

CHAPTER 23 -- OFF-STREET PARKING AND LOADING REQUIREMENTS

Section 23-1. Off-Street Parking Requirements:

In all districts off-street parking shall be provided and thereafter maintained at any time any building or structure is erected or structurally altered, except as provided in Section 23-2, in accordance with the following formula, provided, however, this chapter does not apply to the C3 district. All off-street parking spaces and all driveways on private property leading to such parking areas shall be all-weather hard surface material. Acceptable surfacing materials include asphalt, concrete, brick, cement pavers or similar materials installed and maintained according to industry standards. All parking areas containing four (4) or more spaces or containing angled parking shall have the parking spaces and aisles clearly marked on the pavement. The number of off-street parking spaces shall be provided on the basis of the following minimum requirements:

Minimum Required Parking Spaces for Residential Uses	
Use	Minimum Number of Spaces Required
Bed and breakfast establishments and boarding and rooming houses	2 spaces for the principal residential dwelling unit plus 1 space for each rental room
Assisted Living	0.5 spaces for each unit
Nursing Home	1 space per 6 patient beds, plus one space per employee on the largest work shift.
Daycare facilities	No additional spaces required if located in a single dwelling or one unit in a multiple dwelling structure
Dwellings, attached or detached townhouses	2 spaces per unit, plus 0.25 space for each unit for guest parking.
Dwellings, single-family detached and two-family attached and residential facilities (licensed for 6 or fewer persons)	2 spaces per unit
Dwellings, multiple dwelling structures	2 spaces per unit plus 0.25 spaces for each unit for guest parking
Dwellings, Senior Independent Living	1 space per unit, plus 0.25 space for each unit for guest parking and an additional 0.5 spaces for demonstrated parking to be paved in the event the development is converted to regular occupancy.
Mobile home parks	2 space per unit, plus 3 per each 6 units as guest parking.
Fraternity or sorority	1 space for every 200 square feet of floor area of the fraternity or sorority house, including livable areas of the basement.

Minimum Required Parking Spaces for Assembly, Institutional and Community Uses	
Use	Minimum Number of Spaces Required
Sports Arenas, Amphitheaters, Stadiums, gymnasium	1 space for each 4 seats of design capacity and/or 10 seats for each field and/or 20 seats for each ball diamond. A percentage of the parking may be provided in grass lots provided those lots are used not more than 5 times per year.
Cemeteries	1 space for each full-time employee
Places of public assembly, clubs, lodges, funeral home/mortuaries, and banquet, or convention halls	1 space for each 3 seats (one seat equals 22 inches of pew or bench space) based on the design capacity in the main assembly area, plus parking figured separately for additional gymnasiums, banquet rooms, meeting rooms, offices, and other multi-use spaces
Schools – Elementary and Middle School	1 space for each classroom plus 1 for each 100 students of design capacity
Schools – High School, College, Trade, etc.	1 space per staff member on the largest shift, plus 1 space per 2 students of the largest class attendance period.
Community Center, library, museum or art gallery	1 space per 250 square feet of floor area, or 1 space per 4 patrons at the maximum occupancy load, whichever is greater, plus 1 space per employee on the largest work shift
County Club or Golf Course	5 spaces per green, plus 1 space per employee on the largest shift, plus 50 percent of the spaces otherwise required for any accessory uses (e.g., bars, restaurants)
Hospital	2 spaces for each patient bed.
Commercial airport	8.5 spaces per daily airplane movement or 0.85 spaces per enplaning passenger per day, whichever is greater.
Minimum Required Parking Spaces for Commercial Uses	
Use	Minimum Number of Spaces Required
Bank	4 spaces per 1,000 gross square feet of building area plus 6 off-street stacking spaces per drive-through lane.
Boat and other recreational equipment and vehicle sales	4 spaces plus 1 additional space for each 500 square feet of gross floor area over the first

	1,000 square feet
Bowling alley	5 spaces per alley, plus additional parking calculated separately for restaurants and other related uses
Clinics-medical, dental, chiropractic, etc.	4 spaces per 1,000 gross square feet of building area.
Daycare, preschools, except residential	1 space per employee plus one space per 6 children of licensed capacity of the facility
Convenience store, Fuel or service stations	4 spaces plus 3 spaces for each enclosed service stall plus parking figured separately for retail or office space.
Hotel, motel	1 space per room or suite, plus 1 space per employee on the largest work shift, plus 1 space per 3 persons to the maximum occupancy load of each public meeting and/or assembly room, plus 50 percent of the spaces otherwise required for accessory uses (e.g., restaurants and bars)
Manufacturing, fabricating or processing of a product or material	1.6 spaces per 1,000 gross square feet or 0.73 spaces per employee whichever is greater.
Theatres	1 space for each 4 seats of design capacity
Offices, including government buildings and other professional offices	Minimum of 3 spaces per 1,000 square feet of floor area.
Open sales lots	1 space for each 2,000 square feet of land up to the first 8,000 square feet, plus 1 space for each 4,000 square feet up to a parcel of 24,000 square feet, plus 1 space for each 6,000 square feet over 24,000.
Restaurants, delicatessens, bars, taverns	1 space per 3 patron seats or 1 space per 100 square feet of floor area, whichever is greater, plus 1 space per employee on the largest work shift
Restaurants, fast food	1 space per 3 patron seats, plus 1 space per employee on the largest work shift, plus 6 off street stacking spaces per drive-through lane.
Restaurants where no interior serving areas are present, such as a drive-in or take out business	1 space for each 15 square feet of building dedicated to patron service and 5 spaces for employees
Restaurant, sit down	12 spaces for each 1,000 gross square feet of

	leasable area or one parking space for each two seats, whichever is greater.
Shopping center, retail store or personal service establishment, except as otherwise specified herein	1 space for each 200 gross square feet of leasable area.
Self-service storage facility	Drive aisles between and around storage buildings must be 30 feet to accommodate through traffic and parking outside individual storage units plus parking figured separately for office and/or on-site security personnel residences, etc.
Discount Store/ Big-Box retailers	Maximum of 4 spaces per 1,000 square feet of floor area
Showrooms for display or sales including furniture stores, carpet stores, etc.	1 space per 400 square feet for first 25,000 square feet, plus 1 space per 600 square feet thereafter.
Showrooms for sale of automobiles	5 spaces for customer parking for every acre of total site area, plus 5 spaces for customer service parking for every acre of total site area, plus 1 space for each 400 square feet of gross floor area for employees.
Skating rinks (indoor), dance halls, miniature golf, ice arenas (indoor), health and fitness clubs etc.	1 space per 300 square feet of floor area, plus 1 space per employee on the largest work shift.
Supermarket/Grocery Store	1 space for each 250 gross square feet of leasable area.
Warehousing (and storage) in structures	1 space for each 2,000 square feet of gross floor area, or one space per employee, whichever is greater.

Section 23-2. Licensed Motorized Vehicle and Equipment Parking in Residential Districts:

- a) Purpose: To prohibit the parking or storage of certain vehicles and equipment and prevent the extended storage of those vehicles and equipment which (due to general factors of nuisance) affects the well-functioning and character of a residential neighborhood and the community.
- b) For the purposes of this ordinance, the following definitions apply:
 - 1) Currently Licensed Motorized vehicle or Equipment: Any motorized vehicle or equipment which is licensed and operable for the current year in which it is inspected by the City. This includes passenger vehicles with a cargo capacity rating of one ton or less and recreational equipment.

- 2) Improved Parking Surface: Shall consist of a durable surface to include concrete or bituminous, or gravel only where the existing driveway has not been improved to concrete or asphalt. Grass or dirt shall not constitute a durable surface.
 - 3) Residential Districts: Shall include the zoning districts specified as R1, R1S, RA, R2, RM, R3C, RH, MH and PUD.
 - 4) Summer Parking/Storage: Shall include the period between April 15th and October 15th.
 - 5) Winter Parking/Storage: Shall include the period between October 15th and April 15th.
- c) Currently licensed vehicle or equipment parking on residential lots may be parked in the following described areas:
- 1) Garage/Carport: Parking or storage may occur entirely within a garage or carport.
 - 2) Required Rear Yard: Parking or storage may occur on an approved parking surface within the required rear yard provided that a three (3) foot setback is maintained for rear or side lot lines. This requirement may be waived where written agreement authorizing this waiver is made between the subject property and those neighbors whose property physically touch the subject property. This agreement shall thereupon be presented to the City Planner for recording. The three (3) foot setback requirement may also be waived should a six (6) foot privacy fence or equivalent landscaped screened area exist between vehicle/equipment parking and the lot line.
 - 3) Required Side Yard: Parking or storage may occur on an improved parking surface within the required side yard provided that a twelve (12) foot setback is maintained on the street side of a corner lot and a three (3) foot setback is maintained from the side lot line on interior lot lines. This requirement may be waived along interior lot lines where written agreement authorizing this waiver is made between abutting neighbors to either side of the subject property and thereupon presented to the City Planner for recording. This requirement may also be waived should a six (6) foot privacy fence or equivalent landscaped screened area exist between vehicle/equipment parking and the required side yard lot line. Vehicles or equipment over twenty-five (25) feet in length shall be parked behind the nearest portion of a building to the street unless written authorization is given by the neighbors in accordance with the process as described above. Should this authorization be given and recorded, these vehicles and equipment may extend no more than twenty-five (25) feet past the nearest portion of a building to a street and be parked on an improved parking surface. However, under no circumstance shall vehicle or equipment parking occur within three (3) feet of the sidewalk or, where no sidewalk exists, one (1) foot from the front lot line. For vehicles and equipment over twenty-five (25) feet in length, summer parking/storage shall occur for a time not to exceed a total of eleven (11) days in any fourteen (14) day period. Winter parking for these vehicles and equipment shall occur for a time not to exceed seventy-two (72) hours in any seven (7) day period.
 - 4) Required Front Yard: Currently licensed vehicles and equipment twenty-five (25) feet or under in length may be parked during any period on an improved parking surface. For vehicles and equipment over twenty-five (25) feet in length, summer parking/storage shall occur on an improved parking surface for a time not to

exceed a total of eleven (11) days in any fourteen (14) day period. For vehicles and equipment over twenty-five (25) feet in length, winter parking/storage shall occur on an improved parking surface and for a time not to exceed seventy-two (72) hours in any seven (7) day period. All vehicles and equipment shall maintain a three (3) foot setback from the sidewalk or, where no sidewalk exists, a one (1) foot setback from the front property line. Under no circumstances shall vehicle or equipment parking block the public right-of-way.

- 5) No such vehicle or equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

Section 23-3. Computations:

In computing the number of such parking spaces required, the following rules shall govern:

- a) “Gross Square Feet of Building Area” shall mean the sum of the areas at each floor level, including cellars, basements, mezzanines, penthouses, corridors, lobbies, stores and offices included within the principal outside faces of exterior walls.
- b) “Gross Square Feet of Leasable Area” shall mean the total building area designed for tenant occupancy and exclusive use, including basements, mezzanines or upper floors.
- c) Where fractional spaces result, the parking spaces required shall be construed to be the nearest whole number.
- d) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
- e) Whenever a building or use constructed or established after November 3, 1958, is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of ten percent (10%) or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever a building or use existing prior to November 3, 1958, is enlarged to the extent of fifty percent (50%) or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.
- f) Unless otherwise specified in the Chapter and in the case of mixed use, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- g) Required parking in residential districts shall not be located within the front yard.
- h) Shared Parking: Parking spaces required by this Chapter may be shared by two or more buildings or uses if it reasonably appears that ordinarily the patrons of one building or use will not use the spaces at the same time as the patrons of the other buildings or uses involved in the sharing agreement, as for example, by way of illustration and not by limitation, a retail store sharing parking spaces with a church or a theater or dance hall sharing parking spaces with a bank. In order to avail themselves of this exception the parties must enter into a written agreement providing for the sharing of parking spaces as herein provided for a period of time co-extensive with the projected lifetime of the building or uses sharing the parking, which written agreement shall be recorded in the office of the Register of Deeds before a certificate of occupancy is issued. Shared parking allowed by this section shall not be separated from the uses or buildings by any public street or where it

is unreasonable to expect people to park in those areas due to distance or traffic and shall not exceed a distance of three hundred (300) feet from the entrance to the building or use served by the parking lot.

- i) **Demonstrated parking:** The City Council may approve a “proof-of-parking” plan which allows for a portion of the required future parking, not to be constructed, but demonstrates that the minimum number of required parking spaces can be accommodated on the property and meet setback requirements. The plan must demonstrate that all other applicable ordinances can be met if the full amount of required parking were to be constructed. The area for future parking must be maintained as green space (sodded with grass or natural plant materials). Any changes to use and/or building size could invalidate the approval for “Demonstrated Parking”. Demonstrated parking may reserve the right to require installation of the additional parking spaces.

Section 23-4. Off-Street Parking Locations; Exceptions:

All parking spaces required herein shall be located on the same lot as the building or use based on the required number of spaces. Required spaces may be provided in whole or in part upon another lot only if:

- 1) The use of the lot or an appropriate portion thereof is assured for a period of time co-extensive with the projected life of the building or use served by the parking, by means of a written agreement recorded in the office of the Register of Deeds or by common ownership of the parking lot and the building or use served thereby; and
- 2) The distance between i) the entrance to the building or use served by the parking lot which is nearest to the parking lot and ii) the parking space in the parking lot farthest from the entrance does not exceed :
 - a) In the case of residential building, one hundred-fifty (150) feet, or
 - b) In the case of non-residential buildings, three hundred (300) feet.

Section 23-5. Loading Space Requirements:

- a) Every retail establishment, industrial or manufacturing use, warehouse, wholesale use, freight terminal, railroad yard, hospital or sanatorium having a gross floor area of six thousand (6,000) square feet or more shall provide off street loading facilities as follows:

Gross Floor Area (square feet)	Number of Berths
6,000 - 24,999	1
25,000 - 74,999	2
75,000 - 150,000	3

For each additional one hundred thousand (100,000) square feet (or fraction thereof) of gross floor area, one (1) additional space shall be provided.

- b) Public places of assembly uses, such as auditoriums, convention halls, exhibition halls,

- stadiums or sports arenas, with a gross floor area of greater than one hundred thousand (100,000) square feet shall provide a minimum of one (1) off street loading space.
- c) Institutions, funeral homes, restaurants and hotels with a gross floor area of greater than thirty thousand (30,000) square feet and offices with a gross floor area of one hundred thousand (100,000) square feet or more shall provide a minimum of one (1) off street loading space.
 - d) Off street loading space shall be at least ten feet by twenty five feet (10' x 25'), excluding area for maneuvering vehicles.
 - e) At no time shall any part of a truck or van be allowed to extend into the right-of-way of a public street while the truck or van is being loaded or unloaded.
 - f) Whenever loading and service areas are adjacent to or across the street from residential uses, interior parking lot circulation shall be arranged in such a way as to route service vehicle traffic away from residential uses.
 - g) All loading and service areas shall meet screening requirements of Chapter 21.

Section 23-6. Parking Lot Design Standards:

- a) Parking space defined: a parking space is an area, enclosed in the main building or in an accessory building, or unenclosed, exclusive of driveways, which is used on a regularly recurring basis for the parking of a motor vehicle and which is connected to a building entrance, either:
 - 1) immediately, or
 - 2) by an access driveway, or
 - 3) by a combination of an aisle or aisles and an access driveway—with a street or alley.
- b) Parking lot defined: a parcel of land (or combined parcels of land under common ownership or control) which contains five (5) or more parking spaces, along with any associated access driveway and any associated aisle or aisles.
- c) Parking lot design standards are shown in Table 23-5(a) and 23-5(b) for nine (9) foot and ten (10) foot parking spaces respectively. Required parking space width will be determined by the Traffic Engineer according to proposed land use. For example, ten (10) foot wide spaces will be required for high parking turnover uses such as retail sales, while nine (9) foot wide spaces will be required for low parking turnover uses such as office or employee parking lots:

Table 23-5(a): Parking Layout Dimensions - 9 foot stall					
Minimum Permitted Dimensions	Parking Angle in Degrees				
	0°(parallel)	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	9.0'	9.0'	9.0'	9.0'	9.0'
Stall Wirth Parallel to Aisle (WP)	18.0 ³	12.7'	10.4'	9.3'	9.0'
Stall Depth to Wall (D)	9.0' ¹	19.1' ¹	20.1'	19.7' ¹	18.0' ¹
Stall Depth to Interlock (D1)	-	12.7'	15.6'	17.4'	-
Stall Length (incl. 1.5' curb overhang) (SL)	18.0'	18.0'	18.0'	18.0'	18.0'
Aisle Width (AW)	15.0 ²	15.0 ²	18.0 ²	22.0 ²	26.0 ²
Parking Module Width (PMW):					
Wall to Wall (Single-Loaded)(W1)	24.0'	34.1'	38.1'	41.7'	44.0'
Wall to Wall (Double-Loaded)(W2)	33.0'	53.2'	58.2'	61.4'	62.0'
Wall to Interlock (Double-Loaded)(W3)	-	46.8'	53.7'	59.1'	-
Interlock to Interlock (Double-Loaded)(W4)	-	40.5'	49.2'	56.8'	-

¹ Parking spaces located behind an enclosed garage & located directly off a through aisle shall be at least 30 feet deep.

² This dimension represents (AW) for one-way traffic, add 8.0 feet to a maximum (AW) of 26.0 feet.

³ End spaces only. Interior spaces shall be 22.0 feet.

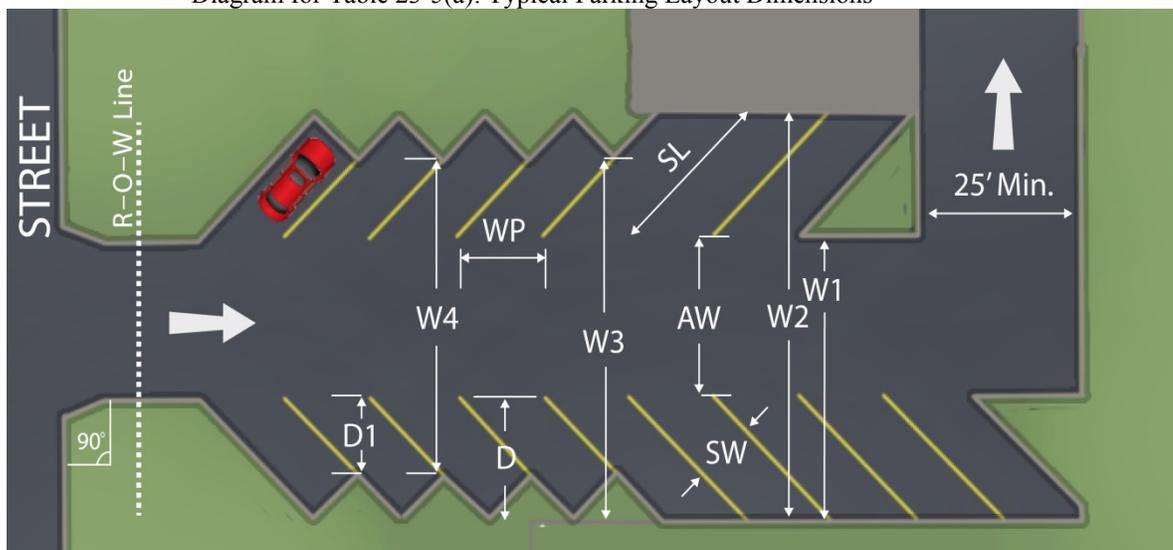
Table 23-5(b): Parking Layout Dimensions - 10 foot stall					
Minimum Permitted Dimensions	Parking Angle in Degrees				
	0°(parallel)	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	10.0'	10.0'	10.0'	10.0'	10.0'
Stall Wirth Parallel to Aisle (WP)	18.0 ³	14.2'	11.5'	10.4'	10.0'
Stall Depth to Wall (D)	10.0' ¹	19.8' ¹	20.6' ¹	20.0' ¹	18.0' ¹
Stall Depth to Interlock (D1)	-	12.8'	15.6'	17.4'	-
Stall Length (incl. 1.5' curb overhang) (SL)	18.0'	18.0'	18.0'	18.0'	18.0'
Aisle Width (AW)	15.0 ²	15.0 ²	18.0 ²	22.0 ²	26.0 ²
Parking Module Width (PMW):					
Wall to Wall (Single-Loaded)(W1)	25.0'	34.8'	38.6'	42.0'	44.0'
Wall to Wall (Double-Loaded)(W2)	35.0'	54.6'	59.2'	62.0'	62.0'
Wall to Interlock (Double-Loaded)(W3)	-	47.5'	54.1'	59.4'	-
Interlock to Interlock (Double-Loaded)(W4)	-	40.5'	49.2'	56.8'	-

¹ Parking spaces located behind an enclosed garage & located directly off a through aisle shall be at least 30 feet deep.

² This dimension represents (AW) for one-way traffic, add 8.0 feet to a maximum (AW) of 26.0 feet.

³ End spaces only. Interior spaces shall be 22.0 feet.

Diagram for Table 23-5(a): Typical Parking Layout Dimensions

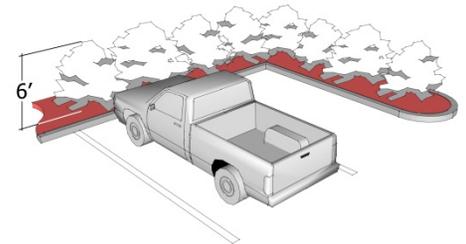
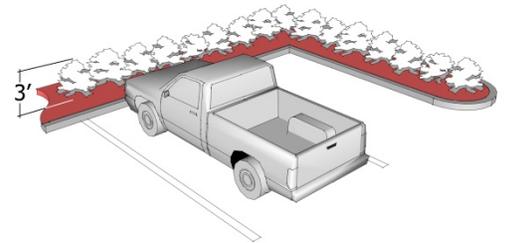


- d) Curbing required: All off-street parking lots, not including areas behind screened storage areas, shall be completed with curbing. Paving areas must be separated with curb and gutter from all designated landscaping areas, curb islands, and at ingress-egress locations to the traveled roadway. Curbing must be constructed of poured-in-place concrete equipped with a gutter and must be of a six (6) inch non-surmountable design. Other curb options may be allowed as approved by the city.
- e) Paving: Except in the AG, RA, R1 and R2 districts, a parking lot or motorized vehicle storage area must be hard-surfaced so as to be free of dust and mud. This paving requirement includes the entire parking area including parking stalls, aisles and driveways. All areas shall be surfaced with concrete, bituminous, pavers, or pervious paving/paver systems provided appropriate soils and site conditions exist for the pervious systems to function. The city engineer shall make the final determination if soils are conducive for use of pervious paving/paver systems. The use of pervious paving/paver systems is encouraged for pedestrian walkways, parking areas, overflow parking areas, snow storage areas, within raised medians and islands, emergency vehicle lanes and other low traffic areas. The owner shall provide soils information to the City Engineer to prove that appropriate conditions exist for the pervious paving/paver system to function. The owner shall supply a written intention that the pervious installation will be maintained. This requirement also applies to open sales lots and open rental lots. Other materials such as decorative rock, gravel, sand, or bare soil are prohibited.

An exception can be made for outdoor storage areas in the M1 and M2 zoning districts where crushed rock, concrete or gravel can be used within only the defined outdoor storage area, as approved during site plan approval, provided the site is completely screened from view. Dust control provisions including sealant must be applied twice yearly.
- f) All parking spaces must be designated by clearly visible painted lines.
- g) Non-residential driveway width shall be approved at the time of site plan review and according to standard specifications.
- h) Drainage: Driveways shall not exceed a grade of seven (7) percent (provided all ADA requirements are met) and all parking lots except those for less than four (4) vehicles shall include a minimum of a one percent (1%) grade. Catch basins, sumps, and underground storm sewers must be installed if required by the City Engineer.
- i) Traffic regulatory signs: Stop signs are required at all driveway exits to city streets. Other signs may be required as part of the Site Plan Review process.
- j) Stacking: All drive-through service windows must contain room for a minimum stacking of six (6) cars from the serving window and stacking must not extend into drive aisles.
- k) Within the city limits, any portion of an access drive that is located within a public right of way shall be constructed of Portland cement concrete in accordance with the standard specifications of the City of Minot.
- l) Parking lot design, including specifically but without limitation, the location of access drives within a public right of way, must be approved by the Traffic Engineer.

Section 23-7. Screening:

- a) **Perimeter Parking Area Landscaping Standards:** Where a parking area abuts a street right-of-way, vacant land, or any other development (except another parking use area), perimeter landscaping strips shall be provided and maintained between the vehicle use areas and the abutting right-of-way or property line in accordance with the following standards:
- 1) **Location:**
 - (a) Perimeter landscaping strips shall be located on the same land where the parking use area is located.
 - (b) Perimeter landscaping strips may not be placed within future street rights-of-way as identified on the City's transportation plans.
 - 2) **Minimum Width:** When the parking use area is located within fifty (50) feet of a street right-of-way, the perimeter landscaping shall be located within a planting strip at least six feet wide. In all other instances, the strip shall be the minimum width necessary to assure required landscaping is not damaged by vehicle or other on-site activity. In no instance shall the strip be less than three feet wide.
- b) **Landscaping:** Each perimeter landscaping strip shall include plant material of three (3) feet in height for properties abutting an adjacent commercial, industrial or mixed use district. When a parking area abuts a residential zoning district, a fence or screening system, minimum of eighty percent (80%) opaque and six (6) feet in height is required.
- c) **Pedestrian circulation:** All parking lots in Commercial, Industrial, Mixed Use, Multiple Family and non-residential uses in residential zoning districts shall be subject to the following standards to provide a safe pedestrian environment:
- 1) Parking areas shall include a direct and continuous pedestrian network within and adjacent to parking lots to connect building entrances, parking spaces, public sidewalks, transit stops, and other pedestrian destinations.
 - 2) At least one pedestrian route shall be provided between the main building entrance and the public sidewalk that is uninterrupted by surface parking and driveways.
 - 3) In larger parking lots or where parking lots serve more than one building or destination, designated pedestrian pathways for safe travel through the parking lot shall be provided.
 - 4) All pedestrian routes within a parking lot shall include a clear division from vehicular areas, with a change in grade, soft landscaping, or a change in surface materials.
 - 5) Where pedestrian routes cross street access driveways and other major drive



aisles, crossings shall be clearly marked and sight distance for both pedestrian and vehicles shall be unobstructed.

- 6) Cart Storage: Any retail commercial uses using carts shall provide ample space for the storage of customer service carts within off-street parking areas (unless all carts are stored and returned at the building entry). The need and specific amount of required cart storage shall be determined as part of the site plan review. When required, cart storage areas shall not occupy required off-street parking spaces, shall be clearly delineated areas, and include facilities for cart confinement.

Section 23-8. Parking and/or Storage of Certain Vehicles, Equipment or Materials:

- a) Residential Districts: Automotive vehicles without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings. Small trailers which are twenty (20) feet or less in length, including the hitch, are allowed to be parked on a residentially zoned property, provided the trailer is parked on an interior side yard (not street side) and parked on an improved parking surface. Automotive vehicles with a cargo capacity rating of one (1) ton or more, equipment used for construction, landscape services, snow removal services, and other commercial or agricultural equipment and trailers shall not be stored on any residential zoned property or on any street within a residentially zoned district, provided however that vehicles with a cargo capacity of one (1) ton or more, snow removal equipment and agricultural equipment and trailers may be stored on property zoned "RA" Agricultural Residential. These provisions are not intended to prohibit vehicles and equipment engaged in contractual services for improvements to a given property. Recreational vehicles, recreational equipment and recreational trailers may not be parked on any street within a residentially zoned district for a period exceeding seventy-two (72) hours. No lot in any residential district shall be used for the outdoor storage, keeping, or abandonment of junk, including scrap metals, or other scrap materials or goods, or used for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof.
- b) Commercial and Industrial Districts: Outside storage of equipment, materials and inventory as part of a principal commercial or industrial use shall be subject to the district use provisions. All outside storage shall conform to the following provisions:
 - 1) The area occupied is not within a required front or required street side yard, except for vehicle and equipment sales display areas.
 - 2) Unless otherwise approved as a conditional use, the storage area with all equipment, materials, and inventory is completely screened from the motoring public by fence or landscaping as provided for in Chapter 21.
 - 3) Display and storage areas generally shall be improved to allow for good drainage, dust control and provide for neat appearance. Grassed areas may be utilized if there is good drainage, dust can be controlled and the grassed surface can be maintained for neat appearance.
 - 4) The storage area does not encroach upon required parking space, required loading space, or snow storage area for the use.
 - 5) Storage boxes, crates or other units utilized for the purpose of storage and protecting materials from the weather are considered outdoor storage. Such units

are allowed in Commercial areas provided they do not exceed six (6) feet in height, are located in a side or rear yard, and are fully screened from view from any public street according to the screening provisions found in Chapter 21. In industrial areas, these storage units are not limited by height; however, must be located in a side or rear yard and be fully screened from any public street.

- 6) All new commercial and industrial uses shall comply with the above procedures and standards. For the purposes of public health, safety and aesthetic appeal to the community, any outside storage existing upon the effective date of this Section shall be brought into compliance within twelve (12) months of written notification by certified mail to the property owner.