

Fayette County Area Plan Commission
Fayette County, Indiana

Section 153.36: OFF-STREET PARKING AND LOADING

- (A) **Intent.** The purpose of these parking standards is to reduce street congestion, ensure proper vehicular and pedestrian circulation, and therefore improve public safety by identifying the appropriate number and location of off-street parking spaces for each zoning district. General parking requirements are applicable to all zoning districts.
- (B) **General parking Standards applicable to all zoning districts.**
- (1) *General requirements.* Parking spaces shall be located on the lot with the uses for which they are required. Exceptions are for off-site and shared parking. All parking spaces shall meet the following general requirements:
- (a) *Location.* No off-street parking spaces may be fully or partially located in a public right-of-way, septic field, required landscape area, or buffer yard.
- (b) *Access.* All required parking spaces must be designed to provide direct access for vehicles. In no case may areas which do not have direct access be considered a parking space meeting the requirements of this chapter.
- (c) *Parking space dimensions.* Parking space size shall be a minimum of 200 sq. ft. and dimensions shall conform with the Parking Space Requirements in TABLE: 153.36 -1. In no instance shall the overhang of a vehicle be considered as part of the required parking space area.
- (d) *Interior drive aisle dimensions.* Interior drive dimensions shall conform to the entrance and drive standards in TABLE: 153.36 -1.
- (e) *Drive through window stacking space requirements shall conform to standards in TABLE: 153.36 -1.*
- (2) *Requirements for nonconforming uses and uses permitted by special exception or variance.* Any use which is nonconforming in the zoning district in which it is located or is permitted by special exception or variance shall provide parking which is consistent with the use and the standards for the zoning district in which the use would be ordinarily permitted by this chapter. In no case shall the number of parking spaces required for non-conforming uses or those permitted by special exception or variance be solely based on the standards for the district in which they are located. The Board of Zoning Appeals shall specify the number of parking spaces for all uses permitted by special exception or variance consistent with the intent of this section. However, the BZA may grant variances consistent with the intent of this subchapter.
- (3) *Requirements for uses not specifically listed.* The number of parking spaces required for uses that are not listed specifically shall be determined by the Planning Director based on most similar use from TABLE: 153.36 -1 and on the most recent parking inventory.
- (4) *Park use requirements.* Off-street parking spaces for park and recreation uses and buildings located in any zoning district shall be consistent with TABLE: 153.36 -1.
- (1) *Vehicle storage requirements.* The storage of all motor vehicles shall be consistent with the following requirements:
- (a) *Vehicle storage.* Except as permitted in this ordinance, 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 primary structure.
- (b) *Stored vehicles to be salvaged/repaired.* The outdoor storage of such vehicles associated with permitted *auto repair or salvage facilities* shall be consistent with the following requirements:
1. 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 front yard, buffer yard, required landscape area, or required setback area.
 2. All *storage areas* for such vehicles shall be completely enclosed with a *six to eight foot tall, 100% opaque fence* constructed of wood, metal, stone, or masonry. Gates allowing access to the storage areas are permitted, shall be closed when not in use, and shall *consist of six to eight foot tall, 100% opaque gate.*

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3. *NOTE: Stored Vehicles.* In no instance should the provisions for stored vehicles be interpreted as enforcement of traffic code provisions for inoperable vehicles. These provisions are intended to ensure that auto repair and salvage facilities are operated consistent with the general welfare of the community.

(c) *Recreational vehicle parking.* The open parking of recreational vehicles shall be subject to the following standards unless waived or modified by the Board of Zoning Appeals as a special exception. These provisions shall apply to residential uses as the only primary use of the property in all zoning districts.

1. For purposes of this section, open parking shall be construed as the unenclosed presence or storage of any recreational vehicle as defined in **Section 153.43: DEFINITIONS.** (*Recreational vehicle definition from Section 153.43: RECREATIONAL VEHICLE. A portable vehicular structure designed as a temporary dwelling for travel, vacation and recreational uses which is either a structure mounted on an automobile or truck and designed to be used for human habitation, including sleeping, or identified on the unit by the manufacturer as a travel trailer or recreational vehicle, and is not more than eight (8) feet in width, and not more than thirty-six feet in length.*)

2. Open parking of a recreational vehicle shall be subject to the following standards:

a. At no time shall a recreational vehicle be occupied or used for living, sleeping, or housekeeping purposes except for visitation as described in this section.

b. No portion of any required minimum front yard setback shall be used for the open parking of a recreational vehicle or parts thereof except for visitation purposes as described in this section. Parking and storage of recreational vehicles on a driveway within the front yard setback. Registration of recreation vehicles stored in the front yard setback shall be current. Recreation vehicles without current registration may only be stored to the side and rear of the dwelling and not in the front, side or rear setbacks.

c. Vehicles without current registration may only be stored to the side and rear of the dwelling and not in the front, side or rear setbacks or completely enclosed within a building .

d. The wheels or any similar transporting devices for a recreational vehicle shall not be removed except for repairs, nor shall such vehicle be otherwise permanently fixed to the ground in a manner that would prevent ready removal of the vehicle.

e. Not more than *two* recreational vehicles shall be permitted to be openly parked at any time. However, one additional recreational vehicle shall be permitted for visitation purposes not to exceed 30 days in any three-month period.

3. Notwithstanding the provisions of this section, *within the Corporate limits of the City of Connersville and platted subdivisions outside the Corporate Limits* a recreational vehicle may be parked anywhere on the premises for loading and unloading purposes for a period not to exceed seven days in any 14-day period.

(d) *Commercial vehicle storage.* The storage or parking of commercial vehicles on *residential properties* in all zoning districts is subject to the following requirements:

1. The parking of commercial vehicles on residential properties by business owner or employee including cars, SUVs, and pick-up trucks. *One automobile trailer may be parked on a residential property and must be parked on a driveway of in the back yard or side yard, but not within any required setback other than a driveway. One owner operated semi-truck is permitted on residential properties as is one school bus on the property where the driver lives.*

2. *Semi-trailers may not be stored on any residential property.*

3. 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.

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(C) *Residential parking standards applicable to the agricultural, single-family residential, multi-family residential and manufactured home park zoning districts.*

(1) *General standards.* In no instance shall any vehicles be stored or parked in any front, side, or rear yard (setback). Temporary parking of vehicles in driveways accessed from the street and passing through the yard are exempt from this requirement.

(2) *Single-family dwellings.* Parking spaces for single-family zoning districts shall be provided on the same lot as the dwelling unit for which they are required and shall meet the following standards:

(a) *Spaces requirements.* A minimum of two off-street spaces, either paved or of crushed stone, are required for each dwelling unit. Parking spaces in garages count towards the number of total parking spaces. More than two parking spaces meeting these requirements is allowed.

(b) *Access/location requirements.* Parking areas must be designed to prevent vehicles from having to back into or maneuver in any arterial or collector street.

(3) *Manufactured home park dwellings.* Parking spaces for dwellings in a Manufactured Home Park shall be provided on the same lot as the dwelling unit for which they are required and shall meet the following standards:

(a) *Space requirements.* A minimum of two off-street parking spaces are required for each dwelling unit. Additional two parking spaces for management offices, sales facilities, self-service laundries.

(b) *Access/location standards.* Parking areas must be designed to prevent vehicles from having to back into or maneuver in any arterial or collector street.

(4) *Multi-family dwellings.* Parking spaces for multi-family dwellings shall meet the following standards: *(BM: I think that the additional space requirement for visitor parking, offices, and employees is good. I need to verify and cross reference the number of units in with existing apartments. Some properties may have more units than are required. Units without other uses may be able to require a smaller number of additional spaces just for visitors.*

(a) *Space requirements.* A minimum of 2.5 off-street parking spaces are required for each dwelling unit (rounded up to the nearest complete space) to provide parking for visitors, employees, and rental offices.

1. *Parking for the disabled.* Parking spaces reserved for disabled persons shall be provided in all parking areas consistent with the requirements of the Americans with Disabilities Act Accessibility and as per guidelines for Buildings and Facilities, Chapter 4.1.2 (5)(a) and all applicable revisions. I.C. 5-16-9-4. Specifications of parking spaces and access facilities of the Indiana Building Code.
2. *Driving surfaces.* All parking areas, including parking spaces, interior drives, and ingress/egress into parking areas must be paved as per the City of Connersville and Fayette County Development Standards. All parking areas shall be clearly painted to show each parking space.
3. *Drainage.* Parking areas must be constructed to allow proper drainage, which shall be approved by the Connersville Utilities for areas within their jurisdiction and the Fayette County Drainage Board within the unincorporated areas of Fayette County.
4. *Curbs.* All parking areas shall generally be completely curbed. Curbing shall not be required if, in the opinion of Connersville Utilities or Fayette County Drainage Board if drainage system for the property shall be best served if curbs were not present.
5. *Lighting.* Lighting for parking areas shall be designed to not create off-site light and glare spillover.
6. *Landscaping.* Landscaping for parking areas shall conform to applicable landscaping standards of this section.

(b) *Access/location standards.* Parking areas must be designed to prevent vehicles from having to back into or maneuver in public streets.

(D) *Non-residential parking standards applicable to the commercial, institutional, and industrial zoning districts.*

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- (1) *General standards.* Parking spaces shall be located on the lot with the use(s) for which they are required. All parking spaces and interior drives shall meet the following requirements.
- (a) *Driving surfaces.* All parking areas, including parking spaces, interior drives, and ingress/egress into parking areas must be paved as per the City of Connersville and Fayette County Development Standards. 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 approved by the Connersville Utilities for areas within their jurisdiction and the Fayette County Drainage Board within the unincorporated areas of Fayette County.
 - (c) *Curbs.* All parking areas shall generally be completely curbed. Curbing shall not be required if, in the opinion of Connersville Utilities or Fayette County Drainage Board if drainage system for the property shall be best served if curbs were not present.
 - (d) *Minimum number of spaces.* The minimum number of parking spaces required per property shall be determined by the sum of spaces required for each applicable use in Table 153.36.
 - (e) *Parking for the disabled.* Parking spaces reserved for disabled persons shall be provided in all parking areas consistent with the requirements of the Americans with Disabilities Act Accessibility and as per guidelines for Buildings and Facilities, Chapter 4.1.2 (5)(a) and all applicable revisions. I.C. 5-16-9-4. Specifications of parking spaces and access facilities of the Indiana Building Code.
 - 1. All required parking spaces for the disabled shall be those that are the closest to the main entrance of the primary structure.
 - 2. Parking spaces for the disabled shall count toward the total number of spaces required by this chapter.
 - (f) *Access to public streets.* Parking areas must be designed to prevent vehicles from having to back into or maneuver in public streets (access to alleys shall be exempt from this requirement).
 - (g) *Maneuvering space.* All parking spaces shall be provided with adequate maneuvering space into which vehicles can back for the purpose of exiting the parking space. Interior drive minimums shall be consistent with Table 153.36
 - (h) *Off street parking in the front set back shall be prohibited unless granted a variance by the Fayette County Board of Zoning Appeals.*
- (2) *Offsite and shared parking.* Under certain conditions, offsite and shared parking may be allowed on another lot that is within 500 feet of the lot occupied by the use(s) for which they are required.
- (a) *Off-site parking.* Two or more uses may provide off-site parking collectively on one lot, however the total number of spaces shall not be less than the sum of the spaces required for each use (example: a group of business, industries, and/or apartments located on upper-floors over businesses may provide a common parking area). At least 80% of parking spaces shall be provided on site.
 - (b) *Shared parking.* Two or more uses for which the normal hours of operation do not substantially overlap may share parking either on or off-site (example: a church may share its parking lot with a business, or with apartments located on upper-floors of adjacent businesses). The Planning Director may grant a maximum 20% reduction in required parking.
 - (c) *Approval requirements.* All off-site and shared parking space arrangements are subject to the approval of the Planning Director. Approvals shall be based on the determination that the use of off-site and/or shared parking will not provide hardships for pedestrians, will not result in potentiality hazardous traffic conditions, and will provide an adequate number of parking spaces for the uses involved. The parking needs of possible future uses of the property shall also be considered by the Planning Director.
 - (d) *Required documentation.* A permanent documentation of any off-site and/or shared parking agreement must be signed by all involved property owners and recorded with Fayette County Recorder's office as an attachment to the property record. The permanent written agreement shall include, but is not limited to the following items:

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maintenance, snow removal, ownership, and liability. The agreement shall be reviewed and approved by the Planning Director and the Area Plan Commission Attorney. A copy of the agreement shall be retained for the files of the Plan Commission. Cross access easements shall be provided and recorded by each property owner to enable the sharing of parking facilities. Amendments to the agreement shall be subject to Planning Director approval and be duly recorded with the County Recorder.

- (e) *Bicycle parking.* All non-residential uses shall provide one designated bicycle parking area for every 30 vehicle parking spaces required by this chapter, with a minimum area for two bicycle spaces. Each bicycle area shall provide adequate facilities for securing the parked bicycle.

(E) Parking Plan Submission and Review. One and two family dwellings and multi-family units with fewer than four units are exempt from parking plan review requirements.

(1) Prior to issuance of Improvement Location Permit and Building permits or change of use permit developer must submit parking development plans for review and approval by Area Plan Commission / Zoning Board plan review committee and Connersville Utilities within jurisdiction of Connersville Utilities or Fayette County Drainage Board for drainage plan approval.

- (a) The Planning Director or plan review committee may grant a maximum 20% reduction or increase in required parking based on existing parking conditions per use identified in Table 153.36-1 and current Area Plan Commission Parking Inventory. Project developer is responsible for providing data to justify decrease in required parking.

(2) Development plan must include:

- (a) Accurate dimensioned site plan showing all adjacent streets alleys and lots, all on site structures, existing and proposed and existing structures on adjacent lots
- (a) All individual primary uses to be served, including the location, use, and number of parking spaces for each such use.
- (b) A layout drawn to scale of aisles and driveways, entrances, exits and turn-off lanes, parking spaces, setbacks, drainage facilities, and landscaping and buffer screening.
- (c) Drainage plan which must be approved by Connersville Utilities within corporate limits and Fayette County Drainage Board in unincorporated area of Fayette County
- (d) Type of lighting and pavement proposed, and identification signs including location, size and design thereof.

(3) Requirements

- (a) Off-street parking facilities shall provide setback distances equivalent to the requirements of the district, and ingress and egress points shall be limited to protect the function of adjoining streets. Drive entrances shall be designed and constructed as per the City of Connersville / Fayette County Development Standards.
- (b) Required off-street parking spaces shall be so designed, arranged and regulated, as to have individual spaces marked, be unobstructed and have access to an aisle or driveway so that any automobile may be moved without moving another, and so that no maneuvering directly incidental to entering or leaving a parking space shall be on any public right-of-way or walkway.
- (c) No repair work, sales or service of any kind shall be permitted in association with accessory off-street parking facilities unless such facilities are enclosed in a building and otherwise permitted in the district.
- (d) All open off-street parking areas shall be surfaced with a paving material as per City of Connersville / Fayette County Development Standards. Fayette County Board of Zoning Appeals may grant relief to projects outside the corporate limits of the City of Connersville and platted subdivisions outside the Corporate Limits.
- (e) A gravel surface may be used for a period not exceeding one year after the date of granting the Certificate of Occupancy where ground conditions are not immediately suitable for permanent surfacing as specified above. Fayette County Board of Zoning Appeals may grant relief to projects outside the corporate limits of the City of Connersville and platted subdivisions outside the Corporate Limits.
- (f) Driveway entrances or exits shall be no closer than 25 feet to any adjoining residential property line or 10 feet to an adjoining nonresidential property line or designed in such a manner as to least interfere with traffic movement. No driveway across public property at the right-of- way line of the street shall exceed a width of 30 feet; provided, however, two driveways not exceeding 30 feet in width each may constitute a single entrance-exit divider designed driveway; provided, further, that such driveways shall conform to the requirements of the Fayette County Highway

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Department or the Connersville Street Department. Fayette County Board of Zoning Appeals may grant relief to projects outside the corporate limits of the City of Connersville and platted subdivisions outside the Corporate Limits.

- (g) Internal drives and parking spaces must be designed as per Table 153.36. Any lighting facilities used to illuminate off-street parking areas shall be so located, shielded and directed upon the parking area in such a manner that they do not reflect or cause glare onto adjacent properties or interfere with street traffic. In no instance shall bare unshaded bulbs be used for such illumination.
- (h) Such parking areas shall be graded and properly drained in such a manner that there will be no free flow of water onto either adjacent property or public sidewalks. Further, any additional run-approved by Connersville Utilities or Fayette County Drainage Board.
- (i) Such parking areas shall be so lined or designated as to insure the most efficient use of the parking spaces, and provided with bumper guards or wheel guards so located that no part of the parked vehicle will extend beyond the boundary of the established parking area into any minimum required yard or onto adjoining property.
- (j) Parking areas adjacent to residential uses shall be provided with a landscape screen not less than 4 feet in height or whenever the parking area is located within 100 feet of adjoining residential uses or fronting upon any adjoining residential uses, except as otherwise provided in this Code.
- (k) The ground area between the required off-street parking area setback and any lot line shall be landscaped with appropriate material to adequately indicate delineation.
- (l) Parking areas may be provided with a one-story shelter building or guard building which shall not exceed 100 square feet of gross floor area and shall conform to all the structural requirements of the district.
- (m) In case of conflict between the provisions of this subsection, the more restrictive requirement shall govern.

TABLE: 153.36 -1. Minimum Off-Street Parking Requirements and Drive Stacking Space Requirements

<i>Parking Requirements</i>		
<i>Angle of Parking</i>	<i>Minimum Parking Space Size</i>	
	<i>Width</i>	<i>Length</i>
Parallel	8 feet	24 feet
90 degree, 60 degree, and 45 degree	10 feet	20 feet
Disabled	(refer to ADA guidelines)	
<i>Interior drive width</i> <ul style="list-style-type: none"> • Thirteen if one-way traffic and no parking or 45 degree parking; • Eighteen feet if one-way traffic and 60 or 90 degree parking; • Twenty-four feet if two-way traffic or accessing a loading berth. 		
Disabled parking (refer to ADA guidelines)		
Employees per shift: For each employee working on the largest shift (for multi- shift operations ample parking spaces to accommodate shift changes shall be provided)	1 space	
Business vehicles: For each vehicle stored on site	1 space	
Single Family and Two Family Dwelling units, multifamily dwelling units up to four dwelling units: For each dwelling unit on site.	2 spaces	
Multifamily dwellings, greater than four dwelling units: For each dwelling unit on site	2.5 spaces	
Manufactured Home Park: For each dwelling unit. Additional two parking spaces for management offices, sales facilities, self-service laundries.	2 spaces	
<i>Commercial Use</i>		

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Auto-oriented facility: For every 200 square feet in any car wash, repair or modification facility	1 space
Dealerships: For each vehicle or mobile home on display at an auto/boat/RV/farm implement/manufactured home dealership (of an appropriate size, and to be used for the storage of each vehicle)	1 space
Hotel/motel: For each sleeping unit in any hotel, motel or bed and breakfast	1 space
Restaurant primarily drive through, pickup, and delivery services: For every 200 square feet	1 space
Restaurant, primarily sit down dining, for every: For every 100 square feet	1 space
Retail stores (small size): For every 300 square feet in a personal service business, beauty or barber shop, or dry-cleaners	1 space
Retail stores (large size): For every 400 square feet of gross floor area in all hardware, home improvement, furniture, and large appliance stores	1 space
Retail stores (medium size): For every 300 square feet of gross floor area retail space in all convenience stores, gas stations, greenhouses, grocery stores, department stores and other retail facilities	1 space
Sales facility showrooms: For every 500 square feet in all auto/boat/RV or farm implement sales facility showrooms	1 space
Self-storage facility: For every 5,000 square feet at a self-storage facility	1 space
<i>Office Use</i>	
Arts/public space: For every 300 square feet in any library, museum or art gallery	1 space
Medical/dental office: For every 250 square feet of gross floor area in any medical or dental office or clinic	1 space
Professional office: For every 300 square feet in any administrative or professional business office or bank	1 space
<i>Public/Institutional Use</i>	
Airport: For every five hangar or tie-down spaces at an airport or heliport	1 space
College/university: For every two on-campus residents of a resident-based college or university	1 space
Day care: For every six children, permitted by capacity, in any day care facility	1 space
Educational facility, after high school: For every four students for which a community college, business, vocational, trade or other commuter-based school is designed	2 spaces
Fairgrounds: For every 300 square feet of area in enclosed structures at a fairground	1 space
Hospital/nursing home: For every four patient beds at a hospital or nursing home	1 space
Penal/correctional institution: For every ten inmates for which a penal or correctional institution is designed	1 space
Elementary/middle school: For every classroom for which an elementary or middle school is designed (see also Gathering space requirement under Recreation/Assembly Use for additional spaces)	1 space
High school: For every 20 students for which a high school is designed (see also Gathering space requirement under Recreation/Assembly use for additional spaces)	1 space
Bowling alley: For every lane at a bowling alley	5 spaces
Camping facility: For every camp site or cabin at a campground	1 space
Gathering space, non-business: For every three seats in a restaurant, auditorium, gymnasium, stadium, grandstand, funeral home, church (or other place of worship), or movie theater	1 space
Golf course: For every nine holes at any golf course	20 spaces
Recreational facility, sports: For every field or court at a sports or recreation facility	20 spaces
Recreational facility: For every 200 square feet of gross floor area in any fitness center, dance	1 space

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academy, health spa, private lodge or club, or entertainment center	
DRIVE THROUGH STACKING SPACE REQUIREMENTS	
Financial institutions, drive through convenience stores, drive through pharmacies, and similar uses: three stacking spaces before service window or ATM, one stacking space after service window or ATM	
<p>Drive through restaurants:</p> <ul style="list-style-type: none"> • Separate pay and pickup windows: four stacking spaces before each menu board, two stacking spaces between pay window and pickup window, One stacking space after pickup window <p style="padding-left: 40px;">One window for pay and pickup: six stacking spaces before menu board, 5 stacking spaces between menu board and window, one stacking space after window</p>	
<p>Automotive drive through services</p> <ul style="list-style-type: none"> • Drive through oil change: one stacking space before stall, one space after stall. • Manual car wash: three stacking space before stall one after, one stacking space for each vacuum. <p>Automated car wash: for single bay automated car wash five stacking spaces, one stacking space after stall. More than one bay three stacking spaces pre stall. One stacking space for each vacuum</p>	
<p>Lane standards</p> <p style="padding-left: 20px;">Lane width: 10 feet.</p> <p style="padding-left: 40px;">Length: 20 feet length on straight segments, 24 feet curved segments</p>	
Service window, ATM space: 10 feet width, 20 feet length	