



TOWN OF KILMARNOCK

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Parking

Sec. 54-448. Minimum off-street parking.

- (a) There shall be provided at the time of erection of any main building or at the time any main building is enlarged, minimum off-street parking space with adequate provisions for entrance and exit by standard sized automobiles. Two hundred square feet (ten feet by 20 feet) of lot or floor area shall be deemed parking space for one vehicle. All parking spaces and access driveways shall be covered with an all-weather surface and shall be graded and drained to dispose of surface water. However, no surface water from any parking area shall be permitted to drain onto adjoining property.
- (b) A driveway or parking space shall be at least three feet from a property line, and no parking space for a multiple-family use shall be less than ten feet from a residential structure.
- (c) There shall be provided at the time of the erection of any principal building or structure or at the time that any principal building or structure is altered, enlarged or increased in size, not less than the parking space in the amounts stated in this section. Minimum off-street parking space required may be reduced when the capacity would require less space than before the change.
- (d) The parking spaces required for one-, two-, and three-family dwellings shall be located on the same lot as the dwelling; the parking spaces required for other land uses shall be located on the same lot as the principal use or on a lot which is within 300 feet of the principal use, such distance to be measured along lines of public access to the property.
- (e) Collective provision of off-street parking facilities for two or more structures or uses is permissible, provided that the total number of parking spaces is at least equal to the sum of the minimum number of required spaces computed separately for each use. Collective parking is subject to all previously stated parking requirements.
- (f) In all residential districts there shall be provided, either in a private garage or on the lot, space for the parking of one automobile for each dwelling unit in a new building, or each dwelling unit added in the case of the enlargement of an existing building. Off-street parking for residences in multiple-family dwellings or townhouses shall be provided at 2.0 spaces per dwelling unit.
- (g) Tourist homes, hotels and motels shall provide on the lot parking space for one automobile for each guest room or residence unit, plus one additional space for each ten guest rooms or residence units, plus required parking for any restaurant and/or assembly space in the tourist home or motel.
- (h) For church and school auditoriums, and for theaters, general auditoriums, stadiums and other similar places of assembly, there shall be provided at least one off-street parking space for every four fixed seats, based on the maximum seating capacity in the main place of assembly for the building. For assembly halls without fixed seats there shall be provided one parking space for each 100 square feet of usable floor area. For schools there shall be provided one parking space for each teacher, employee or administrator in addition to the requirements of the auditorium. Parking space already provided to meet off-street parking requirement for stores, office buildings, and industrial establishments lying within 300 feet of the place of public assembly as measured along lines of public access, and which are not more than 75 percent of the off-street parking requirements of a church or similar place of public assembly.
- (i) For hospitals, there shall be provided at least one parking space for each two beds based on the maximum capacity in term of beds, including those of infants and children.
- (j) For medical and dental clinics, there shall be provided at least one parking space for each 200 square feet of floor area.
- (k) For mortuaries and retail stores selling directly to the public, there shall be provided one parking space for each 200 square feet of retail floor space in the building.
- (l) For office buildings, offices of professional and personal services establishments, there shall be provided one parking space for each 200 square feet of floor space occupied by the office or personal service

- (m) For industrial establishments or wholesale establishments, there shall be provided one parking space for each two employees computed on the basis of maximum number of individuals employed within an eight-hour shift, plus space to accommodate all trucks and other vehicles used in connection therewith.
- (n) Any commercial building not listed above and erected, converted or structurally altered shall provide one parking space for each 100 square feet of business floor space in the building.
- (o) Every parcel of land used as a public parking area shall be surfaced with gravel, stone, asphalt or concrete. It shall have appropriate guards where needed as determined by the zoning administrator. Any lights used to illuminate the parking areas shall be so arranged as to reflect the light away from adjoining premises in a residential district.
- (p) The off-street parking requirements set forth in subsections (j)-(n) of this section may be modified by the zoning administrator when it is clear that sufficient land is not available or cannot be obtained to meet the requirements set forth, and when in the opinion of the administrator there is substantial evidence that to deny the application would work a demonstrable hardship on the applicant and where modification of the requirements would appear to be in the public interest.
(Ord. of 6-6-69, § 4-6)