

16-5-07 Off-Street-Parking Requirements

A. General Provisions.

- ~~1. *Floor Area.* The term “floor area,” for the purpose of calculating the number of Off-Street Parking Spaces required shall be determined on the basis of the exterior area dimensions of the Building, Structure or Use times the number of floors, minus 10%, except as may hereinafter be provided or modified.~~
2. *Change of Use or Occupancy of Buildings.* Any change of Use or occupancy of any Building, including additions thereto, requiring more parking shall not be permitted until such additional Off-Street Parking Spaces as required by this Ordinance are furnished.
- ~~3. *Grade.* The grade elevation of any Off-Street Parking Space, Parking Lot or Parking Garage shall not exceed three (3%) percent.~~
- ~~4. *Surfacing.* Off-Street Parking Spaces and Parking Lots shall be paved with materials suitable to control dust and drainage. Plans for paving and drainage of driveways and stalls for five or more vehicles shall be submitted to the Town Engineer for his review, and the final drainage plan shall be subject to his written approval.~~
5. *Maintenance.* It shall be the joint and separate responsibility of the lease lessee and owner of the principal use(s), uses or building(s) to maintain in a neat and adequate manner, the Off-Street Parking Space(s), Parking Lot, Parking Garage, access ways, striping, landscaping, and required fenceing.
6. *No Storage of Goods.* Off-Street Parking Spaces, Parking Lots, Parking Garages, access ways, striping, landscaping, and required fenceing shall not be utilized for open storage, sale, or rental of goods, and/or storage of inoperable vehicles.

B. General Provisions Related to Residential Districts.

1. *No Inoperable Vehicles.* Off-Street Parking Spaces in residential districts shall be utilized solely for the parking of licensed and operable, passenger automobiles; no more than one (1) truck not to exceed gross capacity of 12,000 pounds and Recreational Vehicles.
2. *No Commercial Vehicles.* Under no circumstances shall required Off-Street Parking Spaces in residential districts be used for storage of commercial vehicles or equipment or for the parking of automobiles belonging to the employees, owners, tenants, or customers of Business or Manufacturing establishments. For purposes of this provision *Commercial Vehicle* shall mean a motor vehicle or combination of motor vehicles used to transport passengers or property if the motor vehicle either:
 - a. Has a gross combined weight rating exceeding 22,000 pounds inclusive of a towed unit with a gross vehicle weight rating of more than 10,000 thousand pounds.

b. Has a gross vehicle weight rating exceeding 12,000 thousand pounds.

c. Is a school bus or bus.

3. *No Parking in Residential Setbacks.* No motor or Recreational Vehicles shall be parked in any front or in a corner side yard setback except on a paved, Off-Street Parking Space.
4. ~~No access point (measured to the middle of the driveway) shall be located less than 40 feet from the intersection of two public Streets.~~
5. ~~Except for Single Family and Two Family Districts, Townhouses and Townhouse Clusters, driveway access curb openings on a public Street shall not be located less than 40 feet from one another as measured from inside of drive to inside of drive.~~
6. Single family uses shall be limited to one (1) driveway access per property. ~~The Council, upon the recommendation of the Planning and Zoning Commission, may modify this requirement.~~

C. ~~B.~~ **General Provisions Related to other than Nonresidential Districts.**

1. *Off-Street Parking Space and Loading Dimensions.* The following shall be the minimum Off-Street Parking Space and Loading dimensions:

Angle	Width*	Length	Aisle Width
90 degrees	9'	20'	25'
60 degrees	9'	20'	20'
45 degrees	9'	20'	15'***

~~* As measured by a line perpendicular to the stall line at a point on the outside end of the stall, except when the stall is on the inside edge of a curve, in which case the point of measurement shall be on the inside end of the stall.~~

~~** Except where needed as a fire lane in which case a 20' minimum is required.~~

a. **Disabled Parking:** All off-street parking areas, other than for single family uses, shall include reserved spaces for use by disabled persons. Disabled parking, which shall be subject to A.R.S. § 28-882 et. seq. and shall be provided at a rate in compliance with the current adopted Building Code of the Town of Gila Bend. Notwithstanding anything in the Building Code, minimum dimension standards for disabled parking shall be as follows:

- 1) **Single space:** Sixteen (16) feet wide by twenty (20) feet long. The space shall be prominently striped at eleven (11) feet in width plus a five (5) foot wide striped access aisle.
- 2) **Double space:** Twenty-seven (27) feet wide by twenty (20) feet long. The space shall be striped at eleven (11) feet in width for each space plus a five (5) foot wide striped access aisle between the spaces.

- b. Standard Parking: The standard parking space shall be a minimum of nine (9) feet wide by twenty (20) feet long unless specified otherwise by this Ordinance.
- c. Compact Parking: A compact parking space shall be a minimum of eight (8) feet wide by eighteen (18) feet long unless otherwise specified by this ordinance.
 - 1) May be provided at a ratio of less than 1 per every 2 standard parking stalls.
 - 2) Shall not account for more than one-third of all parking for the use.
- d. Parallel Parking: A parallel parking space shall be a minimum of eight (8) feet wide by twenty-two (22) feet long unless specified otherwise by this Ordinance.
- e. Motorcycle Parking: The standard parking space shall be a minimum of five (5) feet wide by nine (9) feet long and perpendicular to the street or drive aisle.
- f. Off-Street Loading: There shall be provided on the same lot with each nonresidential building or structure adequate space for off-street loading, unloading and the maneuvering of commercial vehicles and shall be screened from abutting residential uses by screen walls and landscaping as required by the Zoning Administrator.
 - 1) There shall be no loading or unloading of commercial vehicles on the public street.
 - 2) Off street maneuvering space shall be provided so that no backing onto or from a public street is required.
 - 3) The loading space shall be a minimum of twelve (12) feet wide by forty-five (45) feet long and a minimum of fourteen (14) feet in height. A reduced loading space dimension may be approved by the Zoning Administrator on a case-by-case basis. Loading docks, service bays, or service windows shall not front onto an arterial or collector roadway

2. *Driveway and Aisle Dimensions*. Every parking facility shall be provided with one or more access driveways. The minimum dimensional standards for driveways shall be as follows:

~~*Parking Garages*. The Off-Street Parking Space requirements may be provided by Parking Garages within the Principal Building or Structure attached thereto; however, unless provisions are made, no building permit shall be used to convert said Parking Garage into a Dwelling Unit different Use until other adequate provisions are made to comply with the required Off-Street Parking Space requirements of this Ordinance.~~

- a. Commercial: The minimum width for one-way enter/exit and aisle shall be 12'. The minimum width for two-way enter/exit and aisle shall be 24'. Additional aisle width may be required depending upon the angle degree of the parking stalls. Subject to the adopted Town building codes currently in enforcement at the time of development.
- b. Industrial: The minimum width for one-way enter/exit and aisle shall be 16'. The minimum width for two-way enter/exit and aisle shall be 32'. Subject to the adopted Town building codes currently in enforcement at the time of development.

3. ~~Circulation Between Bays. Parking Garages and Parking Lots shall be designed to facilitate safe circulation between parking bays or onto a public Street or Alley and to prohibit backing onto a public Street.~~ All vehicular egress from parking lots to public right-of-way shall be by forward motion only, except in the case of a single residence fronting on a local street
4. ~~Preserving Required Off-Site Street Parking.~~ All required parking spaces shall be provided on the same parcel or lot as the principal structure whenever possible. A contiguous lot or parcel may be used for parking purposes if incorporated into the development of the site for the exclusive use of providing the required parking; ~~The required number of Off-Street Parking Spaces for a Principal Use may be provided on Property other than on the Lot where the Principal Use is located, so long as both Lots are under the same ownership or control, either by deed or long-term lease. In that case, a recordable document~~ Parking Agreement approved by the Town shall be filed in the offices of the Maricopa County Recorders Office ~~restricting the Use of the other Property to~~ and shall binding the properties and future property owners/lessees to such parking agreement. ~~parking for the Principal Use.~~ Any changes to the parking agreement shall require approval by the Zoning Administrator.
5. ~~Driveways Required.~~ All Parking Lots and Parking Garages shall have access from driveways and not directly from the public Street.
6. ~~Distance from Intersection.~~ No access point (measured to the middle of the driveway) shall be located 150 feet in a Business District or 150 feet in an Industrial District from the intersection of two public Streets.
7. ~~Parking overhang and curbing:~~ No part of any vehicle may overhang into a public sidewalk or within five (5) feet of a street curb where no sidewalk exists. All Off-street parking areas and driveways shall have a perimeter concrete curb and gutter around the entire Parking Lot or Parking Garage built according to standards provided by the Town Engineer.
8. ~~Parallel Parking.~~ Parallel Off-Street Parking Spaces shall be a minimum of 22 feet in length.
9. ~~Drive Access.~~ All drive accesses shall be approved by the Town Engineer for width and location.
10. ~~Distance Between Driveway Access.~~ Driveway access curb openings on a public street shall not be located less than 40 feet from one another as measured from inside of drive to inside of drive.

11. ~~*Number of Drive Accesses.* Each Property shall be allowed one (1) drive access for each 100 feet of street frontage. The Council, upon recommendation of the Planning and Zoning Commission, may modify this requirement~~
12. ~~*Striping.* All Off-Street Parking Spaces shall be marked with painted lines not less than four (4) inches wide.~~
13. *Lighting.* Any lighting used to illuminate Off-Street Parking Spaces, Parking Lots or Parking Garages shall be so arranged as to reflect the light away from adjoining Property, abutting residential uses and public rights-of-way and be in compliance with this Ordinance.
14. ~~*Signs.* No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking lot. All signs shall conform to Article VIII.~~
15. ~~*Curbing.* All Parking Lots and Parking Garages and driveways shall have a perimeter concrete curb and gutter around the entire Parking Lot or Parking Garage built according to standards provided by the Town Engineer.~~
16. ~~*Protruding Vehicles.* All Off-Street Parking Spaces, Parking Lots and Parking Garages which abut property lines shall be designed and constructed such that parked vehicles shall not protrude over property lines.~~

D. ~~€~~ Number of Spaces Required.

1. The following minimum number of Off-Street Parking Spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth:
2. The number of parking spaces required to be provided for uses permitted in the Zoning Code are specified in the table below.
3. In calculating the total number of required off-street parking spaces, fractional amounts shall be rounded up to the nearest whole number if the fraction is 0.5 or greater.
4. The number of parking spaces required for uses not listed shall be determined by the Zoning Administrator and approved through the site plan process. Applicants shall be required to differentiate on applications the different type of customer parking provided.
5. In the case of mixed uses, the total requirement for off-street parking spaces shall be the sum of the various uses computed separately.
6. *Gross Floor Area (GFA).* The term “gross floor area,” for the purpose of calculating the number of Off-Street-Parking Spaces required shall be determined on the basis of the exterior area dimensions; **intended for occupancy or storage**, of the Building, Structure or Use times the number of floors, ~~minus 10%~~, except as may hereinafter be provided or

modified. **Gross floor area shall not include: underground parking space; exterior balconies; or uncovered steps.**

- ~~1. Single family, two family, townhouse, three family and four family dwellings: Two off-street spaces per unit. Multiple Family Dwellings: At least 2.25 off-street spaces per unit.~~
- ~~2. Motels, Motor Hotels, Hotels: One space per each rental unit plus one space for each 10 units and one additional space for each employee on any shift, plus additional spaces as may be required herein for related uses contained within the principal structure.~~
- ~~3. Religious Assembly, Theater, Auditorium: At least one parking space for each four seats based on the design capacity of the main assembly hall. Facilities as may be provided in conjunction with such buildings or uses shall be subject to additional requirements which are imposed by this Ordinance.~~
- ~~4. Sanitariums, Convalescent Home, Rest Home, Nursing Home or Day Nurseries: Four spaces plus one for each three beds for which accommodations are offered plus one space for each employee on shift of greatest employment.~~
- ~~5. Elderly (Senior Citizens) Housing: Reservation of area equal to one parking space per unit. Initial development is, however, required of only one half space per unit and said number of spaces can continue until such time as the Town considers that a need for additional parking spaces has been demonstrated.~~
- ~~6. Convenience Food Restaurant: At least one parking space for each two seats or the number of spaces required by the Planning and Zoning Commission.~~
- ~~7. Bowling Alley: At least five parking spaces for each alley, plus additional spaces as may be required herein for related uses contained within the principal structure.~~
- ~~8. Motor Fuel Station: At least four off-street parking spaces plus two off-street parking spaces for each service stall. Those facilities designed for sale of other items than strictly automotive products, parts or service shall be required to provide additional parking in compliance with other applicable sections of this Ordinance.~~
- ~~9. Retail Store and Service Establishment: At least one off-street parking space for each 250 square feet of floor area.~~
- ~~10. Manufacturing, Fabricating or Processing of a Product or Material: One space for each 350 square feet of floor area, plus one space for each company-owned truck (if not stored inside principal building).~~
- ~~11. Warehousing, Storage or Handling of Bulk Goods: That space which is solely used as office shall comply with the office use requirements and one space per each 1,000 square feet of floor area, plus one space for each employee on maximum shift and one space for each company-owned truck (if not stored inside principal building).~~

12. ~~Automobile Washing Establishment (in addition to required stacking space):~~
- ~~a. Automatic Drive Through, Serviced: A minimum of three spaces, or one space for each employee on the maximum shift, whichever is greater.~~
 - ~~b. Self-Service: A minimum of two spaces per stall.~~
 - ~~c. Service Station Car Wash: None in addition to that required for the station.~~
 - ~~d. Private Racquetball, Handball, and Tennis Courts: Not less than three spaces per each court.~~
 - ~~e. Offices: (except medical and dental):~~

Gross Floor Area (Sq. ft.)	Spaces per 1,000 Sq. Ft. of Floor Area
0 to 5,000	4 (minimum of 4)
5,000 to 20,000	3
Over 20,000	2.75

- ~~f. Medical and Dental Offices: Four spaces for each doctor or dentist plus one per employee.~~
- ~~g. Restaurants, Taverns: One space for each four seats plus one for each two employees.~~
- ~~h. Schools, Public and Private:~~
 - ~~1) Elementary and junior high: One and one-half parking spaces for each classroom, library, lecture hall and cafeteria, plus one additional parking space for each three fixed seats in the auditorium, gymnasium or other place of public assembly or one parking space for every 21 square feet of area available for public assembly where no fixed seats are provided.~~
 - ~~2) Senior high school: One and one-half parking spaces for each classroom or lecture hall, plus one additional parking space for each five students that the school is designed to accommodate, plus one additional parking space for each employee or staff member. For theaters, auditoriums, sports arenas, gymnasiums and similar places of public assembly, in addition to the above, there shall be one parking space for each three fixed seats and one parking space for every 21 square feet of area available for public assembly where no fixed seats are provided. In no event shall less than ten parking spaces be provided for any use, regardless of number of employees.~~

Ratios for Off-Street Parking		
Use	Vehicle Parking Minimums / Maximums	Bicycle Parking Minimums
Assembly <ul style="list-style-type: none"> • Fixed Seating • Without Fixed Seating 	<ul style="list-style-type: none"> • 1 space per 8 seats / 1 space per 4 seats • 1 space per 300 sf GFA / 1 space per 100 sf GFA 	<ul style="list-style-type: none"> • 1 per 20 vehicle spaces • 1 per 20 vehicle spaces
Auto <ul style="list-style-type: none"> • Car Wash auto • Car Wash self serve 	<ul style="list-style-type: none"> • 1 space per 1000 sf GFA / 1 space per 300 sf GFA • N/A 	<ul style="list-style-type: none"> • 1 space per 40 vehicle spaces • N/A

<ul style="list-style-type: none"> • Sales, Rental, Delivery • Service 	<ul style="list-style-type: none"> • 1 space per 600 sf GFA / 1 space per 200 sf GFA • 1 space per 800 sf GFA / 1 space per 400 sf GFA 	<ul style="list-style-type: none"> • 1 space per 40 vehicle spaces • 1 space per 40 vehicle spaces
Care Facilities/Housing <ul style="list-style-type: none"> • Child, Handicapped • Elderly, Rest, Nursing, Sanitarium 	<ul style="list-style-type: none"> • 1 space per 600 sf GFA / 1 space per 300 sf GFA • 1 space per bed / 2 spaces per bed 	<ul style="list-style-type: none"> • 1 per 20 vehicle spaces • 1 per 30 vehicle spaces
Clinic (medical, veterinary)	<ul style="list-style-type: none"> • 1 space per 600 sf GFA / 1 space per 100 sf GFA 	<ul style="list-style-type: none"> • 1 per 30 vehicle spaces
Entertainment <ul style="list-style-type: none"> • Athletic Field • Amusement Park • Arcade • Billiard Hall • Bowling Alley • Court (racquetball, tennis, basketball, etc.) • Golf & Mini-Golf Course, driving range • Museum • Stadium/arena • Skating Rink • Theatre 	<ul style="list-style-type: none"> • 15 spaces per field / 40 spaces per field • 1 space per 2,000 sf of public area / 1 space per 500 sf of public area • 1 space per 300 sf GFA / 1 space per 150 sf GFA • 1 space per 300 sf GFA / 1 space per 150 sf GFA • 2 spaces per lane / 4 spaces per lane • 2 spaces per court/ 6 spaces per court • 1 space per tee / 6 spaces per tee • 1 space per 500 sf GFA / 1 space per 150 sf GFA • 1 space per 10 seats / 1 space per 5 seats • 1 space per 500 sf GFA / 1 space per 100 sf GFA • 1 space per 8 seats / 1 space per 4 seats 	<ul style="list-style-type: none"> • 1 per 10 vehicle spaces • 1 per 20 vehicle spaces • 1 per 10 vehicle spaces • 1 per 20 vehicle spaces • 1 per lane • 1 per court • 1 per tee • 1 per 20 vehicle spaces • 1 per 100 seats • 1 per 20 vehicle spaces • 1 per 50 seats
Fitness Center, Gym	<ul style="list-style-type: none"> • 1 space per 500 sf GFA / 1 space per 100 sf GFA 	<ul style="list-style-type: none"> • 1 per 30 vehicle space
Hospital	<ul style="list-style-type: none"> • 1 space per 2 beds / 2 spaces per bed 	<ul style="list-style-type: none"> • 1 per 40 vehicle spaces
Hotel, Motel, Bed and Breakfast	<ul style="list-style-type: none"> • 1 space per guest room / 2 spaces per guest room 	<ul style="list-style-type: none"> • 1 space per 20 guest rooms
Manufacturing	<ul style="list-style-type: none"> • 1 space per 1000 sf GFA / 1 space per 350 sf GFA 	<ul style="list-style-type: none"> • 1 per 20 vehicle spaces

Mortuary, Funeral Home	<ul style="list-style-type: none"> • 1 space per 250 sf GFA / 1 space per 75 sf GFA 	<ul style="list-style-type: none"> • 1 per 40 vehicle spaces
Office <ul style="list-style-type: none"> • Civic • General, Professional, Medical, Dental 	<ul style="list-style-type: none"> • 1 per 800 sf GFA / 1 per 400 sf GFA • 1 per 600 sf GFA / 1 per 300 sf GFA 	<ul style="list-style-type: none"> • 1 per 30 vehicle spaces • 1 per 30 vehicle spaces
Residential <ul style="list-style-type: none"> • Mobile Home/Trailer • Multi Family <ul style="list-style-type: none"> ○ Guest ○ Studio ○ 1 Bedroom ○ 2 Bedroom ○ 3 Bedroom ○ 4 bedroom • Single Family 	<ul style="list-style-type: none"> • 2 spaces per unit + 0.2 guest spaces per unit <ul style="list-style-type: none"> ○ 0.2 spaces per unit ○ 1 space per unit ○ 1 space per unit ○ 2 spaces per unit ○ 2.5 spaces per unit ○ 3 spaces per unit • 2 spaces per unit 	<ul style="list-style-type: none"> • N/A <ul style="list-style-type: none"> ○ 1 per 20 spaces ○ N/A ○ N/A ○ N/A ○ N/A ○ N/A ○ N/A
Restaurant <ul style="list-style-type: none"> • Bar, Tavern • Drive thru • Indoor • Outdoor 	<ul style="list-style-type: none"> • 1 space per 300 sf GFA / 1 space per 75 sf GFA • 1 space per 400 sf GFA / 1 space per 100 sf GFA • 1 space per 300 sf GFA – kitchen area / 1 space per 75 sf GFA – kitchen area • 1 space per 300 sf GFA (no parking first 300 sf GFA) / 1 space per 100 sf GFA 	<ul style="list-style-type: none"> • 1 per 10 vehicle spaces • 1 per 30 vehicle spaces • 1 per 20 vehicle spaces • N/A
Retail <ul style="list-style-type: none"> • Convenience Retail • General Retail • Large-Scale Retail 	<ul style="list-style-type: none"> • 1 space per 400 sf GFA / 1 space per 200 sf GFA • 1 space per 500 sf GFA / 1 space per 250 sf GFA • 1 space per 600 sf GFA / 1 space per 300 sf GFA 	<ul style="list-style-type: none"> • 1 per 10 vehicle spaces • 1 per 20 vehicle spaces • 1 per 30 vehicle spaces
Schools <ul style="list-style-type: none"> • Elementary, Middle, Junior High School • High School, College, Instructional, Vocational 	<ul style="list-style-type: none"> • 1 space per 1000 sf GFA / 1 space per 500 sf GFA • 1 space per 800 sf GFA / 1 space per 400 sf GFA 	<ul style="list-style-type: none"> • 1 per 10 vehicle spaces • 1 per 15 vehicle spaces
Services <ul style="list-style-type: none"> • Banks 	<ul style="list-style-type: none"> • 1 space per 500 sf GFA / 1 space per 250 sf GFA 	<ul style="list-style-type: none"> • 1 per 20 vehicle spaces

<ul style="list-style-type: none"> Financial Institutions (savings, lending check cashing) 	<ul style="list-style-type: none"> 1 space per 600 sf GFA / 1 space per 300 sf GFA 	<ul style="list-style-type: none"> 1 per 20 vehicle spaces
Warehousing, Storage	<ul style="list-style-type: none"> 1 space per 1,500 sf GFA of warehouse/storage office area / 1 space per 5,000 sf GFA 	<ul style="list-style-type: none"> 1 per 30 vehicle spaces

E. ~~D.~~ Joint Use of Off-Site Parking.

- ~~1. Up to 80% of the Off Street Parking Spaces required by this Subsection for a religious assembly or for an auditorium incidental to a public or private school may be supplied by Off Street Parking Spaces of the following daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale and similar uses.~~
- ~~2. Conditions Required for Joint Use~~
 - ~~a. The building or use for which application is being made to utilize the Off Street Parking Spaces provided by another Building or Use shall be located within three **five** hundred feet of the other Property.~~
 - ~~b. The applicant shall show that there is no substantial conflict in the operating hours of the two buildings or uses for which joint use of Off Street Parking Spaces is proposed.~~
 - ~~c. A properly drawn legal instrument, executed by the parties concerned for joint use of Off Street Parking Spaces, approved by the Town Attorney, shall be filed with the Town Clerk and recorded with the Maricopa County Recorders Office.~~

F. ~~E.~~ Off-Site Parking.

- ~~1. Any off site parking which is used to meet the requirements of this Ordinance shall be a Conditional Use as regulated by this Ordinance and shall be subject to the conditions listed below.~~
2. Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Ordinance.
3. Reasonable access from off-site parking facilities to the use being served shall be provided.
4. The site used for meeting the off-site parking requirements of this Ordinance shall be under the same ownership as the principal use being served, under public ownership, or shall have guaranteed permanent use by virtue of a perpetual ~~lease~~ **Parking Agreement approved by the Town and** filed with the Town Clerk and County Clerk.
 - a. **Joint Use of Off-Site Parking; Conditions Required for Joint Use:**

- 1) The building or use for which is being proposed to utilize the Off-Site Off-Street Parking Spaces provided by another Building or Use shall be located within five hundred feet of the other Property.
 - 2) The applicant shall show that there is adequate parking per this ordinance for the buildings or uses which jointly use the Off-Street Parking Spaces.
 - 3) A properly drawn legal instrument, executed by the parties concerned for joint use of Off-Street Parking Spaces, approved by the Zoning Administrator, filed with the Town Clerk and recorded with the Maricopa County Recorders Office.
5. Off-site parking for multiple-family dwellings shall not be located more than ~~200~~ **five hundred** feet from any normally used entrance of the principal use served.
 6. Off-site parking for non-residential uses shall not be located more than ~~300~~ **five hundred** feet from the main entrance of the principal use being used.
 7. ~~Any use which depends upon off site parking to meet the requirements of this Ordinance shall maintain ownership or parking utilization of the offsite location until such time as on site parking is provided or a site in closer proximity to the principal use is acquired and developed for parking.~~
 - a. ~~A properly drawn legal instrument, executed by the parties concerned for joint use of Off Street Parking Spaces, approved by the Town Attorney, shall be filed with the Town Clerk and recorded with the Maricopa County Recorders Office.~~

G. ~~F.~~ **Off-Street Loading.**

1. ~~Location~~

- a. ~~All required loading berths shall be off street and located on the same lot as the building or use to be served.~~
- b. ~~Except for loading berths required for Apartment Buildings, no loading berths shall be located closer than 50 feet from a residential district unless within a Structure.~~
- c. ~~Loading berths shall not be located within the minimum front yard building setback.~~
- d. ~~Loading berths located at the front or at the side of buildings on a corner lot shall observe the following requirements:~~
 - 1) ~~Loading berths shall not conflict with pedestrian movement.~~
 - 2) ~~Loading berths shall not obstruct the view of the public right of way from off street parking access.~~
 - 3) ~~Loading berths shall comply with all other requirements of this Section.~~

2. ~~Screening~~

~~Except in the case of multiple dwellings, all loading areas shall be screened and landscaped from abutting and surrounding residential uses.~~

3. ~~Size~~

~~Unless otherwise specified in these zoning regulations, the first loading berth shall be not less than 70 feet in length and additional berths required shall be not less than 30 feet in length and all loading berths shall be not less than 10 feet in width and 14 feet in height exclusive of aisle and maneuvering space.~~

H. Improvements

1. Off-Street Parking Spaces and Parking Lots shall be paved with materials suitable to control dust and drainage. Plans for paving and drainage of driveways and stalls for five or more vehicles shall be submitted to the Town Engineer for his review, and the final drainage plan shall be subject to his written approval.
2. All required off-street parking spaces for nonresidential uses and multi-family residential shall be connected with a public street, or by an approved private street, by a paved driveway, of not less than twenty (20) feet in length.
3. All off-street parking lots shall be screened from street view, with a three (3) foot high screen wall, landscaping, a landscaped berm or a combination thereof. Parking lots shall be landscaped in accordance with the regulations of this ordinance.
4. All Off-Street Parking Spaces shall be permanently marked with painted lines not less than four (4) inches wide.

I. Landscaping

1. In parking lots, at least ten (10%) percent of the interior parking area shall be landscaped, exclusive of perimeter landscaping and frontage landscaping. For every eight (8) required parking spaces, or portion thereof, a minimum of one (1) tree shall be provided within the interior of the parking area. Trees located in the interior of the parking area shall have a clear trunk of at least five (5) feet.
2. Landscape areas shall be located and designed in such a manner as to break up the expanse of the parking area, better define parking circulation, and provide shade and comfort. The required landscaping shall be located in protected areas such as along walkways, in centrally located protected islands, at the ends of parking aisles, or between parking spaces. Landscape areas should contain a minimum of twenty-five (25) square feet and should have a minimum width of five (5) feet.
3. A six (6) inch vertical separation method, such as but not limited to a concrete curb, shall be required between any parking lot area and landscape area to protect the landscaped area and control vehicular circulation.
4. All right-of-way street frontage, perimeter and interior parking area landscaping shall be provided with a pressurized, underground irrigation system.
5. The maintenance of all required landscaping, whether located on the property or within the adjoining right-of-way frontage shall be the responsibility of the property owner.