

**CHAPTER 7  
PARKING REQUIREMENTS**

**Section 1. Purpose.**

The purpose of this Chapter is to provide adequate, attractive, and safe parking and loading for all land uses in the City of Marshalltown.

**Section 2. When provisions applicable.**

1. The development of principal and accessory uses.
2. Whenever a building existing prior to the effective date of this ordinance is structurally altered by one or more additions, the sum total of which increases the floor area 20 % or more, the uses contained within the building and all enlargements shall thereafter comply with the parking requirements set forth herein.
3. Provisions applicable to the CBD and TN Districts. No parking requirements apply to the CBD and TN Districts, with the exception that new or rehabbed mixed-use or residential developments, as of January 1, 2010 shall have one parking space for each dwelling unit on site or at a site approved by the zoning administrator.
4. Commercial parking requirements shall be reduced by the number of on-street parking spaces in front of the commercial property.
  - a) In the case of mixed uses, the parking and stacking spaces required shall equal the sum of requirements for the various uses computed separately, unless the businesses operate at substantially different hours (ex: retail store and nightclub), at which point each parking space may be used towards the minimums of each use.
5. All new and reconfigured parking lots greater than 25 spaces shall obtain a parking lot permit application from the zoning administrator prior to work being completed. Repaving of more than 20% of a lot shall require a parking lot permit application.
6. These requirements may be met with non-surface parking, such as rooftop parking, below-grade parking, or multi-level parking structures, provided a contract of use is provided to the zoning administrator before construction begins.

**Section 3. Off Street Spaces Required.**

The following table illustrates the number of parking spaces required according to the use of the land:

<b>Land Use</b>	<b>Zone</b>	<b>Requirement</b>
Boardinghouse	<b>R</b>	• 1 space for each bedroom

Group Home	<b>R</b>	<ul style="list-style-type: none"> <li>1 space for every 4 beds, plus 1 space per employee per average shift, plus 1 space per doctor on staff.</li> </ul>
Manufactured/mobile home parks	<b>R</b>	<ul style="list-style-type: none"> <li>2 spaces per unit</li> <li>1 space per 300 s.f. of gross floor area for offices</li> <li>A minimum of 1 off-street, hard surfaced guest parking space for each 4 mobile home spaces shall be provided at an acceptable location to the City.</li> </ul>
Multi-Family Dwelling	<b>R</b>	<ul style="list-style-type: none"> <li>Efficiency Apartment - 1.5 spaces per unit</li> <li>1-2 Bedroom Units - 2.0 spaces per unit</li> <li>3+ Bedroom Units - 2.25 spaces per unit</li> <li>1 space per 300 s.f. of gross floor area for offices</li> </ul>
Single Family attached, Single family detached, condominiums, two family Dwellings	<b>R</b>	<ul style="list-style-type: none"> <li>2 spaces per unit, excluding garage. Rooftop, underground, or stacked spaces shall count towards the requirement. Tandem parking shall be allowed.</li> </ul>
Animal hospitals and kennels	<b>C</b>	<ul style="list-style-type: none"> <li>2 spaces per employee including doctors or professionals.</li> </ul>
Banks	<b>C</b>	<ul style="list-style-type: none"> <li>1 space per 200 square feet of area within main building, and reservoir land averaging to 5 spaces per window.</li> </ul>
Beauty/barber shops	<b>C</b>	<ul style="list-style-type: none"> <li>3 spaces per stylist.</li> </ul>
Bowling alley	<b>C</b>	<ul style="list-style-type: none"> <li>5 parking spaces for each alley and 1 space for 300 gross s.f. used for purposes other than alley space.</li> </ul>
Car wash	<b>C</b>	<ul style="list-style-type: none"> <li>1 space per employee plus 1 space for manager plus spaces equaling 5 times the vehicle capacity of the wash.</li> </ul>
Commercial schools	<b>C</b>	<ul style="list-style-type: none"> <li>1 space per 2 employees, plus one space per 5 students.</li> </ul>
Day care (including adult day care)	<b>C</b>	<ul style="list-style-type: none"> <li>6 spaces total or 1.5 spaces per 10 clients at maximum capacity, whichever is greater.</li> </ul>
Fitness Center	<b>C</b>	<ul style="list-style-type: none"> <li>1 space per 125 s.f. of gross floor area.</li> </ul>
Funeral home	<b>C</b>	<ul style="list-style-type: none"> <li>1 space for each 100 s.f. of gross floor area.</li> </ul>
Furniture Store	<b>C</b>	<ul style="list-style-type: none"> <li>1 space per 500 s.f. up to 10,000 s.f. and then 1 per 5,000 s.f. thereafter.</li> </ul>
Golf course	<b>C</b>	<ul style="list-style-type: none"> <li>4 spaces for each golf hole, 1 parking space for each employee on the premises during the maximum shift, plus 1 space per 100 s.f. of restaurant, bar, or pro shop floor area.</li> </ul>
Grocery Store	<b>C</b>	<ul style="list-style-type: none"> <li>1 space for 250 s.f. of gross floor area.</li> </ul>
Hotels/motels	<b>C</b>	<ul style="list-style-type: none"> <li>1 space per guest room and 1 space for each employee on the maximum shift.</li> </ul>
Indoor theater	<b>C</b>	<ul style="list-style-type: none"> <li>1 space per 3 seats up to 400 seats, plus 1 space per 4 seats over 400.</li> </ul>
Mall or other multi-tenant enclosed retail space	<b>C</b>	<ul style="list-style-type: none"> <li>1 space per 300 s.f. of retail or leasable space, bathrooms, and any offices or an amount determined appropriate by the zoning administrator, not including common hallways.</li> </ul>
Medical clinic	<b>C</b>	<ul style="list-style-type: none"> <li>5 parking spaces for each practitioner.</li> </ul>
Miniature golf course	<b>C</b>	<ul style="list-style-type: none"> <li>1 space per 300 s.f. of area plus 1 space per 200 s.f. of building gross floor area.</li> </ul>

Motion picture theaters.	C	<ul style="list-style-type: none"> <li>• 1 space per 4 fixed seats.</li> </ul>
Offices	C	<ul style="list-style-type: none"> <li>• 1 space per 200 s.f of gross floor area</li> </ul>
Philanthropic and charitable uses	C	<ul style="list-style-type: none"> <li>• 1 space per 2 employees, plus 1 space for each 300 s.f. of gross floor area.</li> </ul>
Postal service	C	<ul style="list-style-type: none"> <li>• 4 spaces per customer service station</li> <li>• 2 spaces per 3 employees</li> <li>• 1 space per company vehicle</li> </ul>
Retail (except furniture) and shops other than those listed	C	<ul style="list-style-type: none"> <li>• 1 space per 300 s.f. of gross floor area.</li> </ul>
Service/gas stations	C	<ul style="list-style-type: none"> <li>• 1 space for each 150 s.f. of gross floor area.</li> </ul>
Taverns and restaurants	C	<ul style="list-style-type: none"> <li>• 1 space per 100 s.f. of gross floor area.</li> <li>• 8 average queuing spaces per drive thru, less than 8 requires approval of a Special Use Permit</li> <li>• 1 space per 300 s.f. for take out restaurants only.</li> </ul>
Wholesale establishments or warehouses.	C	<ul style="list-style-type: none"> <li>• 1.5 space for each person regularly employed on the premises.</li> </ul>
Churches	I	<ul style="list-style-type: none"> <li>• 1 space per 3 seats in auditorium including the balcony.</li> </ul>
Hospital	I	<ul style="list-style-type: none"> <li>• 1 space per 2 beds, plus 1 space for physicians with hospital offices, plus 1 space per employee on the major shift other than doctors.</li> </ul>
Elementary or junior high school	I	<ul style="list-style-type: none"> <li>• 1 parking space per employee.</li> <li>• 1 parking space per 20 student desks or classroom seating capacity.</li> </ul>
Senior high school	I	<ul style="list-style-type: none"> <li>• 1 parking space per employee</li> <li>• 1 parking space per 2.5 student desks or classroom seating capacity.</li> <li>• School auditoriums and gymnasiums: 1 parking space per 8 seats (18 lineal inches of bench = 1 seat)</li> </ul>
Sports Fields	I	<ul style="list-style-type: none"> <li>• 9 per field/court/etc.</li> </ul>
Colleges and universities	I	<ul style="list-style-type: none"> <li>• 1 space per 150 square feet of gross floor area.</li> </ul>
Light and heavy industry plants	M	<ul style="list-style-type: none"> <li>• One space per employee on the shift of maximum employment plus 1 space per 10 office and administrative staff.</li> </ul>
Other uses	-	<ul style="list-style-type: none"> <li>• For uses not listed, parking spaces shall be provided as required by the zoning administrator.</li> </ul>

#### Section 4. Performance Standards.

1. The storage of merchandise, materials, equipment, refuse containers, obsolete or junk vehicles or the repair of vehicles in required off-street parking and stacking spaces is prohibited.
2. No new parking lot shall be larger than 125% of the requirements listed in this Code at full build-out.
3. The minimum number of accessible parking spaces shall conform to ADA requirements. Refer to Federal ADA Code for more information.

4. Show lots for products or services in the GC, M1 and M2 districts may be constructed of asphalt chips to allow for greater permeable surfaces. If any lot is used for public parking it must conform to Section 4.4 of this Chapter. This shall be approved by an appropriate person in the engineering department.
5. Lots and work area in the M2 district may be gravel or another appropriate surface as determined by the zoning administrator, providing all entrances/exits are paved in accordance with the regulations of this chapter, and there is no public parking available in the graveled portion. In cases where gravel is permitted the City may require additional buffering or dust control. If the building use should change the new use would need to comply with all applicable sections of this Code.
6. All off-street parking and loading areas and access roadways for multi-family, commercial, and industrial uses shall be paved with asphaltic or portland concrete cement in accordance with the specifications as herein set forth.  
  
The minimum thickness of pavement parking shall be as follows:
  - a) Portland concrete cement shall have a minimum thickness of 5 inches.
  - b) Bituminous asphalt shall have a minimum thickness of 5.5 inches.
  - c) Materials used in the subgrade shall be well drained and not susceptible to frost boils. The part of the parking area used for driveways, access roadways and frontage roads shall be specifically designed to accommodate the type and load bearing traffic that will be utilizing the access roadway.
7. All parking areas except those with single family, townhouse, condominium, and two-family dwellings shall be designed where exiting does not require backing into a street.
8. All new adjacent commercial properties/buildings shall share parking lots and/or lot entrances to reduce impermeable surface area and encourage multi-destination trips. All existing adjacent commercial uses shall be encouraged to share parking lots and/or entrances if redeveloped. Required buffering will be reduced when creating shared parking.
9. The engineering department and zoning administrator may approve use of permeable paving materials in order to reduce water runoff, if both departments agree on the scope of the work.
10. All new driveways and driveway extensions, regardless of zoning or use, shall be paved with asphaltic or portland concrete cement in accordance with the specifications as herein set forth.

**Section 5. Off Street Parking On a Separate Lot.**

1. The Board of Adjustment may grant a special exception for off-street parking and stacking spaces on a separate lot from the use served when:
  - a) After a recommendation has been given by the Plan and Zoning Commission;
  - b) 2 or more uses share the same off-street parking and stacking spaces, aisles, and drives;
  - c) An increase in the number of spaces is required by a conversion or an enlargement of use;
  - d) In a commercial or industrial district, non-required off-street parking cannot be provided on the property where the principal use is located, and such parking will be constructed on a separate lot prior to establishment of a principal use on that lot;
  - e) The nearest point of the parking area to the nearest point of the building that the parking area is required to serve is less than 300 feet;

- f) A written agreement properly executed by the owners within the area of the special location plan, assuring the retention of parking and stacking spaces, aisles and drives and binding upon their successors and assigns, shall be submitted with the special location plan as a covenant running with the land.

**Section 6. Off Street Loading Requirements.**

- 1. With any retail use, warehouse, supply house, wholesale distributor, manufacturing establishment, industrial or research laboratory, or similar use which requires the receipt or distribution of materials or merchandise by trucks or vans and which has a floor area of 10,000 square feet or more, there shall be provided the minimum number of loading spaces as follows:

Square feet of aggregate Gross Floor Area	Minimum Required Number of Spaces
10,000 to 20,000	1
20,000 to 40,000	2
40,000 to 80,000	3
80,000 to 120,000	4
120,000 to 160,000	5
For each additional 80,000	1 additional

- 2. *Performance Standards.*
  - a) Each loading space shall not be less than 10 feet in width and 25 feet in length for loading spaces not requiring loading dock access, and 50 feet in length for loading dock access for trucks.
  - b) All loading yards and accesses to loading yards and loading docks shall be paved with asphaltic or portland concrete cement in accordance with surfacing requirements set forth in this chapter.
  - c) Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting fixtures shall be energy efficient and in scale with the height and use of the structure. Any illumination, including security lighting, shall be directed away from adjoining properties and public right-of-ways.
  - d) Loading areas shall be striped indicating the loading spaces and identifying the spaces for loading only. The striping shall be permanently maintained in clear and visible manner.
  - e) Sufficient space for turning and maneuvering loading vehicles shall provided on the site.
  - f) No area may be utilized and counted both as a required parking space and a loading dock.
  - g) Loading spaces with the exception of the CBD and TN districts shall be designed so that trucks or vans loading or unloading do not back onto or out of a street.
  - h) No loading spaces shall be within 50' of an R district.
  - i) Loading spaces in any front, side or rear yard shall not be closer than five (5) feet to a lot line.
  - j) All parking lots shall provide a dedicated way for pedestrians to access the building from the public sidewalk or right-of-way.

**Section 7. Lighting Standards.**

The following lighting standards shall be followed for parking and loading areas:

- 1. Any lighting used to illuminate any off-street parking or loading area shall be so arranged as to divert the light away from adjoining residential uses or premises in any residential district and away from traveled public roadways.
- 2. Lighting fixtures shall possess sharp cut-off qualities at property lines.

- | 3. Any project that proposes the use of wall pack lighting on the perimeter of the property shall be required to prepare an exterior lighting plan for review and approval by the City.
- | 4. Any lighting which exceeds 1 foot candle at the property line shall not comply with the requirements of this Chapter.
- | 5. Low pressure sodium lighting fixtures are prohibited.

**Section 8. Parking Lot Landscaping Requirements.**

*See Chapter 6 Buffering and Landscaping Requirements.*