

ARTICLE VI

PARKING REGULATIONS

600 General Regulations for Vehicles

- A. Any parking or loading space established prior to the effective date of this ordinance resolution and which is used or intended to be used in connection with any main building, structure or use, or any spaces designed and intended to comply with the requirements of this ordinance for any such main building or structure erected after such effective date, shall hereafter be maintained so long as said building, structure or use remains, unless the owner provides and maintains in another location an equivalent number of required spaces in conformance with the provisions of this ordinance.
- B. Where the principal use is changed, and additional parking spaces are required under the terms of this ordinance as a result of such change, it shall be unlawful to begin or maintain such altered use until such time as the required off-street parking is provided.

600.1 Loading and Unloading Spaces Required

- A. In all districts in connection with every building or part thereof hereafter erected, having a gross floor area of ten thousand (10,000) square feet or more which is to be occupied by manufacturing, processing, storage, warehouse, goods, display, retail store, wholesale store, market, hotel, hospital, funeral parlor, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material, objects, or merchandise, there shall be provided and maintained on the same premises with such building at least one (1) off-street loading space there, plus one (1) additional off-street loading space for each twenty thousand (20,000) square feet or fraction thereof of floor area so used in excess of twenty thousand (20,000) square feet.
- B. Each loading space shall have minimum dimensions of twelve (12') feet in width, fifty (50') feet in length, exclusive driveways, aisles, and other circulation areas, and a height of clearance of not less than fifteen (15) feet.

600.2 Parking Spaces

- A. Number Required

In all districts except "Central Business" there shall be provided at the time any building or structure is erected or enlarged, off-street parking spaces, either in garages or parking areas conforming with the provisions of this section, for such building or structure or part thereof, either singly or collectively, in addition to the above required loading and unloading spaces, in accordance with the following requirements:

USE	UNIT OF MEASUREMENT	PARKING SPACES REQUIRED PER UNIT OF MEASUREMENT
One-family Dwellings	each dwelling unit	One (1)
Two-family Dwellings	each dwelling unit	One (1)
Multiple-family Dwelling	each dwelling unit	Two (2)
Rooming and Boarding Houses	each five (5) beds	Three (3) and not less than (minimum of 3 spaces)
Fraternities, Sororities and Dormitories	each five (5) beds	One (1)
Beauty and Barber Shops	each 200 sq. ft. floor area	One (1) (minimum of 3 spaces)
Home Improvement Stores (Amended May 2008)	each 300 sq. ft. floor area	One (1)
Hotels & Motels & Tourist Homes	each suite	One (1) (minimum of 5 spaces)
Private Clubs or Lodges	each four (4) members	One (1)
Hospitals, Nursing Homes Orphanages, Convents Rest Homes and Rehabilitation Homes	each three (3) beds, each employee & each staff member on the maximum working shift.	One (1) Plus One (1) One (1) (minimum of 5 spaces)
Medical or Dental Clinics	each 200 sq. ft. of floor area	One (1)
Offices of Veterinarians animal hospitals or clinics, and kennels.	each 200 sq. ft. of floor area	One (1)
Churches, Theaters, Stadiums, Sports Arenas or Auditoriums other than incidental to a school	each five (5) seats	One (1) (minimum of 5 spaces)
Auditoriums incidental to a school	each five (5) seats	One (1)
Kindergartens, Nursery schools, and child care centers	first twelve (12) children every ten (10) additional children or fraction thereof	Three (3) Plus One (1)
Elementary & Middle Schools	every fifteen (15) auditorium seats each class room each employee	One (1) or One (1) Plus One (1) plus (whichever is greater)

USE	UNIT OF MEASUREMENT	PARKING SPACES REQUIRED PER UNIT OF MEASUREMENT
All other schools for academic instruction	every five (5) main auditorium seats or, every five (5) gymnasium seats or, every five (5) classroom seats.	One (1) One (1) or One (1) (whichever is greater)
Dance Halls, Assembly Halls or Exhibition Halls without fixed seats	each 100 sq. ft. of floor area each three employees.	One (1), Plus One (1)
Billiard or pool halls, arcades, indoor athletic facilities and other amusement places.	each 100 sq. ft. floor area every three (3) employees	One (1), Plus One (1)
Libraries, Museums, Community Centers and Art Galleries	each 600 sq. ft. of floor area	One (1)
Garden Centers	each 400 sq. ft. of floor area each employee.	One (1), Plus One (1) with a minimum of Five (5) spaces.
Banks, Business or Professional Offices	each 200 sq. ft. of floor area	One (1)
Bowling Alleys	each alley	Five (5)
Skating Rinks	each 400 sq. ft. floor area every employee	One (1), Plus One (1)
Funeral Homes or Mortuaries	each five (5) seats available under maximum occupancy. each funeral vehicle & each dwelling unit.	One (1), Plus One (1)
Laundromat, Self-Service Laundry or Dry Cleaning	each two (2) washing machines, dryers, and dry-cleaning machines	One (1)
Radio and television stations.	shift. every two employees on a maximum each vehicle owned by the use	One (1), Plus One (1) with a minimum of five (5) spaces
Restaurants	each 200 sq. ft. floor area or every four (4) seats.	One (1) or One (1), whichever is greater)

USE	UNIT OF MEASUREMENT	PARKING SPACES REQUIRED PER UNIT OF MEASUREMENT
Taverns, or Night Clubs	each 150 sq. ft. floor area or every three (3) seats.	One (1) or One(1),whichever is greater.
Establishments for display each rental, sale, service, or repair of farm implements, contractor equipment, automobiles, motor- cycles, boats travel trailers, manufactured homes, or supplies for such items.	600 sq. ft. of floor area	One (1) with a minimum of five (5) spaces
Wholesale business, warehousing, establishments for special trade and general contractors, machine shop; sale of feed, grain or other agricultural supplies, garden centers; and establishments for the rental, sale, service and repair of farm equipment contractor equipment, trucks, travel trailers and manufactured homes.	each 600 sq. ft. of floor area	One (1) with a minimum of five (5)spaces
Retail uses	for the first 10,000 sq. ft. one (1) space for every 400 sq. ft. of floor area with a minimum of three (3) spaces;	One (1)
	for all floor area exceeding the first 10,000 square feet, one (1) space for every 200 sq. ft. Combined uses located in a single building shall calculate required parking on the total square footage of the building and not the individual retail uses therein.	One (1)
Manufacturing or industrial uses.	Every two (2) employees on a maximum working shift.	One(1) with a minimum of five (5) spaces
Retail sales facility for manufactured goods	each 400 sq. ft. of floor area	One (1)
Combined Uses	Combined uses shall provide parking equal to the sum of the individual uses.	
Assisted Living Facilities	each dwelling unit (Amended Nov. 1998)	Three (3) spaces for every four (4) residential units

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

B. Parking spaces for the disabled shall be required based on the total number of proposed spaces as follows:

Total Parking Spaces in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each
100 over 1000	

Note: Chart taken from Americans with Disabilities Act (ADA) - Accessibility Guidelines for Buildings and Facilities.

C. Minimum Design Maintenance Requirements for Parking Areas.

Every parcel of land hereafter used as a parking area shall be developed and maintained in accordance with the following requirements:

1. Off street parking areas shall equal or exceed the number of spaces required and shall be of usable shape and surface, and have convenient ingress and egress. Not less than seventy-five percent (75%) of the total required parking spaces shall be designed for use by full size vehicles. Up to twenty-five percent (25%) of the required parking may be designed and designated for compact vehicles.
2. Aisles and access drives shall be designed so as to provide an adequate vehicular maneuvering area upon the property being served and in no case shall off-street parking areas be permitted which encourage or require the backing onto or maneuvering within any public right-of-way, except that the Board of Adjustment has the ability to approve vehicular parking where they back onto a public right-of-way in the Central Business District (B-2) and the Old and Historic Zones (OH) in the City of Versailles.
3. Where parking areas are provided for five (5) or more vehicles, or containing more than eighteen hundred (1800) square feet of area, they shall be improved with an asphaltic, concrete, brick, or other properly bound surface, so as to be durable and dustless, unless two hundred (200) feet or more distant from a residence district in which case dust proof treatment will suffice. On bound surfaces each parking space shall be physically delineated on the surface of the parking area.
4. All parking and loading areas shall provide for proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways. To prevent this, water shall be intercepted in a suitable manner and piped to a retention basin area, if none exists or none is required, then to the storm sewer, gutter line or drainage ditch. Permanent storm water retention shall be provided for all off-street parking areas containing five (5) or more parking spaces and/or more than eighteen hundred (1800) square feet of parking area.
5. Any lighting used to illuminate such parking areas shall be so arranged as to reflect away from the

adjoining premises in any residential district, as well as public street or highway, so as to minimize glare or reflection that may constitute a traffic hazard or nuisance.

6. Off-street parking areas for more than five (5) vehicles or containing more than eighteen hundred (1800) square feet of parking area, shall be effectively screened on each side which adjoins or fronts property situated in a residential district or used for residential or institutional purposes by a wall, fence or densely-planted compact evergreen hedge, of a design or type which is acceptable to the Zoning Administrator, not less than four (4) or more than six (6) feet in height, except that, in any industrial district, said wall, fence or hedge shall be not less than four (4) or more than eight (8) feet in height. Further provided that such wall or fence shall not be used for advertising purposes and shall be maintained in good condition. The space between such fence, wall, or planting screen and the lot line of adjoining property in any residential district shall be landscaped with grass, shrubs, or an evergreen ground cover, and maintained in good condition.

D. Location of Off-Street Parking

The location of parking facilities shall be as hereinafter set forth and where distances are specified, they shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building that such facility is required to serve.

1. For one and two-family dwellings, on the same lot with the building they are required to serve.
2. For multiple family dwellings, not more than two hundred (200) feet from the building they are required to serve.
3. For uses located in and permitted in the "B-1", "B-3", "B-4", and "P-1" districts, and for hospitals, nursing homes, convalescent and rest homes, orphanages, rooming houses, lodging houses, private clubs, fraternity and sorority houses and churches not more than three hundred (300) feet from the building they are required to serve.
4. For uses located in and permitted in "I-1" and "I-2" districts and uses not specified herein above not more than seven hundred (700) feet from the building, or other place of assembly, they are required to serve.

E. Units of Measurement

1. For the purpose of this section, "Floor Area" in the case of offices, merchandising or service types of uses shall mean the gross floor area used, or intended to be used, by tenants or for services to the public as customers, patrons, clients or patients, including area occupied by fixtures and equipment used for display sale of merchandise. It shall not include area used principally for non-public purposes such as storage, incidental repair, processing or packaging of merchandise, for show windows, for offices incidental to the management or maintenance of stores or buildings, for toilets or rest rooms, for utilities, or for dressing rooms, fitting or alteration rooms.
2. In stadiums, sports arenas, churches and other places of assembly where patrons or spectators occupy benches, pews or other similar seating facilities, each twenty four (24) inches of such seating facilities shall be counted as one (1) seat for the purpose of determining requirements for off-street parking facilities under this Ordinance-Resolution.
3. When units of measurement determining number of required parking spaces result in requirement of a fractional space, any fraction up to and including one half (1/2) shall be disregarded, and fraction over one half (1/2) shall require one (1) parking space.

F. Joint Use of Parking Areas

1. Off-street parking areas required for residential use shall not be included in any joint parking arrangement.

2. Up to one hundred percent (100%) of the off-street parking required for a church, or an auditorium incidental to a public or private school, and up to fifty percent (50%) of the off-street parking required for any other use may be provided by a joint parking arrangement.
3. The joint parking area shall be within three hundred (300) feet of all of the uses being served by such facility measured by the walking distance from the nearest point of the parking facility to the nearest point of the building in which the use is located and which parking is intended to serve.
4. The applicant shall submit sufficient data to the Zoning Administrator to demonstrate that the normal and regular operating hours of the uses proposing a joint parking arrangement do not coincide or overlap in any manner.
5. All parties shall execute a properly drawn legal instrument for the joint use of off-street parking areas. This instrument, having been approved as to form and manner of execution by the legal counsel of the Versailles-Midway-Woodford County Planning Commission, shall be filed with the application.

G. Minimum Distances and Set-backs

1. Minimum Distances and Setbacks for Parking, Loading and Unloading Areas in Residential Zones
 - A. Minimum Required Parking - In every R-1A, R-1B, R-1C and R-2 zone, there shall be provided at least one (1) off street parking space for each dwelling unit; no such space shall be located within any required front yard or side yard area.
 - B. Additional Parking - Provided the above parking has been met, additional parking shall be permitted in the required front yard or side street side yard in any R-1A, R-1B, R-1C, or R-2 zone provided the following requirements are met:
 1. The parking area and driveway shall be paved with concrete, asphalt, brick, or other suitable hard surface material as approved by the Zoning Administrator or Building Inspector.
 2. The paved areas (parking areas and driveways) shall be set back from the property lines as follows:

Zone	Setback from Front Lot Line and/or	Setback from
	Side Street Lot Line	Lot Line
R-1A	10'	4'
R-1B	6'	2'
R-1C	6'	2'
R-2	6'	2'

3. The percentage of coverage of parking areas and driveways shall not exceed fifty (50%) percent of the total required front yard or side street side yard.
4. The design of the parking areas and driveways shall be developed so as to discourage the backing of vehicles onto a public right-of-way.
5. A permit shall be required for the construction of all parking areas and driveways that fall under the above regulations. The owner must provide the Zoning Administrator or Building Inspector with a plot plan showing the entire lot, the location of the residence, the layout of the parking areas and driveways, (both the required spaces and proposed extra spaces) and all proposed landscaping and screening required and any other information necessary to clearly define the proposed construction as required.

C. Parking, Loading, and Unloading Prohibited in All Other Residential Zones

In all Residential zones other than R-1A, R-1B, R-1C, and R-2, no off street parking area, loading or unloading area, maneuvering area or aisles shall be permitted within the required front yard or side street side yard of any lot with a principal building. Where parking is the principal use of a lot, such off-street parking, loading or unloading area shall not be closer to any lot line than the distance required for a principal building on one (1) story in height. NO portion of the front yard or side street side yard, exclusive of driveways, shall be paved or surfaced; and all such front and side street side yards shall be enclosed by a wall, or landscaped in such a manner suitable to preclude any such activity as prohibited in this Section.

2. Minimum Distances and Set-backs for Parking, Loading and Unloading Areas in Zones Other Than Residential Zones.

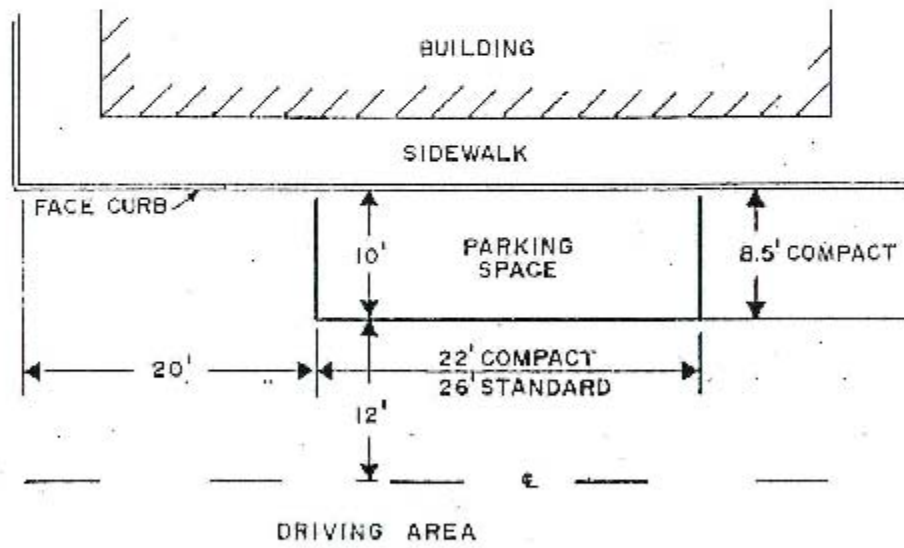
- A. No part of any parking area for more than five (5) vehicles, or containing more than eighteen hundred (1800) square feet of parking area, shall be closer than ten (10) feet to any dwelling, school, hospital or other institution for human care unless screened by an unpierced masonry wall.
- B. If on the same lot with a principal building, the parking area shall not be located within the front yard or side street side yard required for such building; and, if not on the same lot, not closer to any street line than the least depth of the yard which would be required for a principal building of one (1) story height. The fence, wall or hedge required by subsection (C) (6) of this section shall be set back from each street the same as if it were a building wall, so as to observe the front yard and side street yard requirements of this Ordinance Resolution.

3. MINIMUM STANDARDS FOR PARKING, LOADING, AND UNLOADING AREAS

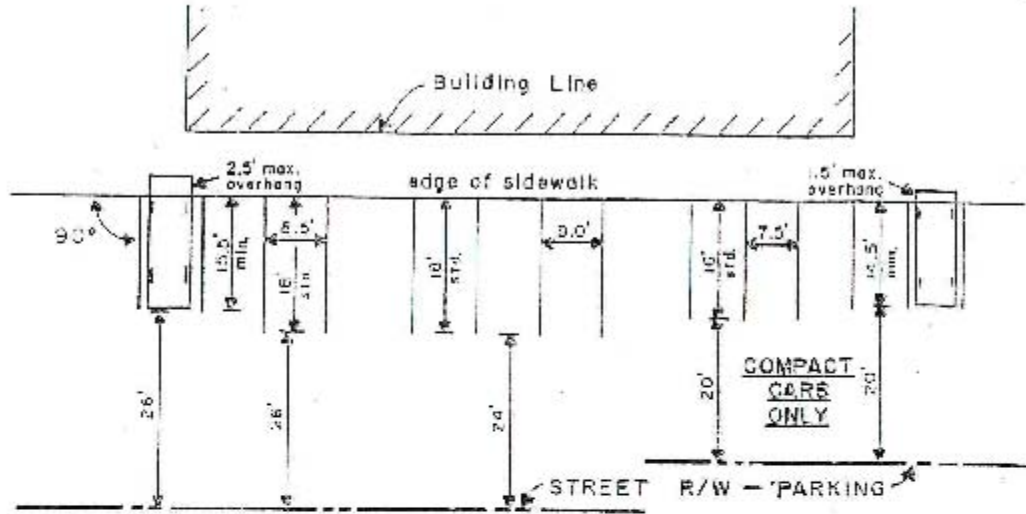
"General"

The following minimum standards are in reference to Article VI of the "Zoning Ordinance - Resolution" for Versailles-Midway-Woodford County, Kentucky. Examples illustrate the minimum standards necessary to accommodate parking, loading, and unloading at various angles to the maneuvering areas or aisles.

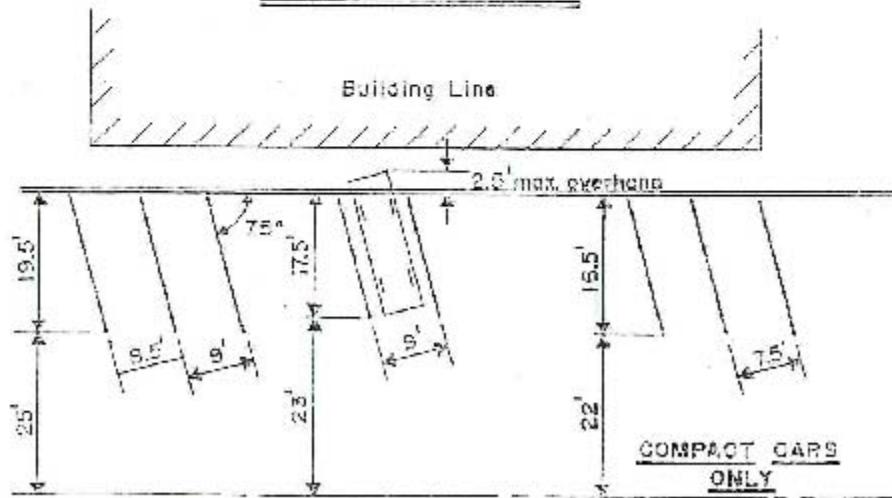
PARALLEL PARKING



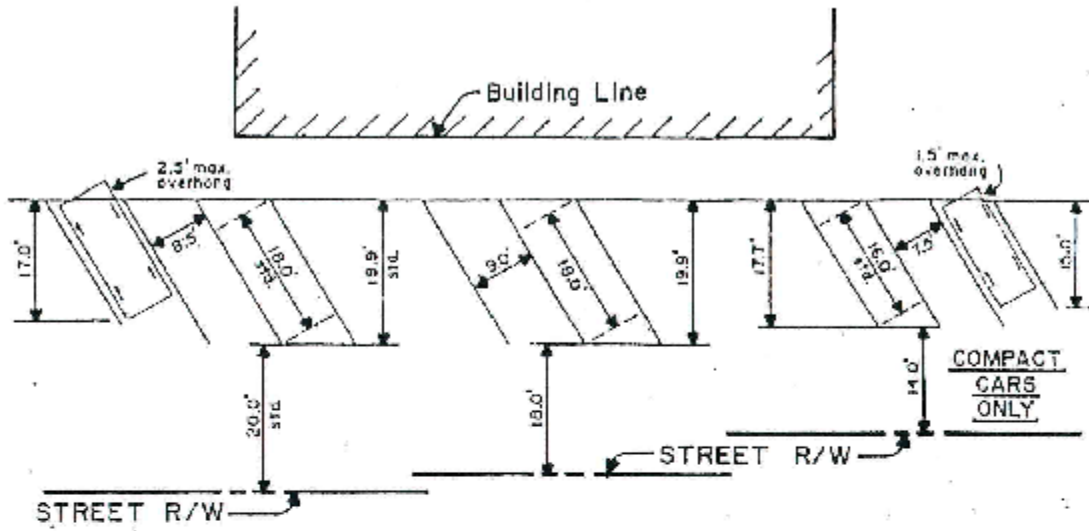
90° PARKING



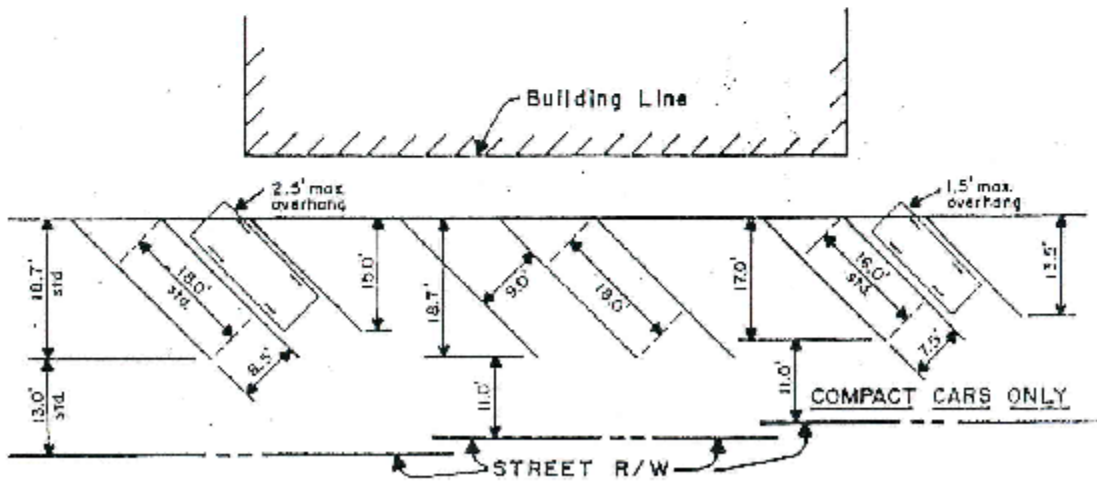
75° PARKING



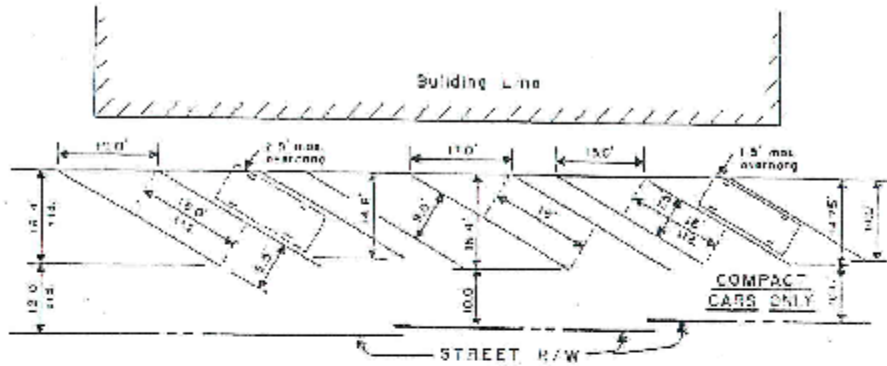
60° PARKING



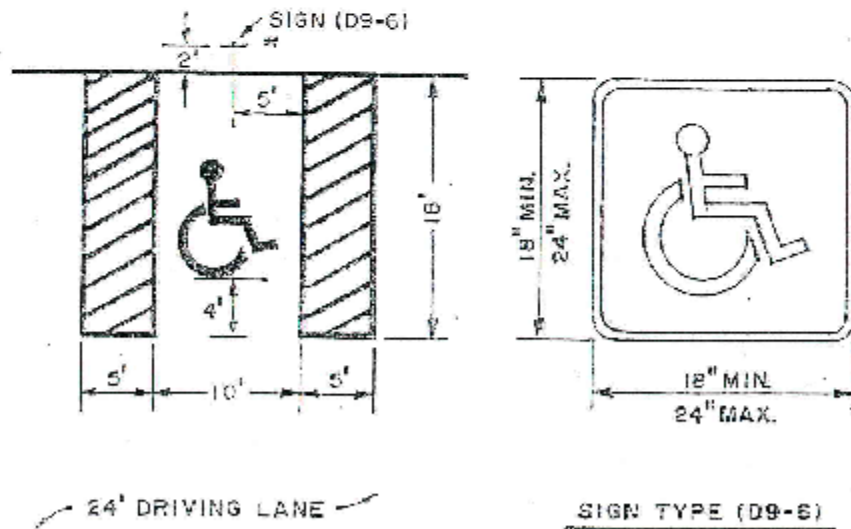
45° PARKING



30° PARKING



HANDICAP PARKING SPACE REQUIREMENT



* NOTE: Minimum mounting height of five (5) feet.

Note: These details were taken from the Lexington-Fayette Urban County Zoning Ordinance.

A. Variations

1. If no private walk is proposed, the stall depth may be measured from the building line.
2. If stall areas immediately adjacent to the street right of way line, tire stops or other restraints shall be provided so as to preclude any portion of a vehicle from protruding over the street right of way. The tire stops are to be a minimum of five (5) feet from the right-of-way line.

B. Barriers required at right-of-way line

To prevent vehicles from entering or exiting the private property at any point other than at driveways approved by the City Engineer (if in the City) County Engineer (if in the County), there shall be installed on their property at all points on the street frontage other than at approved driveways, a barrier meeting any of the following designs.

1. A concrete curb, a minimum of six (6) inches wide and six (6) inches high measured from parking lot grade.
2. A pipe and chain barrier.
3. A metal or wooden guardrail.
4. A hedge meeting other requirements of the zoning ordinance resolution.
5. Any other barrier meeting the joint approval of the Building Inspector and City or County Engineer.

C. Tire Stops

In the event the parking stalls are immediately adjacent to the street right-of-way line and no barrier is provided with sufficient height to prevent vehicles from protruding over the right-of-way then -- tire stops shall be provided with the face of the tire stop five (5) feet from the right-of-way line to prevent vehicle overhang. (See Exhibit "A") The tire stops shall be in addition to the aforesaid barrier.

D. Exceptions

In "B", "P", and "I" districts, where private or semi-public interests acquire, develop, and maintain parking areas for the joint use of their establishments, the Board of Adjustment may modify or waive the parking requirements for certain uses in the area concerned.

E. Restricted Business or Industrial Automobile Parking Area

The establishment and operation of a restricted accessory parking area may be authorized by the Board of Adjustment as a conditional use in such parts of any "R-2", "R-3", or "R-4" districts as abut, either directly or across the alley, a "B" or "I" district or any institutional building non-conforming in a particular residential district, subject to the following conditions and requirements:

1. The parking areas shall be accessory to and for use in connection with one (1) or more business or industrial establishments located in an adjoining "B" or "I" district, or in connection with one or more existing institutional buildings on adjoining premises.
2. Such parking area shall be situated on premise not less than five thousand (5,000) square feet in area which shall abut at least fifty (50) feet, either directly or across an alley, on a business or industrial district, or on the premises of the existing institutional building to which the parking area is accessory.
3. Such parking area shall be used solely for the parking of passage automobiles. No commercial repair work or service of any kind shall be conducted, and no charge shall be made for parking.

No sign of any kind, other than designating ownership, entrances, exits, and conditions of use, shall be maintained on such parking area.

4. Each entrance and exit to and from such parking area shall be at least twenty (20) feet distant from any adjacent lot line located in any residential district.
5. The parking area shall be subject to all the requirements of this section concerning surfacing, lighting, screening, and minimum distances and set-backs.
6. Any permit issued by the Building Inspector for such parking area, may be revoked at any time that the aforementioned requirements are not complied with, and any permittee who uses premises to which said permit relates in violation of any of the conditions specified by this section or fixed to such permit, shall be deemed in violation of this Ordinance-Resolution and shall be subject to the penalty prescribed in Article III, Section 304.

600.3 Parking and Storage of Certain Vehicles

Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.

600.4 Parking, Storage, or Use of Major Recreational Equipment

For purposes of this Ordinance, major recreational equipment is defined as including boats and boat trailers, travel trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles) motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not. No major recreational equipment shall be parked or stored in the front yard or in the side yard where possible to park or store otherwise, provided, however, that such equipment may be parked anywhere on residential premises for a period not to exceed twenty four (24) hours during loading or unloading. For the purpose of this ordinance, corner lots shall be deemed to have only one front yard, that being where the existing front door of the residence is located. No such 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. In the enforcement of this ordinance, consideration shall be given to those properties where moving and/or storage of equipment on or over septic tank disposal systems or other utility equipment could cause severe damage or create problems with such systems or utilities. **(Amended December 2003)**

600.5 Garages, Public Parking Lots, Filling Stations and Automobile Sales Lots

- A. No building structure or premises shall be used, erected or altered which is intended or designed to be used as a community garage, a public garage or public parking lot, an automobile repair shop or filling station, having an entrance or exit for vehicles in the same block front and within two hundred (200) feet of the property boundary of any school, public playground, church, hospital, public library, convalescent, nursing or rest home, or orphanage and no such entrance or exit, except for a community garage shall be located within twenty(20) feet of any residential zone; nor shall any part of such public garage or public parking lot, automobile repair shop or filling station be located within one hundred (100) feet of any property boundary line of any of the aforesaid public or institutional uses. "Parking Lot" as used herein does not include off-street parking areas as otherwise required for the public or institutional uses listed above.
- B. No gasoline pump, oil draining pit, or similar appliance for any purpose shall be located within fifteen feet (15) of any right-of-way line or within fifty (50) feet of any residential zone except where such pump, pit, or appliance is within a completely enclosed building and distant at least fifteen feet (15) from any vehicular entrance or exit of such building.
- C. Every parcel of land hereafter used as an automobile or trailer sales lot or as a filling station shall be subject to the requirement of this section, concerning surfacing, lighting, screening and minimum distances and set-backs, and shall be considered, in the application thereof, as the equivalent of a parking area for more than five (5) vehicles, except that in the case of a filling station, the requirements concerning screening on that side which

faces premises situated in a residential zone or institutional premises shall apply only to that area used for parking and only when for more than five (5) vehicles.

- D. A community garage may be permitted by the Board of Adjustment in any "R-2", "R-3", or "R-4" district, even on an otherwise vacant lot; provided, such garage shall conform with all requirements of this Ordinance-Resolution for accessory buildings in said respective district and provided, further, that no part of any such garage shall be within eighty (80) feet of any right-of-way line or in "R-2" and "R-3" districts within twenty-five (25) feet of any other lot line, and in "R-4" districts within twenty (20) feet of any other lot line except the rear lot line of an adjoining lot which is in any "B", "P", or "I" district, and no entrance to such garage shall face any lot line or make an angle with it of less than forty-five (45) degrees within thirty (30) feet of it, except an alley lot line or lot lines of an adjoining lot in any "B", "P", or "I" district.