

ORDINANCE NO. 240

AN ORDINANCE AMENDING CHAPTER 11, SECTION 11.04, OFF-STREET PARKING, OF ORDINANCE NO. 223 – ZONING REGULATIONS FOR THE CITY OF WORTHING, LINCOLN COUNTY, SOUTH DAKOTA.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WORTHING, LINCOLN COUNTY, SOUTH DAKOTA:

Section 1. That Section 11.04, Off-Street Parking, of Ordinance No. 223 – Zoning Regulations is hereby amended in its entirety to read as follows:

11.04 Off-Street Parking

A. General Conditions

1. No parking spaces are permitted in the required front yard in any district except for portions of the front yard necessary for hard surfaced driveways or as otherwise provided in this title. Parking spaces in backyards shall be prohibited in the R-1 and R-3 districts. Parking spaces in backyards shall be allowed only by conditional use in the R-2 district.
2. Concrete or asphalt parking pads in the side yard shall adhere to side yard setbacks.
3. Each parking space shall be directly accessible to an access lane.
4. Except in conjunction with a legal nonconforming business it is unlawful for any person to park, store, leave, or permit the parking, storing or leaving of any commercial vehicle with a Gross Vehicle Weight Rating (GVWR) of over 10,000 pounds in a NRC, R-1, R-2, or R-3 Zoning District, unless the vehicle is parked in connection with the performance of a service. The transferring of refuse from a smaller satellite vehicle to a large packer garbage truck is prohibited.
5. All parking, loading, and maneuvering and drive areas thereto shall be hard surfaced with asphalt, concrete or other acceptable paving systems (as determined by the Planning Commission).
6. The parking requirements in this section shall not be applicable to property in the CB Central Business District, except for residential uses which are authorized by a conditional use permit.

B. Required Parking Spaces

In computing the number of required off-street parking spaces the floor area shall mean the gross floor area of the specific use, excluding any floor or portion used for parking. Where fractional spaces result, the parking spaces required shall be the nearest whole number. For the number of off-street parking and loading spaces required in all other districts, see TABLE 1 below:

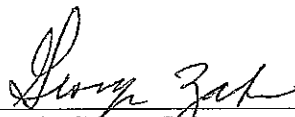
TABLE 1: Minimum Off-Street Parking & Loading Requirements

USES & STRUCTURES	MINIMUM PARKING REQUIREMENTS
Single-family and two-family dwellings	Two (2) spaces for each dwelling unit.
Multiple-family dwellings	One and one-half (1 ½) spaces for each dwelling unit of one bedroom or less. Two spaces for each dwelling unit of two bedrooms or more.
Rooming and boarding houses, sororities and fraternities	One space per two (2) beds.
Bowling alleys	Four (4) spaces per alley.
Church or Temple	One (1) space for each four (4) seats in main seating area.
Private club or lodge	One (1) space for each three hundred (300) square feet of floor area.
High School	Four (4) spaces for each classroom or office room, plus one (1) for each one hundred fifty (150) square feet of seating area in any auditorium or gymnasium or cafeteria intended to be used as an auditorium.
Elementary School	Two (2) spaces for each classroom or office room, plus one (1) for each one hundred fifty (150) square feet of seating area in any auditorium or gymnasium or cafeteria intended to be used as an auditorium.
Eating and Drinking Places	One (1) space for each one hundred (100) square feet of gross floor area or one (1) space for each three seats, whichever is greater.
Hospitals	One (1) space for each bed.
Nursing, convalescent and rest homes	One (1) space for each three (3) beds.
Auditoriums, theaters and other places of public assembly	One (1) space for each four (4) seats.
Hotels and Motels	One (1) space for each one (1) rental rooms.
Funeral homes	One (1) space for each four (4) seats in the chapel.
Retail sales establishments	One (1) space for each three hundred (300) square feet of floor area.

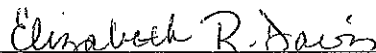
USES & STRUCTURES	MINIMUM PARKING REQUIREMENTS
Medical and dental clinics	One (1) space for each two (2) staff members and full-time employees, plus one (1) space for each six hundred (600) square feet of gross floor area.
Manufactured home parks	Two (2) spaces for each manufactured home lot.
Industrial uses	One (1) space for each two (2) employees on the maximum working shift.
Service establishments	One (1) space for each three hundred (300) square feet of floor area.
Wholesale and distribution establishments	One (1) space for each two (2) employees on the maximum working shift.

All other uses not specified above shall have minimum off-street parking and off-street loading spaces as determined by the Planning Commission.

Adopted this 20th day of APRIL, 2009.


 Signed: George Zahn
 Mayor, City of Worthing

ATTEST:


 Elizabeth Davis
 Finance Officer, City of Worthing

Seal

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