-of-way, or public intersection shall be required.
 - b. A minimum setback of five (5) feet from the side yard and rear yard setback shall be required.

- c. In case of a “R” district adjoined to a “C” or “M” district:
 - i. The parking area in an adjoining “C” or “M” district to a “R” district shall be setback at least twenty-five (25) feet from the “R” district boundary line and shall be effectively screened and planted accordingly.
 - ii. Parking may be established in any “R” district that immediately adjoins a “C” or “M” district, provided such parking shall be accessory to and for the use of one or more business or industrial establishments located in the adjoining “C” or “M” district; provided, however, that such transitional use shall not extend more than one hundred (100) feet from the boundary of the less restricted zone.
 - iii. All entrances and exits specified in the above paragraph (2) shall be from the adjoined “C” or “M” district or an adjoining alley of both districts involved.

I. Landscaping, Screening, and Open Space Requirements

- 1. All parking areas shall meet the open space and landscaping requirements, including screening and buffers, as specified in Section 304 Site Plan Requirements of the Waukee Municipal Code.
- 2. A minimum of ten (10) percent of the off-street parking facility shall be landscaped and continuously maintained.
- 3. Planting along the perimeter of a parking area, whether required for screening or general beautification will not be considered as part of the ten (10) percent interior landscaping.

J. Off-Street Parking Spaces Required

In case of any building, structure, or premises, the use of which is not specifically mentioned herein, the provisions for a use that is mentioned and for any use determined to be similar shall apply as determined by the Director of Planning. All of the requirements listed are the minimum that must be met:

Type of Structure	Minimum Number of Spaces Required
Animal boarding/Kennel	3 spaces per 1,000 sq. ft.
Assisted Living Center	1 space per 2 dwelling units 1 space per staff during the shift with the largest number of employees

Type of Structure	Minimum Number of Spaces Required
Automotive Repair Station	3 spaces per service bay 1 space per service vehicle 2.5 spaces per 1,000 sq. ft. of non-service area
Automotive Sales	1 space per 300 sq. ft. of indoor sales floor area 1 space per 4,500 sq. ft. of outdoor sales for display. Repair Station equal to specified requirement.
Bank	3 spaces per 1,000 sq. ft. of GFA 3 queuing spaces per drive-through station
Barber/Beauty Shop	1 space per chair or beautician station 1 space per staff member
Bowling Center	3 spaces per lane 5 spaces per 1,000 sq. ft. of floor area for associated eating and drinking places
Café, Coffee Shop, Delicatessen	6 spaces per 1,000 sq. ft., plus 3 queuing spaces per drive-through lane.
Car Wash, Drive-through Oil Change	2 spaces per 1,000 sq. ft. Queuing capacity equal to 2 per service capacity
Car Wash – Self Service	1 space per wash bay plus 2 queuing spaces per bay
Child Care Center	1 space per 6 children, 5 space minimum 1 space per van or bus 1 queue space per six children
Commercial Entertainment (Batting Cages, Ice Skating, Mini Golf, etc.)	1 space per 1,000 sq. ft. of outdoor area and building combined
Convenience Store/ Gas Station	5 spaces per 1,000 sq. ft. of GFA
Dance or Assembly Hall, Theatre, Event Center, Auditorium or Gymnasium	1 space per 3 fixed seats or 20 spaces per 1,000 sq. ft. if no fixed seats.
Drinking Establishment, Lounge	15 spaces per 1,000 sq. ft. of GFA
Driving Ranges	2 spaces per tee area
Elementary and Junior High Schools	1 space per employee 1 space per class room 1 space per 4 seats in gymnasiums and auditoriums
Furniture, Carpet, Appliance Retail	2.5 spaces per 1,000 sq. ft. of GFA
Funeral Homes/Mortuary	1 space per 4 fixed seats in assembly area In case of no fixed seats, 10 spaces per 1,000 sq. ft. of assembly area

Type of Structure	Minimum Number of Spaces Required
Fitness Center/Health Club	4 spaces per 1,000 sq. ft. of GFA
Golf Course	6 spaces per hole
Grocery Store	4 spaces per 1,000 sq. ft. of GFA
High Schools	1 space per employee 1 space per 5 students based on the maximum capacity of school 1 space per 4 seats in gymnasiums and auditoriums
Hotel / Motel	1 space per guest room 5 spaces per 1,000 sq. ft. associated with eating and drinking areas
Independent Living Facility	1.25 spaces per dwelling unit 1 visitor space per 5 dwelling units
Industrial, Manufacturing facility	1.5 spaces per 1,000 sq. ft. of GFA
Medical Office/ Clinic	3 spaces per 1,000 sq. ft. of GFA
Multi-Family Dwelling	2 spaces per dwelling unit 1 visitor space per 5 dwelling units
Professional/ Business Office	3 spaces per 1,000 sq. ft. of GFA
Religious Organization	1 space per 4 fixed seats. In cases where an auditorium is not involved, 10 spaces per 1,000 sq. ft. of gathering space
Restaurant (Full Service, Fast Food)	15 spaces per 1,000 sq. ft. of GFA 5 queuing spaces per drive-through lane
Retail, General Commercial	4 spaces per 1,000 sq. ft. of GFA
Secondary, College, University, or Vocational School	1 space per classroom 1 space per 4 seats at capacity Auditoriums and Gymnasiums, 1 space per 4 seats
Self-Storage, Mini Warehouse	1 space per 20,000 sq. ft. of GFA 1 space per 50,000 sq. ft. of vehicle or boat storage spaces. Office spaces equal to specified requirement
Single Family Dwelling	2 spaces per dwelling unit
Townhome	2 spaces per dwelling unit 1 visitor space per 5 dwelling units in case of private streets
Warehouse	1 space per 1,000 sq. ft. of GFA or one space per two employees, whichever is greater

(Note: sq. ft. = Square Feet, GFA = Gross Floor Area)

[repealed and enacted in entirety] January 8, 2007 – Ordinance 2595