
ARTICLE 6: OFF-STREET PARKING AND LOADING REQUIREMENTS**Section 6.01 Applicability**

In any zoning district, all structures built, and all uses established hereafter shall provide accessory off-street parking and loading spaces as indicated in the requirements set forth in this section. Where an existing structure or use is expanded, accessory off-street parking and loading spaces shall be provided in accordance with the requirements for the area, capacity or additional employees in such expanded area.

Section 6.02 Off-Street Automobile Storage

1. Off-street automobile storage or standing space shall be provided on any lot on which any of the following uses are hereafter established; such space shall be provided with vehicular access to a street or an alley. For purposes of computing the number of parking spaces available in a given area, the ratio of 250 square feet per parking space shall be used.
2. In all districts except residential districts, if vehicle storage space or standing space required in section 6.02 cannot be reasonably provided on the same lot on which the principal use is conducted in the opinion of the Planning Commission and County Board, the Planning Commission and County Board may permit such space to be provided on other off-street property, provided such property lies within the same zoning district and lies within 400 feet of an entrance to such principal use. Such vehicle standing space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner. In Districts residential districts, required off-street parking for residential use shall be provided on the lot on which is located the use to which the parking pertains.
3. Where off-street parking is located on a lot other than the lot occupied by the use, which requires it, site plan approval for both lots is required.
4. Where calculations in accordance with the foregoing list results in requiring a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.
5. Some uses may require two different use types to be calculated together in order to determine the total parking requirement (Example: Primary schools may require tabulation for classrooms and assembly areas).
6. Requirements for types of buildings and uses not specifically listed herein shall be determined by the County Board, after receiving a report and recommendation from the Planning Commission, based upon comparable uses listed.

ARTICLE 6: PARKING REQUIREMENTS

Section 6.03 Schedule of Minimum Off-Street Parking and Loading Requirements

| Uses | Parking Requirements | Loading Requirements |
|--|---|------------------------|
| Commercial and Office including but not limited to: | | |
| Agricultural Sales/Service | 1 space/500 s.f. of gross floor area | 1 space/establishment |
| Auditoriums/Stadiums/arenas | 1 space/4 seats in main assembly area | None required |
| Automotive Rental/Sales | 1 space/500 s.f. of gross floor area | 1 space/establishment |
| Automotive Servicing | 4 spaces/repair stall | None required |
| Boarding Houses/Bed and Breakfasts | 1 space/rental units | None required |
| Body Repair | 5 spaces/repair stall | None required |
| Bowling Alleys | 4 spaces/alley plus 1 space per 2 employees | 1 space/establishment |
| Campground | 1 space/camping unit | None required |
| Child Care Centers | 1 space/employee + 1 space or loading stall/each 5 persons of licensed capacity | None required |
| Churches, Synagogues, and Temples | 1 space/4 seats in main worship area | None required |
| Clubs, including fraternal organizations | 1 space/500 s.f. of gross floor area | None required |
| Commercial Recreation | 1 space/2 persons of licensed capacity | 1 space/establishment |
| Communication Services | 1 space/500 s.f. of gross floor area | 1 space/establishment |
| Construction Sales/Service | 1 space/500 s.f. of gross floor area | 1 space/establishment |
| Dance Hall, skating rink | 1 space/100 square feet of floor area + 1 space/2 employees | None required |
| Educational Uses, Primary facilities | 2 spaces/classroom | 2 spaces/structure |
| Educational Uses, Secondary facilities | 8 spaces/classroom + 1 space/employee on largest shift | 2 spaces/structure |
| Equipment Rental/Sales | 1 space/500 s.f. of gross floor area | 1 space/establishment |
| Food sales (limited) | 1 space/300 s.f. of gross floor area | 1 space/establishment |
| Food sales (general) | 1 space/200 s.f. of gross floor area | 2 spaces/establishment |
| Funeral homes, Mortuaries and Chapels | 8 spaces/reposing room | 2 spaces/establishment |
| General retail sales establishments | 1 space/200 s.f. of gross floor area | 1 space/establishment |
| Guidance Services | 1 space/300 s.f. of gross floor area | None required |
| Hospitals | 1 space/2 licensed beds | 3 spaces/structure |
| Hotels and Motels | 1 space/rental unit + 1 space/each 200 s.f. of public meeting area | 1 space/establishment |
| Laundry Services | 1 space/200 s.f. of gross floor area | None required |
| Libraries | 1 space/400 s.f. of gross floor area + 1 space/ 2 employees | 1 space/structure |
| Medical Clinics | 5 spaces/staff doctor, dentist, chiropractor | None required |
| Offices and Office Buildings | 1 space/300 s.f. of gross floor area + 1 space/2 employees | None required |
| Restaurants w/ drive-thru | Greater of the two: 1 space/40 s.f. of dining area, or 1 space/150 s.f. of gross floor area | 1 space/establishment |
| Restaurants (General) | Parking equal to 30% of licensed capacity | 2 spaces/establishment |
| Roadside stands | 4 spaces/establishment | None required |
| Service Oriented Establishments | 1 space/200 s.f. of gross floor area | 1 space/establishment |
| Theaters, Auditoriums, & Places of Assembly | 1 space/4 persons of licensed capacity | 1 space/establishment |
| Veterinary Establishments | 1 spaces/500 square feet/staff doctor | None required |
| Residential/Housing including but not limited to: | | |
| Assisted-living facilities | .5 space/dwelling unit | 1 space/structure |
| Convalescent & Nursing Home Services | 1 space/4 beds + 1/employee on the largest shift | 2 space/structure |
| Duplex | 2 spaces per dwelling unit | None required |
| Group Care Facility | 1 space/4 persons of licensed capacity | 2 space/structure |
| Group Home | 1 space/4 persons of licensed capacity | 2 space/structure |
| Multi-family / Apartments | 1 space/sleeping unit – spaces to be sited in the general proximity of where the sleeping units are located | None required |
| Mobile Home Park | 2/dwelling unit | None required |
| Residential (Single-family, attached and detached) | 2 spaces/dwelling unit (1 may be enclosed or semi-enclosed) | None required |
| Industrial Uses including but not limited to: | | |
| Adult entertainment establishments | 1 space/2 persons of licensed capacity | None required |
| General Manufacturing | .75 times the maximum number of employees during the largest shift | 2 spaces/establishment |
| Wholesaling / Distribution Operations | 1 space/2 employees on the largest shift | 2 spaces/establishment |

Section 6.04 Off-Street Parking: Shared Parking Requirements

Notwithstanding the provisions of Section 6.03, in cases where parking and building patterns are such that overlapping uses of a majority of the total number of parking spaces in a common parking lot is likely to occur, compliance with the standard parking ratios may be decreased by the Planning Commission and County Board.

Section 6.05 Off-Street Parking: Parking for Individuals with Disabilities

6.05.01 In conformance with the Americans with Disabilities Act (ADA) and the Kansas Accessibility Guidelines, if parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces shall be provided in each parking area in conformance with the table in this section. Spaces required by the table need not be provided in the particular lot. They may be provided in a different, if equivalent or greater accessibility, in terms of distance from an accessible entrance, cost and convenience, is ensured.

Table 6.1: Accessible Parking

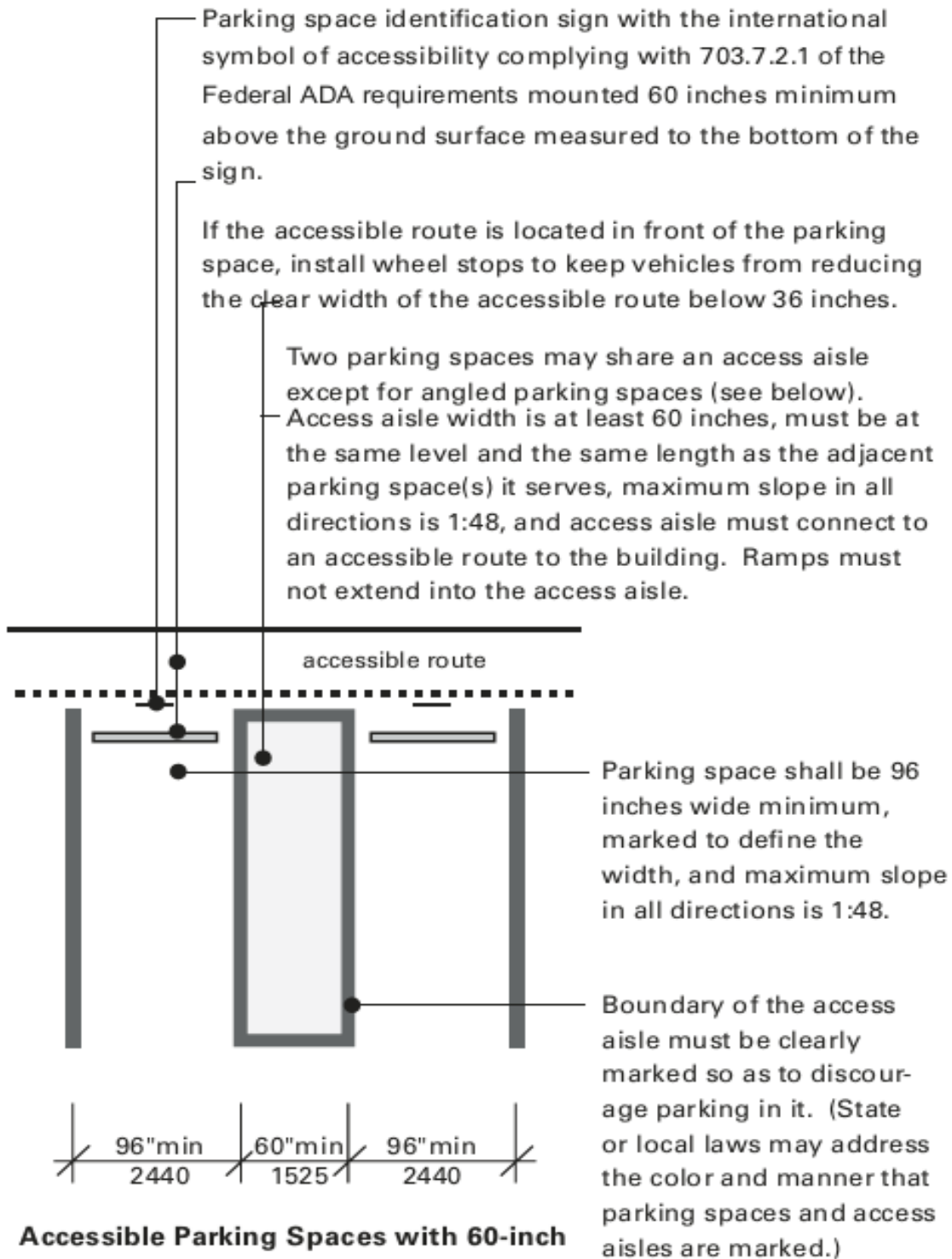
| Total Parking Spaces | Required Minimum Number of Accessible Spaces | Minimum Number of Van-Accessible Parking Spaces (1 of 6 accessible spaces) |
|----------------------|--|--|
| 1 to 25 | 1 | 1 |
| 26 to 50 | 2 | 1 |
| 51 to 75 | 3 | 1 |
| 76 to 100 | 4 | 1 |
| 101 to 150 | 5 | 1 |
| 151 to 200 | 6 | 1 |
| 201 to 300 | 7 | 2 |
| 301 to 400 | 8 | 2 |
| 401 to 500 | 9 | 2 |
| 501 to 1,000 | 2 percent of the total | 1/6 of Required spaces |
| 1,001 and over | 20 plus 1 for each 100 over 1,000 | 1/6 of Required spaces |

Source: [ADA Compliance Brief: Restriping Parking Spaces](#)

6.05.02 Access aisles adjacent to accessible spaces shall be 60 inches wide at a minimum.

1. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide minimum and shall be designated “van accessible” as required by Figure 6.2 of this Regulation. The vertical clearance at such spaces shall comply with Figure 6.1 of this Regulation. All such spaces may be grouped on one level of a parking structure.
2. Parking access aisles shall be part of an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle.
3. Parked vehicle overhangs shall not reduce the clear width of an accessible route.
4. Parking spaces and access aisles shall be level with slopes not exceeding two percent in all directions.
5. If passenger-loading zones are provided, then at least one passenger loading zone shall comply with Figure 6.1 of this Regulation.
6. At facilities providing medical care and other services for persons with mobility impairments, parking spaces complying with Figure 6.1 of this Regulation shall be provided in accordance with Federal ADA Guidelines; except as follows:
 - A. Outpatient units and facilities: 10 percent of the total number of parking spaces provided serving each such outpatient unit or facility.
 - B. Units and facilities that specialize in treatment or services for persons with mobility impairments: 20 percent of the total number of parking spaces provided serving each such unit or facility.
7. Valet parking: valet parking facilities shall provide a passenger loading zone complying with Figure 6.2 of this Regulation located on an accessible route to the entrance of the facility.
 - A. Location of accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.

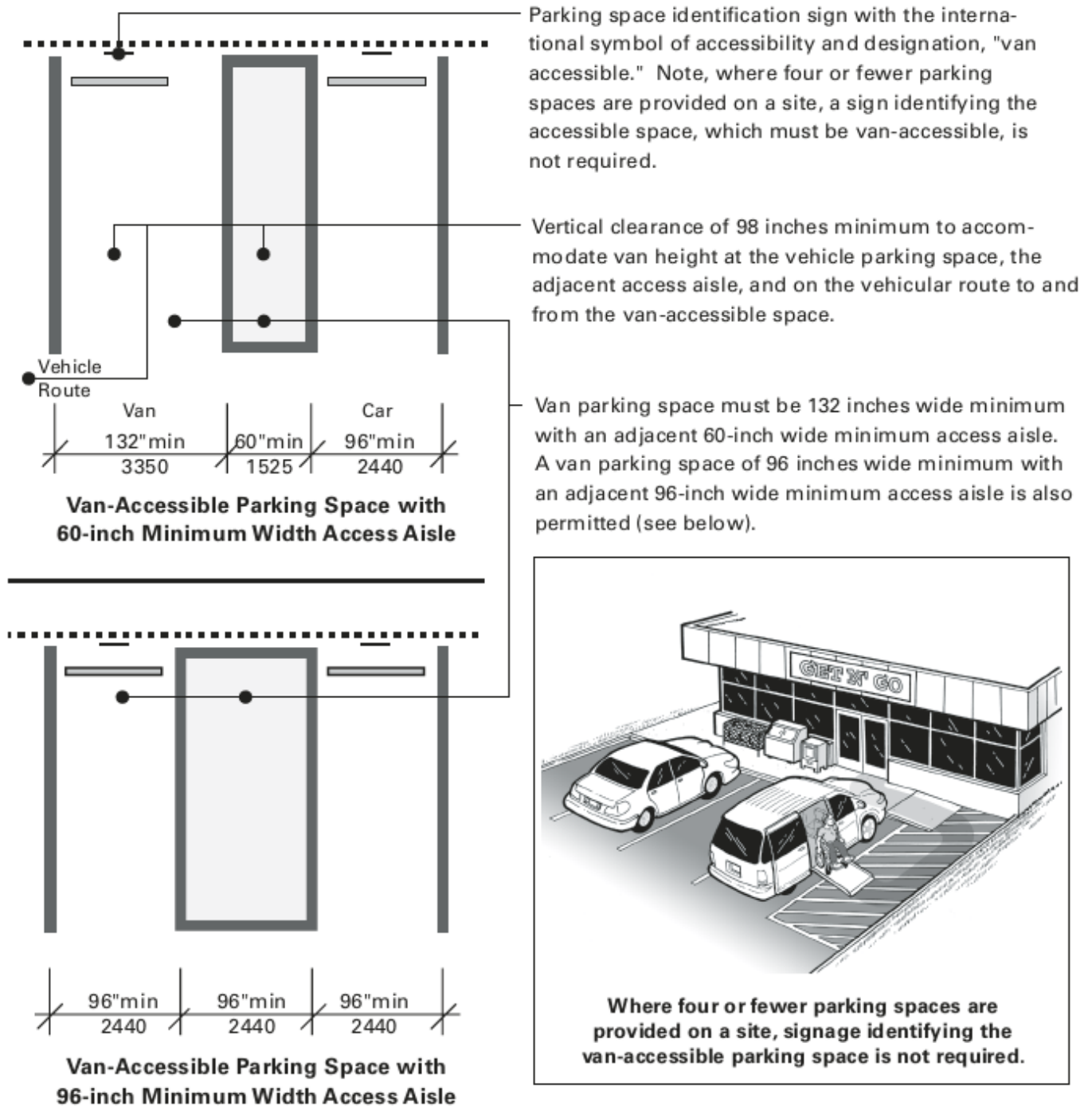
Figure 6.1: Accessible Parking



Accessible Parking Spaces with 60-inch Minimum Width Access Aisle for Cars

Source: [ADA Compliance Brief: Restriping Parking Spaces](#)

Figure 6.2: Van-Accessible Parking



Parking space identification sign with the international symbol of accessibility and designation, "van accessible." Note, where four or fewer parking spaces are provided on a site, a sign identifying the accessible space, which must be van-accessible, is not required.

Vertical clearance of 98 inches minimum to accommodate van height at the vehicle parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space.

Van parking space must be 132 inches wide minimum with an adjacent 60-inch wide minimum access aisle. A van parking space of 96 inches wide minimum with an adjacent 96-inch wide minimum access aisle is also permitted (see below).

Source: [ADA Compliance Brief: Restriping Parking Spaces](#)

1. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
 2. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
- B. Signage of accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. Spaces complying with Section Figure 6.2 shall have an additional sign stating the stall is "Van Accessible" mounted below the symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in the space.

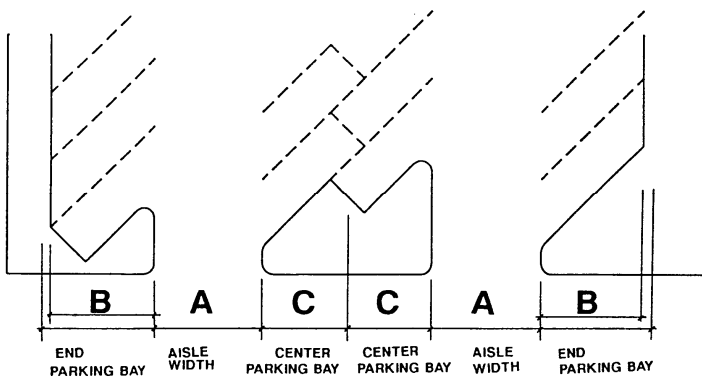
ARTICLE 6: PARKING REQUIREMENTS

- C. Minimum vertical clearance of 114 inches at accessible passenger loading zones and along at least one vehicle access route to such areas from site entrance(s) and exit(s). At parking spaces complying with Figure 6.1 and Figure 6.2, provide minimum vertical clearance of 98 inches at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).
- D. Passenger Loading Zones shall provide an access aisle at least 60 inches wide and 240 inches long adjacent and parallel to the vehicle pull-up space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with accessibility standards shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding two percent in all directions.

Section 6.06 Off-Street Parking Design Criteria

6.06.01 Standard parking stall dimensions shall not be less than nine feet by 18 feet, plus the necessary space for maneuvering into and out of the space. Where the end of the parking space abuts a curbed area at least five feet in width (with landscaping or sidewalk), an overhang may be permitted which would reduce the length of the parking space by two feet. Such overhang shall be measured from the face of the curb. For standard parking lots, minimum dimensions shall be as follows:

| Parking Configuration | 90-degree | 60-degree | 45-degree |
|-------------------------------------|-----------|-----------|-----------|
| Aisle Width (A) | | | |
| One-way traffic | ----- | 18 feet | 14 feet |
| Two-way traffic | 24 feet | 20 feet | 20 feet |
| End Parking Bay Width (B) | | | |
| Without overhang | 18 feet | 20 feet | 19 feet |
| With overhang | 16 feet | 18 feet | 17 feet |
| Center Parking Bay Width (C) | | | |
| | 18 feet | 18 feet | 16 feet |



6.06.02 Minimum dimensions for a parallel parking space shall be 10 feet by 23 feet.

6.06.03 Minimum parking dimensions for other configurations or for parking lots with compact car spaces shall be determined by the Planning Commission and County Board.