



# CITY OF MARION

217 South Main Street • Marion, Kentucky 42064  
www.marionky.gov

\_June 26, 2017\_

Debbie Mitchell  
Closing Paralegal  
Spirit Realty Capital, Inc.  
2727 N. Harwood Street, Suite 300  
Dallas, Texas 75201

Re: **Zoning Compliance Verification**

\_Shopko Building\_ located at \_314 Sturgis Road, Marion, KY 42064\_

Dear Debbie:

In response to your request for information regarding the above referenced Project and Property, we have researched our files and represent the following:

1. The current zoning classification for the subject Property is \_C-3 Highway Business District\_.
2. According to the zoning ordinances and regulations of this district, the use of the subject Property is:  
 Permitted Use  
 Non-Permitted Use  
 Conditional Use (see comments, or attached documentation)

Comments:

\_\_\_\_\_  
\_\_\_\_\_

3. According to the zoning ordinances and regulations of this district applicable to this Property, the structure is:  
 Legally Conforming  
 Legally Non-Conforming (see comments, or attached documentation)  
 Variance Granted (describe in comments, or attach documentation)  
 Non-Conforming (see comments, or attached documentation)

Comments:

No known zoning violations  
\_\_\_\_\_

4. In the event of a casualty to the Project, in whole or in part, the structure:  
 May be rebuilt in its current form (i.e. no loss of sq. footage, same footprint, with drive through(s), if applicable)  
 May not be rebuilt in its current form, except upon satisfaction of the following conditions, limitations or requirements (describe):  
\_\_\_\_\_  
\_\_\_\_\_

5. Based on our records, the Project:

Complies with, or is otherwise exempt from, applicable subdivision requirements  
 Does not comply with, nor is exempt from subdivision regulations

6. The current parking requirements for the subject Property/Project are:

Total Parking Spaces required (# Regular  # Handicapped )  
 Parking Spaces, for each  sq. feet of  area  
 Parking Spaces, Other (describe):

See attached vehicle regulations

7. Certificate of Occupancy, status:

N/A A valid Certificate of Occupancy has been issued for the Project and a copy is attached.

A valid Certificate of Occupancy has been issued for the Project (approximate issuance date ); however, we are unable to locate a copy in our records. The absence of a Certificate of Occupancy will not give rise to any enforcement action affecting the Project.

Certificates of Occupancy for projects constructed prior to the year  are no longer on file with this office. The absence of a Certificate of Occupancy will not give rise to any enforcement action affecting the Project. A Certificate of Occupancy for the Project will only be required for new construction.

Other (describe):

8. Additional Comments:

This information was provided on June 26, 2017, by the undersigned, on behalf of City of Marion ("Zoning Authority") per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Zoning Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

**ZONING AUTHORITY:**

By:

Printed Name:

Title:

Phone:

Terri Hart  
TERRI HART  
Planning & Zoning Coordinator  
(270) 965-2246

151.40-8.8

**HIGHWAY BUSINESS DISTRICT, C-3****151.40-8.8.1 PURPOSE**

The purpose of the highway business, C-3, district is to encourage the establishment of commercial areas that can accommodate motor vehicle oriented customers. This district is specifically designed to service the motoring public and will be located along the major highways of Marion.

**151.40-8.8.2 PERMITTED PRINCIPAL USES AND BUILDINGS**

The following uses and buildings are permitted in any C-3 District, subject to all the applicable development standards and requirements:

- A. Retail Sales: Stores which deal in retail sales exclusively; restaurants, all types; souvenir shops; curio shops; garden centers; and new and used cars and truck sales; and places of amusement.
- B. Consumer and Personal Services: Outlets which provide repair, grooming, business, financial or maintenance service for the consumer, either on the premises or at another location; establishments that provide financial , business services; self-service laundries; hotels and motels; monument sales; pet shops; and private gymnasiums.
- C. Offices: Business and professional; Doctors, dentist, and chiropractors.
- D. Other non-residential uses: Funeral homes; cemeteries; intermediate care facilities; skilled nursing facilities; nursing homes; personal care home; hospitals and medical, dental or mental health offices.
- E. Residential: Residential dwellings as permitted in the R-3 zoning district. (see Section 151.40-8.5.2 for details).
- F. Government and institutional: Government offices, agencies and services; senior citizen centers; library, museum, art galleries, art centers and similar uses (including associated educational and instructional activities); post office, police stations, fire stations, rescue squad, and ambulance service.
- G. Recreational: Amusement parks; bowling alleys; roller skating rinks; archery ranges; miniature golf; golf driving range; and other similar outdoor recreational uses, provided that a development plan containing the proposed land uses have been approved by the Planning Commission (see Section 141.40-8.8.7 and Article 151.40-13).
- H. These additional land uses are permitted when they have been approved as a part of a development plan which has been approved in accordance with Article 151.40-13: Shopping centers; Multi-family land use developments, in a multiple building development configuration; Retail sales, consumer and personal services, office and professional, hospital or medical, dental or mental health office land uses in a multiple building development configuration;

**151.40-8.8.3 PERMITTED ACCESSORY USE AND BUILDING**

Any accessory building or use customarily incidental to the permitted uses are permitted.

**151.40-8.8.4 PERMITTED CONDITIONAL USE AND BUILDING**

The following uses are conditional uses in a C-3 district and require written approval of the Board of Adjustments:

- A. Churches and other places of worship;
- B. Parish houses and parsonages;
- C. Child care facilitate, day care center and nurseries;

- D. Public parks and commercial recreational facilities;
- E. Public and Private schools and colleges;
- F. Philanthropic institutions and clubs;
- G. Radio and other towers and antennas.

151.40-8.8.5 **REQUIRED CONDITIONS**

Refuse facilities are permitted to be located outside a building provided it is completely screened from view of public streets and adjoining non-industrial zoned properties. These refuse facilities shall be screened on all sides except one by masonry walls or solid wood fencing not less than the height of the bin or container. One side shall be equipped with an opaque gate. Gates must have tie backs to secure in open position.

151.40-8.8.6 **PROHIBITED USE AND BUILDING**

The following uses are prohibited in the C-3 zoning district:

All industrial uses not specifically allowed by this article.

Outside storage, unless required by law;

Automobile wrecking yards, junk yards and similar type salvage operations.

Industrial agricultural operations, industrial agricultural operations as defined in 401 Kentucky Administrative Regulations 5:072E.

No structure including agricultural buildings shall be placed in any area which has been designated as a flood plain.

Mobile homes; and manufactured home parks.

151.40-8.8.7 **DEVELOPMENT PLAN REQUIRED**

When a building containing multi-family dwelling units, a multiple building development, a condominium, or arecreational vehicle park/campground is proposed, a development plan must be approved by the Planning Commission in accordance with Article 151.40-13 prior to the issuance of a building permit.

151.40-8.8.8 **LOT REQUIREMENTS**

- A. All buildings must be connected to Marion sanitary sewer system.
- B. Residential and commercial land uses may be located on the same lot or in the same development. When residential and non-residential land uses are located on the same lot, the lot calculations shall be based on the sum of each land use added together.

For information concerning: lot and yard requirements; the percentage of lot that may be covered by all buildings and parking; and height of buildings, see Table 2, at the end of these regulations.  
 For sign regulations for this district, see Article 5.  
 For off street parking and unloading regulations for this district, see Article 6.

151.40-8.9 **LIGHT INDUSTRIAL DISTRICT, I-1**

151.40-8.9.1 **PURPOSE**

The purpose of the light Industrial, I-1, zoning district is intended to provide areas in which the principal use of land is for light manufacturing and assembly plants, distribution, storage,

TABLE 2  
TABLE OF NON-RESIDENTIAL DESIGN STANDARDS  
MARION ZONING REGULATIONS  
January 1, 2002

STANDARD	USE	C-1 CBD (page 8-8 to 8-10)	C-2 (page 8-10 to 8-12)	C-3 (page 8-12 to 8-13)	L-1 (page 8-13 to 8-15)	L-2 (page 8-15 to 8-18)	General Floodplain Overlay (page 8-18 to 8-20)	L-H Overlay
Minimum lot size, square feet or acreage	Single family, on public sewer Two family, if on public sewer Multi-family if on public sewer, first unit for each additional unit Manufactured Home Park Manufactured Home Subdivision Other permitted or conditional uses	See Section 151.40-3, 6.5 See Section 151.40-3, 6.5 See Section 151.40-3, 6.5 Not Permitted Not Permitted See Section 151.40-3, 6.5	7,000 9,000 7,000 2,000 Not Permitted Not Permitted 10,000	10,000 9,000 7,000 2,000 Not Permitted Not Permitted 26,200	Not Permitted Not Permitted Not Permitted Not Permitted Not Permitted Not Permitted 1 Acre	Not Permitted Not Permitted Not Permitted Not Permitted Not Permitted Not Permitted 2 Acres	Not Permitted Not Permitted Not Permitted Not Permitted Not Permitted Not Permitted Not Permitted	Same as base zoning Same as base zoning Same as base zoning Same as base zoning Same as base zoning Same as base zoning Same as base zoning
Minimum lot width at front property line, feet	All uses	20	40	40	40	40	40	Same as base zoning
Minimum lot width at building line, feet	Single family Two family Multi-family	20 20 20	80 70 90 90	100 100 100 100	Not Permitted Not Permitted Not Permitted 100	Not Permitted Not Permitted Not Permitted 100	Not Permitted Not Permitted Not Permitted Not Permitted	Same as base zoning Same as base zoning Same as base zoning Same as base zoning
Minimum front yard set back, feet	Other permitted or conditional uses	None	25**	30**	30**	30**	As regulated by underlying Zoning District	Same as base zoning
Minimum side yard set back, feet (each side)		None	None***	None***	None***	None***	As regulated by underlying Zoning District	Same as base zoning
Minimum rear yard set back, feet		None	None***	None***	None***	None***	As regulated by underlying Zoning District	Same as base zoning
Accessory building setback, feet (side and rear yard) (side and rear yard)		None	None***	None***	None***	None***	As regulated by underlying Zoning District	Same as base zoning
Minimum lot depth, feet		80	120	120	4/42	4/42	As regulated by underlying Zoning District	Same as base zoning
Maximum height, Number of stories/feet		4/42	3/36	3/36	70	70	As regulated by underlying Zoning District	Same as base zoning
Maximum coverage of lot by all structures and other impervious surfaces (Percent of total lot)		None	60	60	70	70	As regulated by underlying Zoning District	Same as base zoning

\*\* Or one-half of the street right-of-way, whichever is greater  
\*\*\* If adjacent to a residential zoning district 25 feet

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## ARTICLE 151.40-5 VEHICLE REGULATIONS

### 151.40-5.1 PURPOSE

The purpose of Article 151.40-5 is to establish and describe the on-site parking, loading and unloading standards for various types of land use, the development and maintenance standards for parking and loading or unloading areas and, screening requirements for such areas in the City of Marion.

### 151.40-5.2 SCOPE OF OFF-STREET PARKING AND LOADING AND UNLOADING AREAS FOR MOTOR VEHICLES

- 151.40-5.2.1 No building shall be erected, enlarged or substantially altered, or its use changed, or a new use of the land initiated, unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of these regulations.
- 151.40-5.2.2 The provisions of this article, except where there is a change of use or where the building is enlarged, shall not apply to any existing building or to the C-1 district. Where a new use involves no additions or enlargements to the building, there shall be provided as many of such spaces as may be required by these regulations.
- 151.40-5.2.3 Any existing off-street parking area provided for an existing building or use shall not be reduced unless the off-street parking provided exceeds the requirements of these regulations. In no case may the existing off-street parking area be reduced below the minimum required by these regulations.
- 151.40-5.2.4 Whenever a building is changed or enlarged in floor area, number of dwelling units, seating capacity, or otherwise, additional parking area will be required as provided under the terms of these regulations.
- 151.40-5.2.5 The additional parking spaces provided will be computed on the basis of number of spaces required by the size of the enlargement or change in use.
- 151.40-5.2.6 It shall be unlawful to begin to alter a building or change a use, or to maintain such altered building or changed use until such time as the additional required off-street parking is provided.

### 151.40-5.3 PARKING AREA DEVELOPMENT AND MAINTENANCE STANDARDS

The following development and maintenance standards shall apply to all parking areas:

- 151.40-5.3.1 Off-street parking areas shall be provided with vehicular access to either a street or alley.
- 151.40-5.3.2 Off-street parking areas shall be of useable shape and surface, and have convenient ingress and egress. Aisles and access drives shall be designed so as to provide adequate vehicular maneuvering upon the property being served. The parking area shall be located with respect to access drives and aisles so as to preclude backing onto or occupying any public rights-of-way.

151.40-5.3.3 Where parking areas are provided for five (5) or more vehicles, they shall be improved within six (6) months of completion of the building. The parking area will be completed with an asphalt, bituminous cement or other properly bound surface, so as to be durable and dustless, and shall be graded and drained, so as to dispose of all surface water accumulation to a storm drainage system without discharging the surface water over a public sidewalk.

151.40-5.3.4 Where parking areas are illuminated, lighting fixtures shall be so arranged that no part of any fixture shall be more than thirty (30) feet above the finished grade of the parking area. Fixtures shall be so designed and installed that the light is directed downward and reflected away from adjacent lots, roads, and streets.

151.40-5.4 **UNITS OF MEASUREMENT FOR PARKING AREA**

151.40-5.4.1 For purposes of calculating the required parking area for a given lot, the ratio of three hundred (300) square feet of ground shall be provided for each parking space required by these regulations.

151.40-5.4.2 When determining maximum capacity, seats or other standards, calculations will be based on Kentucky Building Code Occupancy load requirements.

151.40-5.4.3 When units of measurement determining the number of required parking spaces result in the requirement of a fractional space, any fraction up to one half ( $\frac{1}{2}$ ) shall be disregarded, and fractions of one-half ( $\frac{1}{2}$ ) or more shall require one (1) parking space.

151.40-5.5 **LOADING AND UNLOADING SPACES REQUIRED**

151.40-5.5.1 All business and industrial districts shall provide loading and unloading spaces as required in these regulations. Any building hereafter erected or enlarged that is to be occupied by uses requiring the receipt or distribution by vehicles of material objects or merchandise, there shall be provided and maintained on the same lot not less than one (1) loading and unloading space for each separate occupancy requiring delivery of goods and having a gross floor area of up to five thousand (5,000) square feet. One additional loading space shall be provided for each additional ten thousand (10,000) square feet or fraction thereof.

151.40-5.5.2 Each loading space shall not be less than twelve (12) feet in width, fifty (50) feet in length, exclusive of driveways, aisles, and other circulation areas, and a minimum vertical height clearance of fifteen (15) feet. The minimum vertical clearance for funeral homes may be reduced to ten (10) feet. Each space shall be located with respect to access drives and aisles so as to preclude backing onto or occupying any public rights-of-way.

151.40-5.5.3 Loading and unloading space may occupy all, or any part, of any required yard space, except as otherwise provided in these regulations.

151.40-5.5.4 The provisions of this section, except where there is a change of use or where the building is enlarged, shall not apply to any existing building. Where the new use involves no additions or enlargements of the building, there shall be provided as many loading and unloading spaces as may be required by these regulations.

- 151.40-5.5.5 Existing off-street loading spaces provided for any building, or use shall be maintained thereafter so long as said building or use remains.
- 151.40-5.5.6 Any existing off-street loading and unloading space provided for any building or use shall not be reduced unless the off-street loading and unloading space provided exceeds the requirements of these regulations. In no case may the reduction in unloading space be diminished below the minimum requirements of these regulations.
- 151.40-5.5.7 Whenever a building is changed or enlarged in floor area or otherwise and additional loading and unloading spaces are required as a result of such change, under the terms of these regulations, the additional loading and unloading spaces shall be provided.
- 151.40-5.5.8 It shall be unlawful to begin or maintain such altered building or use until such time as the additional required off-street loading or unloading spaces are provided. The additional loading and unloading spaces provided will be computed on the basis of number of loading and unloading spaces required by the size of the enlargement or change.
- 151.40-5.5.9 If a building, existing prior to January 1, 2002, is enlarged to the extent of forty (40) percent or more in floor area, said building shall then and thereafter comply with the full loading and unloading requirements set forth herein as if it were new construction.

151.40-5.6 **PARKING, LOADING, AND UNLOADING AREAS IN REQUIRED YARDS**

- 151.40-5.6.1 Where Permitted, the following shall apply:
- A. Minimum required off-street parking areas, loading and unloading spaces, and commercial parking lots, may be located in any required yard.
  - B. In a multi-family residential development or in all business or industrial zoning districts no parking area, loading or unloading space, or commercial parking lot may allow the backing of vehicles onto a public street.
  - C. In any residential, business, or industrial zoning district, the backing of vehicles from a parking area, a loading or unloading space, or commercial parking lot onto an alley is permitted.
- 151.40-5.6.2 Where Prohibited
- Minimum required off-street parking areas, loading and unloading areas, and commercial parking lots are prohibited in the following yards or portions of yards, except for permitted access drives:
- A. In the C-2 and C-3 and the industrial districts, the required off-street parking areas and loading and unloading spaces, or commercial parking lot shall have a setback requirement in any yard adjacent to an arterial or collector street, subject to the following:
    - a. No portion of these areas, except for permitted access drives, shall be located closer to the front property line than ten (10) feet.
    - b. Vehicular use areas adjacent to one-way streets, or those designated by the Transportation Element of the Comprehensive Plan as future one-way streets, will not be required to provide the setbacks mentioned above.



151.40-5.7 **NUMBER OF OFF-STREET PARKING SPACES OR OFF-STREET PARKING AREA REQUIRED**

In all districts, the following off-street parking space minimum requirements shall apply regardless of whether the use is principally or conditionally permitted.

**RESIDENTIAL**

- 151.40-5.7.1 Single Family and Two Family Dwellings - Two (2) space per dwelling unit plus one (1) space for each two (2) rooms rented out (see Section 151.40-5.8.4)
- 151.40-5.7.2 Multi Family Dwellings - Two (2) spaces per dwelling unit plus one (1) additional space for every four (4) units in the development.
- 151.40-5.7.3 Boarding Houses, Rooming Houses, or Apartment Hotels - One (1) space for each two (2) bedrooms rented or intended to be rented out.
- 151.40-5.7.4 Manufactured Home on Individual Lot - Two (2) spaces for each unit.
- 151.40-5.7.5 Manufactured Home Within Manufactured Home Park - One (1) space for each manufactured home space plus one fourth (1/4) space for common or visitor parking per manufactured home space.
- 151.40-5.7.6 Home Occupations - Four (4) spaces for offices of physicians or dentists; two (2) spaces for attorneys; one (1) space for all others.
- 151.40-5.7.7 Residential Care Facilities and Homes Emphasizing Special Services, Treatment, or Supervision - Two (2) spaces for each five (5) beds except for uses exclusively serving children under 16, in which case one (1) space for every three (3) beds shall be required.

**COMMERCIAL**

- 151.40-5.7.8 Automotive Showroom or Dealer (New or Used) and Motor Vehicle Repair, when an Accessory Use to the Dealership or Showroom - One (1) space per four hundred (400) square feet of gross floor area in the showroom and office area, plus two (2) spaces per service bay and one (1) space per one thousand five hundred (1500) square feet of outdoor vehicle display area.
- 151.40-5.7.9 Automotive Parts Sales - One (1) per two hundred (200) square feet of gross floor area within the building.
- 151.40-5.7.10 Motor Vehicle Repair and Maintenance, not Including Substantial Body Work - One (1) per two hundred (200) square feet of gross floor area within the building.
- 151.40-5.7.11 Motor Vehicle Painting and Body Work - One (1) per two hundred (200) square feet of gross floor area within the building.
- 151.40-5.7.12 Salvage Yards - One (1) per two hundred (200) square feet of gross floor area within the building.
- 151.40-5.7.13 Business and Professional Office Uses not Elsewhere Listed - One (1) space for each three hundred (300) square feet of gross floor area within the building.
- 151.40-5.7.14 Offices for Persons Services such as Attorneys, Stock Brokers, Insurance, Accounting, Engineering, Travel Agencies - One (1) per two hundred (200) square feet of gross floor area within the building of building.
- 151.40-5.7.15 Banks with Drive-in Windows - One (1) per two hundred (200) square feet of gross floor area within the building.
- 151.40-5.7.16 Barber or Beauty Shop - Two (2) spaces per barber or beauty chair.
- 151.40-5.7.17 Bed & Breakfast - One (1) space for each bedroom.
- 151.40-5.7.18 Commercial or Business Service - Four (4) spaces for the first one thousand (1,000) square feet of gross floor space used or usable in the sale of merchandise, and one

- additional space for each additional two hundred fifty (250) square feet of such floor space.
- 151.40-5.7.19 Commercial Greenhouses - One (1) per two hundred (200) square feet of gross floor area within the building.
- 151.40-5.7.20 Dry Cleaner, Laundromat - One (1) per two hundred (200) square feet of gross floor area within the building.
- 151.40-5.7.21 Funeral Home - One (1) per one hundred (100) square feet of gross floor area within the building.
- 151.40-5.7.22 Furniture Stores - One (1) space for each five hundred (500) square feet of gross floor area within the building.
- 151.40-5.7.23 Hotels and Motels - One (1) space per suite or rooms offered for tourist accommodation plus one (1) space for each three (3) employees. If a restaurant or meeting rooms comprises part of the use, the restaurant and meeting room parking standards shall be required in addition to the above requirements.
- 151.40-5.7.24 Restaurant, Café, or Establishment Serving Food, Beverages or Refreshments - One (1) space for each one hundred (100) square feet of gross floor area within the building. Employee parking shall be provided at the ratio of one space of each three (3) employees.
- 151.40-5.7.25 Retail Stores, Supermarkets, Department Stores and Personal Service Establishments not Elsewhere Listed - Five and one half (5 ½) spaces per one thousand (1000) square feet of Gross floor area within the building.
- 151.40-5.7.26 Convenience Stores - One (1) space for each one hundred fifty (150) square feet of gross floor area within the building. Employee parking shall be provided at the ratio of one space of each three (3) employees.
- 151.40-5.7.27 Veterinarian and Related Animal Services - One (1) per two hundred (200) square feet of gross floor area within the building.

#### RECREATIONAL OR ENTERTAINMENT

- 151.40-5.7.28 Auditorium, Stadium, or Other Place of Public Assembly - One (1) space for each five (5) seats available at maximum capacity.
- 151.40-5.7.29 Bowling Lanes, Tennis and Racquet Ball Courts or Clubs and Similar Facilities: Five (5) spaces for each lane, court or other recreational facility plus one (1) space per each two hundred (200) square feet of gross floor area within the building used in a manner not susceptible to such calculation.
- 151.40-5.7.30 Pinball, Game Rooms, Dance Halls, Billiards or Pool Halls, Skating Rinks, Exercise or Similar facilities Without Fixed seats - One (1) space for every 100 square feet of gross floor area within the building plus one (1) space for every three (3) employees on the maximum shift.
- 151.40-5.7.31 Community Centers - One (1) space for every six (600) square feet of gross floor area within the building.
- 151.40-5.7.32 Miniature Golf Courses, Skateboard Parks, Water Slides and Similar Uses - One (1) space per three hundred (300) square feet of area plus one (1) space per two hundred (200) square feet of building gross floor area within the building.
- 151.40-5.7.33 Driving Ranges not Accessory to Golf Courses - One (1) space per tee plus one (1) space per two (200) square feet of building gross floor area within the building.
- 151.40-5.7.34 Par 3 Golf Courses - Two (2) spaces per golf hole plus one (1) space per two hundred (200) square feet of building gross floor area within the building.

- 151.40-5.7.35 Publicly Owned and Operated Outdoor Recreational Facilities such as Athletic Fields, Golf Courses, Tennis Courts, Swimming Pools, Parks not Associated with a School - One (1) space per two hundred (200) square feet of area within enclosed buildings, plus one (1) space for every three (3) persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.
- 151.40-5.7.36 Privately Owned Outdoor Recreational Facilities such Golf and Country Clubs, Swimming and Tennis Clubs - One (1) space per two hundred (200) square feet of area within enclosed buildings, plus one (1) space for every three (3) persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.
- 151.40-5.7.37 Private Clubs, Lodge, or Union Halls - One (1) space per three (3) members or one (1) per one hundred (100) square feet of gross floor area in meeting rooms which ever is greater.
- 151.40-5.7.38 Theater, Indoor - One (1) space for each three (3) seats.

**INDUSTRIAL**

- 151.40-5.7.39 Manufacturing or Industrial Plant - One (1) space for each four (4) employee at maximum employment on a single shift plus one parking space for each truck operated by the business. The Planning Commission may require additional space if it deems necessary.
- 151.40-5.7.40 Wholesale, Storage and Warehousing - Two (2) spaces per one thousand (1,000) square feet of gross floor area within the building.

**INSTITUTIONAL**

- 151.40-5.7.41 Cemeteries or crematorium- One (1) space per two hundred (200) square feet of gross floor area of office and maintenance building.
- 151.40-5.7.42 Child Care Facility, Day Care, or Nursery - One (1) space per each employee and one (1) space per two hundred (200) square feet of gross floor area within the building.
- 151.40-5.7.43 Church - One (1) space for each five (5) seats available at maximum capacity.
- 151.40-5.7.44 Hospitals, Clinics, Other Medical Facilities Including Mental Health Treatment Facilities in Excess of 10,000 Square Feet of Gross Floor Area: One (1) space for each for (2) authorized patient beds or patient beds in use, whichever is greater, plus one (1) space for each five (500) square feet of gross floor area used for administrative, surgical and diagnostic purposes.
- 151.40-5.7.45 Library, Museum, Art Galleries and Similar Uses - One (1) space per three hundred (300) square feet of gross floor area within the building plus five (5) spaces for each craft room, meeting room, or special facility room.
- 151.40-5.7.46 Medical and Dental Offices and Health offices with not more than 10,000 Square Feet of Gross Floor Area - One (1) space for each two hundred (200) square feet of gross floor area within the building.
- 151.40-5.7.47 Nursing, Personal Care, Residential, or Intermediate Care Facilities - One (1) space per two hundred (200) square feet of gross floor area within the building.
- 151.40-5.7.48 Penal and Correctional Facilities - One (1) space per every two (2) employees on maximum shift.

**SCHOOLS**

- 151.40-5.7.49 Day Care Center for Children or Adults - One (1) space for each four hundred and twenty (420) square feet of gross floor area within the building exclusive of kitchen and bathroom.

- 151.40-5.7.50 Elementary and Middle School - Two (2) spaces for each classroom.
- 151.40-5.7.51 Secondary and Post-Secondary Schools including Colleges and Trade or Vocational Schools - Four (4) spaces per classroom or one (1) space for each six (6) seats in auditoriums, gyms, arena or stadium whichever requires the greater number of spaces, but in no case shall more than three hundred spaces be required.

**OTHER USES OR COMBINATIONS OF USES**

- 151.40-5.7.52 Combination of Uses - Combined uses shall provide parking equal to the total requirements for the individual uses.
- 151.40-5.7.53 Uses Not Elsewhere Specified - One (1) space for each three hundred (300) square feet of gross floor area within the building.

**151.40-5.8 VARIANCES FROM VEHICLE STANDARDS**

- 151.40-5.8.1 For any dwelling unit or manufactured home requiring two (2) off-street parking spaces, one space may be in front of the other, only if said dwelling unit does not share a common parking area with other units and the structure sets back twenty five (25) or more feet from the front property line.
- 151.40-5.8.2 For any single family or two-family dwelling unit or manufactured home on a single lot, a car port or an enclosed garage may count as one (1) of the required parking spaces.
- 151.40-5.8.3 Deviations from the minimum requirements for planned residential development projects or planned multi-family developments shall be presented to the Planning Commission for approval.