

SECTION 14 SPECIAL PROVISIONS

The following are the special provisions to be considered in this zoning ordinance:

1. Off-Street Parking Areas and Loading Spaces.

- a. Off-Street Loading. In all districts, in connection with every building or part thereof hereafter erected, having a gross floor area of 2,500 square feet or more, which is to be occupied by uses requiring the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the same premises with such building at least one off-street loading space accessible from an alley, easement of access, or, when there is no such alley or easement of access, from a street plus one additional such loading space for each 10,000 square feet or major fraction thereof of gross floor area so used in excess of 15,000 square feet. Such space may occupy all, or any part of a required rear yard, or, with authorization of the Board of Adjustment, part of any other yard or court space on the same premises.
- b. Off-Street Parking. In all districts except "B-1", off-street accessory parking areas, in the open or in a garage, shall be provided in connection with the uses set forth hereinafter and to the extent indicated therewith, in addition to the above required loading and unloading spaces. Such areas, in the case of "R" Districts and for dwellings in other districts, shall be on the premises intended to be served; and in the case of "B-1" or "1-1" Districts, premises intended to be served or on adjoining or nearby property within 100 feet of any part of said premises and in the same or less restricted district.
- c. Number of Parking Spaces Required. In all districts, except the one block square area surrounding the town square, the following parking requirements must be met with every building or part thereof hereafter erected.

USE

Automobile or Machinery Sales and
Service Garages

Banks, Business, and Professional
Offices

Bowling Alleys

Churches and Schools
auditorium

PARKING SPACES PROVIDED

1 for every 1,000 square feet of floor
area plus 1 for each full-time employee

1 for every 200 square feet of floor area

6 for each bowling lane

1 for every 4 seats in principal

Convenience Stores, Drug Stores, Grocery Stores, Hardware Stores, and similar stores time	1 for every 300 square feet of floor area devoted to sales, plus 1 for each full-employee
Dance Halls and Assembly Halls without fixed seats	1 for every 50 square feet of floor area used for assembly or dancing
Drive-In Facilities	Not less than 1/3 of the total ground area should be devoted to parking and accessways
Dwellings-	
Single Family Detached	2 for each dwelling unit
All Other	1-1/2 for each dwelling unit
Food Pick-Up Establishments	Minimum of 1, plus 1 for every 100 square feet of floor area
Funeral Homes, Mortuaries	6 per chapel room or parlor, or 1 per every 50 square feet of rooms used for services, whichever is greater
Hospitals, Nursing Homes, and similar care centers	1 for every 5 beds, plus 1 for every 2 doctors and employees
Manufacturing Plants, Research or Testing Laboratories, or Bottling Plants	1 for every 3 employees on maximum working shift
Medical or Dental Clinics	1 for every 200 square feet of floor area, plus 1 for each full-time employee and 1 for each doctor
Motels or Hotels	1 for each unit, plus 1 for every 2 employees on maximum shift
Motor Fuel Stations	1 for each employee on duty, plus 1 for each service bay

Service Establishments-

Barber Shops	2 for each chair, plus 1 for every 2 employees on maximum shift
Beauty Shops	1 for each dryer, plus 1 for every 2 employees on maximum shift
Coin Operated Laundries and/or Dry Cleaning Establishments	1 for every 3 washers and/or cleaning machines, plus 1 for every 2 employees on maximum shift
Restaurants	1 for every 3 seats, plus 1 for every 2 employees on maximum shift
Shopper's Goods – Appliance Stores, Household Equipment Stores, Furniture Stores, and similar stores	1 for every 500 square feet of floor area, plus 1 for each full-time employee
Taverns or Bars	1 for every 2 seats plus 1 for every 2 employees on maximum shift
Theaters	1 for every 4 seats
Wholesale Establishments	1 for every 4 employees on maximum work shift

In the case of any use, which is not specifically mentioned herein, the provisions for a similar use, which is mentioned, shall apply.

d. Units of Measurement. The following shall apply as the unit of measurement for parking spaces:

- (1) Parking Space. Each parking space rectangular in shape shall not be less than 8 1/2 feet wide and 20 feet long, or not less than 170 square feet in area exclusive of access drives or aisles.
- (2) Loading Space. Each loading space shall not be less than 10 feet wide, 40 feet in length and 14 feet in height, exclusive of access and turning area.

(3) Floor Area. In the case of merchandising or service types of uses, "floor area" shall mean the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons or clients, but shall not include areas used principally for non-public purposes, such as toilet or rest rooms, utilities, or dressing rooms.

(4) Hospital Bassinets. In hospitals, bassinets shall not be counted as beds.

(5) Benches in Place of Public Assembly. In stadiums, sports arenas, churches and other places of public assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 20 inches of such seating facilities shall be counted as one seat for the purposes of determining requirements for off-street parking facilities under this ordinance.

e. Development Standards. Off-street accessory parking areas shall be of usable shape, and shall be improved, in accordance with requirements of the City Engineer, or his or her equivalent, with a durable and dustless surface and so graded and drained as to dispose of all surface water accumulation within the area. Any lighting used to illuminate such parking areas shall be so arranged as to reflect the light away from adjoining premises in and "R" District.

f. Exceptions. The following exceptions to parking spaces are permitted:

(1) The Board of Adjustment may authorize on appeal a modification, reduction, or waiver of the foregoing requirements, if it should find that in the particular case the peculiar nature of the use, or other exceptional situation or conditions would justify such modifications, reduction or waiver.

(2) The Zoning Commission, in consultation with other city departments and agencies concerned, shall make studies as found advisable of various areas in the city for the purpose of determining the areas within which there is need for the establishment of off-street parking facilities to the City Council. This report shall include recommendations on the type, size, location and other pertinent features of the proposed off-street parking facilities and the area they are intended to serve.

2. Designated Flood Hazard Area. All buildings and land within a designated flood hazard area as defined by the Department of Housing and Urban Development shall be limited to the following uses:

a. The growing of agricultural crops and nursery stock gardening.

b. The keeping of agricultural livestock in accordance with the municipal ordinance relating thereto.

c. Public Recreation.

d. No building shall be erected, converted, or enlarged on any parcel of land without the approval of the Zoning Board of Adjustment.

3. Garages. Motor Fuel Stations. and Car Washes.

a. No building, structure or premises shall be used, erected or altered which is intended or designed to be used as a public garage, automobile repair shop, motor fuel station, or car-wash having an entrance or exit for vehicles in the same block-front and within 200 feet of any school, public playground, church, hospital, public library or institution for dependents or for children, and no such entrance or exit shall be located within the same block-front and within 20 feet of any "R" District; nor shall any part of such public garage, automobile repair shop, motor fuel station, or car wash be located within 100 feet of any building or grounds of any of the aforesaid public or institutional uses.

b. All activities incidental to the sale of gasoline or oil such as battery and tire repair, car washing and greasing shall be conducted within the building and there shall be no storage or accumulation of miscellaneous equipment, machinery or motor vehicles, disabled or otherwise, outside of the principal structure.

c. No above ground storage for volatile or explosive fuels will be permitted.

4. Trailers. Recreational Vehicles.

a. The parking of a trailer or recreational vehicle on any street, for 96 hours or longer shall be prohibited. After that time these items must be parked at an approved trailer park or campground. Small utility trailers, camping trailers and boat trailers, with or without boat may be parked in side or rear yards. No living quarters shall be maintained for more than 96 hours, nor any business conducted in connection therewith while such trailers are parked or stored. Extensions of the 96 hour limit may be granted by contacting the City Clerk's office and filling out a permit form. There will be a fee charged which will be set forth by the Sigourney City Council by resolution to extend this permit for 10 days. There is a two (2) week maximum.

b. In any district, the wheels of any trailer or recreational vehicle shall not be removed except for repairs, nor shall such trailer be otherwise permanently fixed to the ground by any person, firm or corporation in a manner that would prevent ready removal of said trailer.

5. Hotels or Motels.

a. No vehicular entrance to or exit from any hotel or motel wherever such may be located shall be within 200 feet along streets from any school, public playground, church, hospital, library or institution for dependents or for children, except where such property is in another block or on another street, which the premises in question do not abut.

b. The following regulations shall be complied with:

(1) Any lot to be used for a hotel or motel shall be not less than 15,000 square feet in area and shall contain not less than 1,000 square feet of lot area per sleeping unit. All buildings and structures on the lot shall occupy in the aggregate not more than 25% of the area of the lot.

(2) All areas used for automobile access parking shall comply with the provisions of off-street parking areas and loading spaces under Section 14Special Provisions.

(3) All areas not used for access, parking, circulation, buildings and services shall be completely landscaped and the entire site maintained in good condition.

(4) No enlargements or extensions to any motel shall be permitted unless the existing one is made to conform substantially with all the requirements for new construction for such an establishment.