
Performance Standards (PS)

6.8 Performance Standards (PS)

PS-01: This Performance Standards section applies to the following districts:



All uses placed into operation after the effective date of this Ordinance should comply with the following general performance standards in the interests of protecting public health, safety, and general welfare and lessening damage to property. No use on a property should exhibit obnoxious characteristics to the extent that it constitutes a public nuisance or interferes with reasonable enjoyment of neighboring properties. No use in existence on the effective date of this Ordinance should be altered or modified to conflict with these standards. The "Right to Farm" laws may supercede these guidelines as they pertain to farming and agricultural uses.

- A. **Air Pollution:** No use on a property should release fly ash, dust, smoke, vapors, noxious, toxic or corrosive matter or other air pollutants in such concentration as to be detrimental to health, animals, vegetation or property, or conflict with public air quality standards.
- B. **Electrical Disturbance:** No use on a property should cause electrical disturbance adversely affecting radio, television or other equipment in the vicinity.
- C. **Fire Protection:** Fire fighting equipment and prevention measures acceptable to the local Fire Departments should be readily available and apparent when any activity involving the handling and storage of flammable or explosive materials is conducted.
- D. **Noise:** No use on a property should produce noise in such a manner as to be objectionable because of volume, frequency, intermittence, beat, shrillness, or vibration. Such noise should be muffled or otherwise controlled so as not to become detrimental. Public safety sirens and related apparatus used solely for public purposes shall be exempt from this standard.
- E. **Odor:** No use on a property should emit across lot lines any gas or matter with a bad odor in such quantity as to be readily detectable at any point along such lines.
- F. **Vibration:** No use on a property should cause vibrations detectable beyond lot lines without the aid of instruments.
- G. **Heat and Glare:** No use on a property should produce heat and glare in such a manner as to create a hazard to neighboring property. No such heat or glare interfere with the reasonable enjoyment of neighboring property, or the safety of transportation routes.
- H. **Waste Matter:** No use on a property should accumulate within the lot or discharge waste matter beyond the lot lines.
- I. **Water Pollution:** No use on a property should produce erosion or other pollutants in such a quantity as to be detrimental to adjacent properties or to conflict with public water quality standards.

Environmental Standards (EN)

6.9 Environmental Standards (EN)

EN-01: This Environmental Standards section applies to the following districts:



The following standards pertain to environmental concerns in Madison County. Some of the following standards refer to state regulations. This is not to imply that the County is enforcing state regulations; state regulations are referred to in order to make the affected property owners aware that they exist and need to be complied with in addition to local law.

- A. **Land Suitability:** No land shall be used, or structure erected where the land is unsuitable for such use or structure due to slopes greater than 10%, adverse soil or rock formation, erosion susceptibility, low percolation rate or bearing strength, or any other feature as determined by the Planning Director, County Engineer, or Director of County Health likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of the community.
- B. **Preservation of Natural/Historic Features:** Existing natural and historic features which would add value to the development of the county such as trees, streams, vistas, lakes, historical landmarks (as listed in the Indiana Dept. of Natural Resources *Indiana Historic Sites and Structures Inventory - Madison County Interim Report*), and similar irreplaceable assets, when possible, should be preserved through harmonious and careful design. Land to be developed shall be designed and improved as far as practical in conformity to existing topography in order to minimize storm water runoff, and conserve the natural cover and soil.
- C. **Landscaping:** Any part or portion of a non-farm parcel which is not used for structures, loading or parking spaces, sidewalks and accessory uses shall be landscaped or left in a natural state. If landscaped, it shall be planted with an all season ground cover and shall be landscaped with trees and shrubs in accordance with the requirements of this Ordinance and shall be in keeping with natural surroundings.
- D. **Cut/Fill Grade:** No cut or fill grade shall exceed a slope of 3/1 or 33-1/3%. This provision shall apply to all cuts and fills exceeding 100 square feet in exposed surface area, including cuts or fills on land naturally exceeding 3/1 in slope.
- E. **Treatment of Fill:** Material used for fill where permitted by this Ordinance and/or by the IDEM, IDNR, or other governmental agency, shall be promptly covered and seeded.
- F. **Erosion Prevention:** All land, regardless of slope, from which structures or natural cover has been removed or otherwise destroyed, shall be appropriately graded and seeded within 30 days after the removal or destruction of said natural cover to prevent erosion.
- G. **Surface Water:** It shall be the responsibility of the owner of any lot or parcel of land developed for any use other than for agriculture to provide for adequate surface water drainage. Existing natural surface drainage should be utilized. Whenever the evidence available indicates that the natural surface drainage is inadequate, the owner shall provide the parcel with an adequate surface water drainage system which shall be integrated into the drainage pattern of surrounding properties. Swales are required to be placed in an easement to prohibit future filling or constructing. On-site detention for a 100 year storm event shall be required unless a written statement by the County Engineer indicates that it is not necessary to prevent harm to adjoining properties. All drainage plans are subject to review and approval by the Madison County Engineer, and Madison County Drainage Board.

Environmental Standards (EN)

(continued)

- H. **Drainage:** Drainage swales (ditches) along dedicated roadways and within the right-of-way or on dedicated drainage easements are not to be altered, except for maintenance as originally constructed and as approved by the Madison County Highway Department, the Madison County Drainage Board, or the Indiana Department of Transportation. Driveways may be constructed over these swales as permitted by the appropriate agency.
- I. **Regulated Drain Setbacks:** No permanent structures other than a fence may be erected, and if erected in violation of this section, no such structure may be used if its location is within 75 feet of the center line of any regulated tile ditch, or within 75 feet of the existing top of bank of any regulated open ditch or tile unless approved by the Madison County Engineer and Madison County Drainage Board.
- J. **Projects Affecting Regulated Drains:** Regulated drains are under the jurisdiction of the Madison County Drainage Board. The Madison County Drainage Board or Madison County Engineer shall review and approve all development or projects directly affecting a regulated open ditch or tile per I.C. 36-9-27-13 of the Indiana Drainage Code.
- K. **Alterations to Bodies of Water:** No alteration of the shoreline or bed of a river, wetland, or public lake shall be made until appropriate written approval is obtained from the Indiana Department of Natural Resources, and Army Corp of Engineers, the Indiana Department of Environmental management; and the provisions of this Ordinance are complied with.
- L. **Retention, Detention, and Pond Edges:** All retention, detention, and pond edges must be maintained with a buffer of natural plantings within 20 feet of the peak elevation. The use of "rip-rap" or any other engineered hard edges are not permitted except around inlets and outlets. However, the use of "rip-rap" or any other engineered hard edges shall not exceed 5% of lineal feet of the total edge of any retention facility, detention facility, or pond.
- M. **Code Compliance/Hazardous Waste:** All development must be in compliance with Title 7 of the Indiana Code, as amended, as it relates to hazardous waste, low level nuclear waste, underground storage tanks, waste tires, and other applicable chapters of said Title.
- N. **Code Compliance/Environmental Quality:** All development must be in compliance with Title 13 of the Indiana Code, as amended, as it relates to air pollution control, water pollution control, solid waste management, and other applicable chapters of said Title.
- O. **Waste/Debris:** No waste materials such as garbage, rubbish, household appliances, inoperable vehicles, furniture designed for interior use, gasoline, oil, flammables, soils, tars, chemicals, greases, dead plant material, noxious weeds, industrial or agricultural waste, or any other material of such nature, quantity, obnoxiousness, toxicity, or temperature so as to contaminate, pollute, or harm water bodies or ground water, provide a habitat for disease carrying animals and insects, or represent a public safety hazard shall be deposited, located, stored, or discharged outside on any lot; nor shall such waste be allowed to accumulate within structures in a manner that is inconsistent with applicable regulations for the storage of such materials.
- P. **Fuel Storage:** No highly flammable or explosive liquids, solids, or gasses specified by the State Fire Marshal shall be stored except in accordance with the rules established by the State Fire Marshal.

Flood Hazard Area Standards (FH)

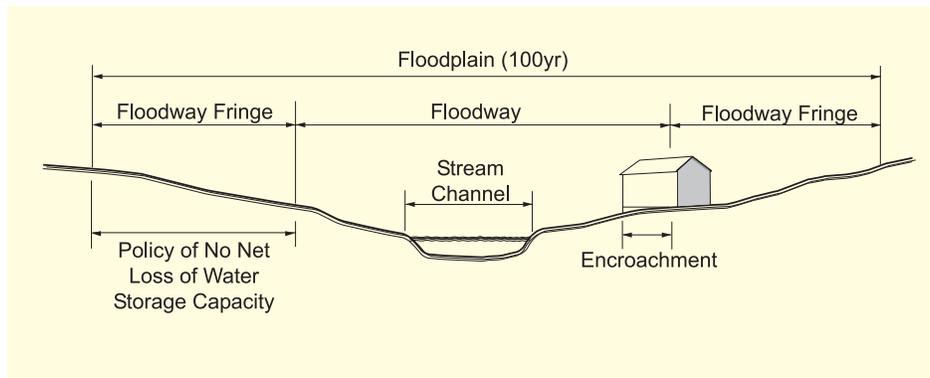
6.10 Flood Hazard Area Standards (FH)

FH-01: This Flood Hazard Area Standards section applies to the following districts:



The purpose of this section is to guide development in flood hazard areas in order to reduce the potential for loss of life and property, reduce the potential for health and safety hazards, and to reduce the potential for extraordinary public expenditures for flood protection and relief. Under the authority granted to local units of government to control land use within their jurisdiction, which includes taking into account the effects of flooding, the Board of County Commissioners of Madison County adopts these flood hazard area standards in order to accomplish the following:

- to prevent unwise developments from increasing flood or drainage hazards to others;
- to protect new buildings and major improvements to buildings from flood damage;
- to protect human life and health from the hazards of flooding;
- to lessen the burden on the taxpayer for flood control projects, repairs to flood-damaged public facilities and utilities, and flood rescue and relief operations;
- to maintain property values and a stable tax base by minimizing the potential for creating flood blighted areas; and
- to make federally subsidized flood insurance available for structures and their contents in Madison County by fulfilling the requirements of the National Flood Insurance Program.



- A. Disclaimer of Liability:** The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on available information derived from engineering and scientific methods of study. Larger floods can and will occur on rare occasions. Therefore, this Ordinance does not create any liability on the part of Madison County, the Dept. of Natural Resources, or the State of Indiana, for any flood damage that results from reliance on this Ordinance or any administrative decision made lawfully thereunder.
- B. Duties of the Planning Director:** The Planning Director shall review all development and subdivision proposals to ensure compliance with this Ordinance, including but not limited to the following duties:
- a. Ensure that all development activities within the Special Flood Hazard Areas (SFHA) of the jurisdiction of Madison County meet the requirements of this Ordinance;

Flood Hazard Area Standards (FH)

(continued)

- b. Provide information and assistance to citizens upon request about permit procedures and floodplain construction techniques;
 - c. Ensure that construction authorization has been granted by the Indiana Natural Resources Commission for all development projects subject to the requirements of this section, and maintain a record of such authorization (either copy of actual permit or letter of recommendation);
 - d. Maintain a record of the “as-built” elevation of the top of the lowest floor (including basement) of new and/or substantially improved buildings constructed in the SFHA. Inspect before, during and after construction;
 - e. Maintain a record of the engineer’s certificate and the “as-built” flood-proofed elevation of all buildings subject to the requirements of this section;
 - f. Cooperate with state and federal floodplain management agencies to improve base flood and floodway data and to improve the administration of this section. Submit reports as required for the National Flood Insurance Program;
 - g. Maintain for public inspection and furnish upon request regulatory flood data, SFHA maps, Letters of Map Amendment (LOMA), Letters of Map Revision (LOMR), copies of DNR permits and letters of recommendation, federal permit documents, and “as-built” elevation and flood-proofing data for all building constructed subject to this Ordinance; and
 - h. Notify adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to FEMA.
- C. **Regulatory Flood Elevation:** This section’s protection standard is the regulatory flood. The regulatory flood elevation and floodway limits for each of the SFHAs delineated as an “A Zone” on the Flood Insurance Rate Map of Madison County dated February 1, 1994, shall be the best data available as provided by the Department of Natural Resources.
- a. Whenever a party disagrees with the best available data, the party submitting the detailed engineering study needs to replace existing data with better data and submit it to the Department of Natural Resources for review and approval.
 - b. For all projects involving channel modifications or fill (including levees) the County shall submit the data and request that the Federal Emergency Management Agency revise the regulatory flood data.
- D. **Improvement Location Permit Application:** No person, firm, corporation, or governmental body not exempted by state law shall commence any “development” in the SFHA without first obtaining an Improvement Location Permit. The Planning Director shall not issue an Improvement Location Permit if the proposed “development” does not meet the requirements of this Ordinance. The application for an Improvement Location Permit shall be accompanied by the following:
- a. A description of the proposed development.
 - b. Location of the proposed development sufficient to accurately locate property and structure in relation to existing roads and streams.
 - c. A legal description of the property site.
 - d. A site development plan showing existing and proposed development locations and existing and proposed land grades.
 - e. Elevation of the top of the lowest floor (including basement) of all proposed development. Elevation should be in National Geodetic Vertical Datum of 1929 (NGVD) or North American Vertical Datum (NAVD). In either case the conversion formula should be included.

Flood Hazard Area Standards (FH)

(continued)

- E. **Improvement Location Permit Review and Approval:** Upon receipt of an application for an Improvement Location Permit, the Planning Director shall determine if the site is located within an identified floodway, floodway fringe, or within the floodplain where the limits of the floodway have not yet been determined.
- a. **Identified Floodway Sites:** If the site is in an identified floodway the Planning Director shall require the applicant to forward the application, along with all pertinent plans and specifications, to the Department of Natural Resources and apply for a permit for construction in a floodway.
 1. Under the provisions of IC 14-28-1 a permit from the Natural Resources Commission is required prior to the issuance of a local improvement location permit for any excavation, deposit, construction or obstruction activity located in the floodway. This includes land preparation activities such as filling, grading, clearing and paving etc. undertaken before the actual start of construction of the building.
 2. No action shall be taken by the Planning Director until a permit has been issued by the Natural Resources Commission granting approval for construction in the floodway.
 3. Once a permit has been issued by the Natural Resources Commission, the Planning Director may issue the local Improvement Location Permit, subject to compliance with all requirements of this section. The Improvement Location Permit cannot be less restrictive than the permit issued by the Natural Resources Commission.
 - b. **Identified Floodway Fringe Sites:** If the site is located in an identified floodway fringe, the Planning Director may issue the local Improvement Location Permit provided the provisions contained in this section have been met. The key provision is that the top of the lowest floor of any new or substantially improved structure shall be at or above the Flood Protection Grade (FPG).
 - c. **Undefined Floodplain Sites with Significant Upstream Drainage:** If the site is in an identified floodplain where the limits of the floodway and floodway fringe have not yet been determined, and the drainage area upstream of the site is greater than one square mile, the Planning Director shall require the applicant to forward the application, along with all pertinent plans and specifications, to the Department of Natural Resources for review and comment.
 1. No action shall be taken by the Planning Director until either a permit for construction in the floodway or a letter of recommendation citing the 100-year flood elevation and the recommended Flood Protection Grade has been received from the Department of Natural Resources.
 2. Once the Planning Director has received the proper permit or letter of recommendation approving the proposed development, an Improvement Location Permit may be issued provided the conditions of the Improvement Location Permit are not less restrictive than the conditions received from the Department of Natural Resources and the provisions contained in this section have been met.
 - d. **Undefined Floodplain Sites with Insignificant Upstream Drainage:** If the site is in an identified floodplain where the limits of the floodway and floodway fringe have not yet been determined and the drainage area upstream of the site is less than one square mile, the Planning Director shall require the applicant to provide an engineering analysis showing the limits of the floodway, floodway fringe and 100 year elevation for the site. Upon receipt, the Planning Director may issue the local Improvement Location Permit, provided the provisions contained in this section have been met.

Flood Hazard Area Standards (FH)

(continued)

- F. **Flood Plain Development:** All development shall be prohibited in the 100-year floodplain unless otherwise specified below:
- a. **Permitted Uses:** The following uses shall be permitted by right, provided they are permitted by the underlying district:
 1. Agricultural uses such as crop production, pastures, orchards, tree farms, plant nurseries, vineyards, and general farming.
 2. Forestry, wildlife areas and nature preserves.
 3. Parks and recreational uses except golf course and driving range.
 4. Public streets, bridges, and roadways.
 - b. **Special Uses:** Uses permitted as a Special Use are as follows:
 1. Riding stables or trails.
 2. Public well.
 3. Sewage treatment plant (not including septic fields).
 4. Water management use facilities (i.e. dams, docks, channel improvements, dikes, jetties, marinas, piers, wharves, levees, seawalls, floodwalls, and irrigation facilities).
 5. Public/private parking area.
 6. Golf course.
 7. Driving range.
 8. Mineral extractions and processing as shown on the flood-insurance rate maps.
- G. **Preventing Increased Damages:** No development in the SFHA shall create a damaging or potentially damaging increase in flood heights or velocity or threat to public health and safety.
- a. Within the floodplain identified on the Flood Boundary and Floodway Map, the Flood Insurance Rate Map, or engineering analysis provided, no development shall be allowed which acting alone or in combination with existing or future development, will cause any increase in the elevation of the regulatory flood or result in a net loss of flood water capacity.
 - b. No development in the SFHA shall include locating or storing chemicals, explosives, buoyant materials, flammable liquids, pollutants, or other hazardous or toxic materials below the Flood Protection Grade, unless such materials are stored in a flood-proofed storage tank or building constructed according to the requirements of this section.
 - c. New and replacement sanitary sewer lines and on-site waste disposal systems may be permitted providing all manholes or other above ground openings are located above the FPG, or those which are located below the FPG are watertight.
- H. **Building Protection Requirements:** In addition to the damage prevention requirements of this section, all buildings to be located in the SFHA shall be protected from flood damage below the FPG. This building protection requirement applies to the following situations:
- a. construction or placement of any new building having a floor area greater than 400 square feet;
 - b. structural alterations made to:
 1. an existing (previously unaltered) building, the cost of which equals or exceeds 50% of the value of the pre-altered building (excluding the value of the land);
 2. any previously altered building;
 - c. reconstruction or repairs made to a damaged building that are valued at or more than 50% of the market value of the building (excluding the value of the land) before damage occurred;
 - d. installing a manufactured home on a new site or a new manufactured home on an existing site. This Ordinance does not apply to returning the existing manufactured home to the same site it lawfully occupied before it was removed to avoid flood damage; and
 - e. installing a travel trailer or recreational vehicle on a site for more than 180 days.

Flood Hazard Area Standards (FH)

(continued)

- I. **Building Protection Methods:** The building protection requirement may be met by one of the following methods. The Planning Director shall maintain a record of compliance with these building protection standards as required by this section.
 - a. Residential or Non-residential Structures on Fill: A residential or nonresidential building may be constructed on a permanent land fill in accordance with the following:
 1. The fill shall be placed in layers no greater than 1 foot deep before compacting to 95% of the maximum density obtainable with the Standard Proctor Test method.
 2. The fill should extend at least 10 feet beyond the foundation of the building before sloping below the FPG.
 3. The fill shall be protected against erosion and scour during flooding by vegetative cover, riprap, or bulkheading. If vegetative cover is used, the slopes shall be no steeper than 3 horizontal to 1 vertical.
 4. The fill shall not adversely affect the flow of surface drainage from or onto neighboring properties.
 5. The top of the lowest floor including basements, (see definition of lowest floor) shall be at or above the FPG.
 - b. Elevated Residential and Non-residential Structures: A residential or nonresidential building may be elevated in accordance with the following:
 1. The building or improvements shall be elevated on posts, piers, columns, extended walls, or other types of similar foundation provided: (1) Walls of any enclosure below the elevated floor shall be designed to automatically equalize hydrostatic flood forces on the walls by allowing for the entry and exit of flood waters, through providing a minimum of two openings (in addition to doorways and windows) having a total area of one square foot for every one square foot of enclosed area subject to flooding (the bottom of all such opening shall be no higher than one foot above grade); and (2) Any enclosure below the elevated floor is used for storage of vehicles and building access.
 2. The foundation and supporting members shall be anchored and aligned in relation to flood flows and adjoining structures so as to minimize exposure to known hydrodynamic forces such as buoyancy, current, waves, ice, and floating debris.
 3. All areas below the FPG shall be constructed of materials resistant to flood damage. The top of the lowest floor (including basement) and all electrical, heating, ventilating, plumbing, and air conditioning equipment and utility meters shall be located at or above the FPG. Water and sewer pipes, electrical and telephone lines, submersible pumps, and other waterproofed service facilities may be located below the FPG.
 - c. Permanent Manufactured Homes and Recreational Vehicles: Manufactured homes and recreational vehicles to be installed or substantially improved on a site for more than 180 days must meet one of the following anchoring requirements:
 1. The manufactured home shall be elevated on a permanent foundation such that the lowest floor shall be at or above the FPG and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. This requirement applies to all manufactured homes to be placed on a site; (1) outside a manufactured home park or subdivision; (2) in a new manufactured home park or subdivision; (3) in an expansion to an existing manufactured home park or subdivision; or (4) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood.
 2. This requirement applies to all manufactured homes to be placed on a site in an existing manufactured home park or subdivision that has not been substantially damaged by a flood.
 3. The manufactured home shall be elevated so that the lowest floor of the manufactured home chassis is supported by reinforced piers or other foundation elements that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

Flood Hazard Area Standards (FH)

(continued)

- d. Temporary Recreational Vehicles: Recreational vehicles placed on a site shall either:
 - 1. be on the site for less than 180 consecutive days;
 - 2. be fully licensed and ready for highway use (defined as being on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or
 - 3. meet the requirements for “manufactured homes” in section (c) above.
- e. Flood-proofed Non-residential Structures: A non-residential building may be flood-proofed to the FPG (in lieu of elevating) if done in accordance with the following:
 - 1. A Registered Professional Engineer shall certify that the building has been designed so that below the FPG, the structure and attendant utility facilities are watertight and capable of resisting the effects of the regulatory flood. The building design shall take into account flood velocities, duration, rate of rise, hydrostatic pressures, and impacts from debris or ice.
 - 2. Flood-proofing measures shall be operable without human intervention and without an outside source of electricity.

Parking Standards (PK)

6.11 Parking Standards (PK)

PK-01 This Parking Standards section applies to the following districts:



Two off-street parking spaces, paved or gravel, are required per farm-related dwelling unit. Off-street parking spaces may not fully or partially be in a public right-of-way, utility easement, or septic field. Each space must be at least 9 feet wide and 18 feet long. Parking spaces shall be provided on the same lot as the dwelling units for which they are required. Parking areas must be designed as to prevent vehicles from having to back into or maneuver in public streets.

PK-02 This Parking Standards section applies to the following districts:



Two off-street parking spaces, paved with asphalt or concrete, are required per non-farm dwelling unit. Further, off-street parking spaces may not fully or partially be in a public right-of-way. Each space must be at least 9 feet wide and 18 feet long. Parking spaces shall be provided on the same lot as the dwelling units for which they are required.

PK-03 This Parking standards section shall apply to the following districts:



One and one-half paved off-street parking spaces are required per non-farm dwelling unit. In addition, at least 1 space per 2 units shall be provided for visitor parking and shall be spread evenly throughout the development. Visitor parking spaces cannot include spaces in car ports or garages. Further, any off-street parking space may not fully or partially be in a public right-of-way or utility easement. Each space must be at least 9 feet wide and 18 feet long.

PK-04: This Parking Standards section applies to the following districts:



All required non-farm parking spaces and lots shall conform to all of the following requirements:

- A. **Driving Surfaces:** All parking areas, including parking spaces, interior drives, and ingress/egress into parking areas must be paved with asphalt or concrete. All parking areas shall be clearly painted to show each parking space.
- B. **Drainage:** Parking areas must be constructed to allow proper drainage which shall be subject to the review and approval of the Planning Director and County Engineer.
- C. **Access to Public Streets:** Parking areas must be designed as to prevent vehicles from having to back into or maneuver in public streets.
- D. **Locations:** Parking lots shall not be located in any right-of-way, easement, required buffer yard, or any required setback from a public street.
- E. **Curbs and Wheelstops:** All parking areas shall be completely curbed and wheel stops shall be provided as necessary to protect pedestrians and/or landscaping.
- F. **Lighting:** Lighting for parking areas shall conform with the applicable requirements of the Lighting Standards section of this Article.

Parking Standards (PK)

(continued)

- G. **Landscaping:** Landscaping for parking areas shall conform with the applicable requirements of the Landscaping Standards section of this Article.
- H. **Off-site Parking:** Parking spaces required in this section may be provided either on the premises or on an off-site lot located within 700 feet of the premises.
 - a. Two or more uses may provide off-site parking collectively on one lot if the total number of spaces shall not be less than the sum of the spaces required for each use.
 - b. Two or more uses for which the normal hours of operation do not overlap may share parking either on or off-site.
 - c. A permanent documentation of any off-site and/or shared parking agreement must be signed by all involved property owners. The permanent written agreement shall include, but is not limited to the following items: maintenance, snow removal, ownership, and liability. The agreement shall be reviewed and approved by the Planning Director. The agreement shall be recorded in the office of the Madison County Recorder. A copy of the agreement shall be kept in the office of the Plan Commission.
- I. **Handicap Parking:** Handicap parking spaces shall be provided in all parking areas consistent with the requirements of the Americans with Disabilities Act.
- J. **Parking Space and Interior Drive Dimensions:** Parking spaces and interior drives shall conform with the following requirements:

Parking Space and Interior Drive Requirements			
Angle of Parking	Minimum Driving Aisle Width (feet)	Minimum Parking Space Size (feet)	
		Width	Length
Parrallel...	12	10	20
..up to and including 45 degrees...	14	10	18
..up and including 60 degrees...	18	9	18
..up to and including 90 degrees.	24	9	18

Parking Standards (PK)

(continued)

K. **Spaces Required:** The minimum number of parking spaces required per property shall be determined by adding up the spaces required for each applicable statement in the table that follows:

Non-Residential Required Parking Spaces (sq. ft. indicates square feet of gross floor area)	
The following number of parking spaces is required.....	..for every...
1 space	employee working on the largest shift
1 space	business vehicle stored on-site
..in addition to...	..for every...
1 space	3 seats in a restaurant, auditorium, gymnasium, church, or movie theater
1 space	500 sq. ft. in all auto/boat/RV/or farm implement sales facility show rooms
1 space	item on display at an auto/boat/RV or farm implement dealership (to be used for each display item)
1 space	400 sq. ft. of gross floor area in all hardware home improvement, furniture, and large appliance stores
1 space	200 sq. ft. of gross floor area in all medical or dental office or clinic
1 space	200 sq. ft. of gross floor area in any fitness center, health spa, or entertainment center
1 space	250 sq. ft. in any administrative or professional business office, library, museum, or art gallery
1 space	200 sq. ft. in any car wash, repair, or modification center
1 space	300 sq. ft. of gross floor area in all convenience stores, banks, gas stations, grocery stores, department stores, and other retail facilities
1 space	6 children permitted by capacity in any day care facility
1 space	sleeping unit in a hotel, motel, and bed and breakfast
20 spaces	nine holes at any golf course
2 spaces	classroom in elementary and middle schools or high schools with a gym or auditorium
1 space	4 students for which a high school without an auditorium or gym is designed
1 space	20 student for which a high school with an auditorium or gym is designed
1 space	4 students for which a community college, business, vocational, trade, or other commuter-based school is designed
1 space	2 on-campus residents of a resident-student based college or university
1 space	100 square feet of recreational area at a swimming pool or skating rink
20 spaces	field or court at a sports facility
1 space	3 patient beds at a hospital or nursing home
1 space	200 sq. ft. in a personal service business, beauty or barber shop, or dry cleaners
5 spaces	lane at a bowling alley
1 space	5000 square feet at a self-storage facility
1 space	for every 5 hanger or tie-down spaces at an airport or heliport

Parking Standards (PK)

(continued)

PK-05 This Parking Standards section applies to the following districts:



- A. No vehicle, including recreational and commercial vehicles, shall be parked, stored, or allowed to remain on a lot or parcel of land that does not contain a principal structure. All non-farm vehicles must be parked on a concrete or asphalt surface.
- B. Vehicles or trailers of any type without current license plates and registration or in an inoperable condition shall be prohibited other than in completely enclosed buildings or associated with permitted junk yards or auto -repair facilities. Such vehicles associated with permitted junk yards or auto-repair facilities must be stored consistent with the following requirements:
 - a. All such vehicles, including antique vehicles, shall be stored within the rear or side yard. In no case shall such vehicles be stored in any right-of-way, front yard, or required setback area.
 - b. All storage areas for such vehicles shall be completely enclosed with a 6 foot tall, 100% opaque wood, stone, or masonry fence. Gates allowing access to the storage areas are permitted, shall be closed when not in use, and shall consist of 6 foot tall, 100% opaque wooden doors.
- C. No vehicle or tractor/trailer of any type may be used predominantly for the purpose of personal storage.

PK-06 This Parking Standards section applies to the following districts:



- Storage or parking of recreational vehicles in residential districts is subject to the following conditions:
- A. A recreational vehicle may be stored on a residential property provided it is fully enclosed by a structure or located in the provided rear yard. A recreational vehicle may be parked on a residential lot, outside of an enclosed structure or rear yard, for a period not to exceed in the aggregate 72 hours in any 30 day period.
 - B. No more than one recreational vehicle may be parked outdoors on a residential parcel at any one time.
 - C. In no case shall the vehicle be used for overnight sleeping or living.

PK-07 This Parking Standards section applies to the following districts:



- A. The parking of a commercial vehicle in residential zoning districts shall be prohibited, except that a commercial vehicle may be stored within an enclosed structure.
- B. This regulation shall not be interpreted to apply to commercial vehicles used for conveying the necessary tools and materials to premises where labor, using such tools and materials, is to be performed during the time of parking such vehicles, or to commercial vehicles in the process of temporarily loading or unloading deliverable goods.

Loading Standards (LD)

6.12 Loading Standards (LD)

LD-01: This Loading Standards section applies to the following districts:



There shall be provided off-street loading berths not less than the minimum requirements specified in this section in connection with any building or structure which is to be erected or substantially altered, and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles.

- A. **Location:** All required off-street loading berths shall be located on the same lot as the use to be served, and no portion of the vehicle shall project into a street, alley, or other public right-of-way. No permitted or required loading berth shall be located within 50 feet of the nearest point of intersection of any two streets.
- B. **Size:** Off-street loading berths for over-the-road tractor-trailers shall be 14 feet in width and 120 feet in length including the apron. For local pick-up and delivery trucks, off-street loading berths shall be at least 12 feet in width and 60 feet in length including the apron. All loading spaces shall be provided with a vertical clearance of not less than 15 feet.
- C. **Access:** Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will not interfere with traffic movements. There shall be no maneuvering within the right-of-way. In no case shall a loading berth be located in such a manner as to require loading/unloading vehicles to back into a public right-of-way.
- D. **Surfacing:** All open off-street loading berths shall be improved with a compacted base of asphalt or concrete.
- E. **Space Allowed:** Space allowed to any off-street loading berth shall not be used to satisfy the space requirements of any off-street parking spaces or portions thereof.
- F. **Landscaping:** The paved surface of all loading areas shall be considered as part of the parking lot and shall be factored into calculations for required landscaping as specified by the Landscaping Standards section of this Article.
- G. **Berths Required:** Off-street loading berths shall be required based on the following table:

Loading Berth Requirements	
Gross Floor Area	Berths Required
Up to 40,000 sq. ft.	1
40,000 to 80,000 sq. ft.	2
80,000 to 120,000 sq. ft.	3
120,000 to 160,000 sq. ft.	4
Greater than 160,000 sq. ft.	1 additional berth for every additional 80,000 sq. ft. of gross floor area