

ARTICLE C. - OFF-STREET PARKING AND LOADING REQUIREMENTS

11-3C-1. - Purpose.

The purpose of this article is to provide regulations and standards for off street parking and loading facilities with the intent to provide off-street parking areas, minimize traffic hazards and congestion, and mitigate impacts on surrounding properties.

(Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3C-2. - Applicability.

The following standards shall apply to any new construction, alteration, or moving of a structure or any new or more intense use of property. The number of off-street parking spaces, as set forth in this article, shall be provided for all allowed uses in any district. A greater number of spaces may be required in any application involving a conditional use permit.

(Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3C-3. - Process.

An off-street parking and loading plan shall be required as a component of any discretionary permit or applicable building permit. Such plan shall show the following:

- A. The off-street parking and loading plan shall contain the location, size, and type of all proposed off-street parking and loading facilities.
- B. If the proposed development project shall be completed in phases, such phases shall be noted on the plan.

(Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

11-3C-4. - Parking standards for single-family detached, townhouses, secondary, duplex and single-family attached dwellings.

A. *Use and design of parking areas.*

1. *Use of parking spaces.* Required parking spaces shall be used for vehicle parking only.
2. *Types of vehicles; location of parking.*

a. *Street yard.* The following vehicles may be parked in the street yard:

- (1) Automobiles and motorcycles displaying license plates assigned to the vehicle with current registration; and
- (2) One (1) other vehicle, which may include a recreational vehicle or trailer displaying license plates assigned to the vehicle with current registration, or one (1) boat, off-highway vehicle, or specialty off-highway vehicle.

Vehicles with a gross vehicle weight rating of sixteen thousand (16,000) pounds or more shall not be parked in the street yard. Vehicles parked in the street yard shall not encroach upon any sidewalk or public right-of-way.

- b. *Side yard, unscreened.* If no recreational vehicle, personal recreational item, boat, or trailer is parked in the street yard, one (1) of the following vehicles may be parked in a side yard that is not screened by a solid fence: a recreational vehicle, personal recreational item, boat, or trailer.
- c. *Rear or side yard.* Except as otherwise allowed by this section, the following vehicles shall be parked in the

rear or side yard and shall be screened by a solid fence, six (6) feet in height:

- (1) Vehicles other than automobiles and motorcycles;
 - (2) Vehicles without current registration; and/or
 - (3) Vehicles without license plates assigned to the vehicle.
3. *Corner properties.* On corner properties vehicles may be parked in the street side yard where such area is screened by a solid fence, six (4) feet in height; see section 11-3A-7 of this chapter for fencing regulations in street yards.
 4. *Location of parking spaces relative to structure(s).*
 - a. Parking spaces for all single-family detached, townhouse, secondary, and duplex dwellings shall be located on the same lot as the use that they are intended to serve.
 - b. Parking for single-family attached dwellings shall be located not more than three hundred (300) feet from the structure(s), except as provided by section 11-3C-7 of this article.
 5. *Drainage of surface water.* All parking and loading areas shall provide property drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.
 6. *Type and number of parking spaces.* All parking areas shall be designed and constructed to provide the type and number of off-street parking spaces required by section 11-3C-6 of this article.
- B. *Improvements.* Off-street parking areas in the street yard and driveways into and through a parking area in the street yard shall be improved with a compacted gravel base, not less than four (4) inches thick, surfaced with concrete or asphaltic pavement. No person shall park, or allow to be parked, any vehicle in the required street yard on any surface other than compacted gravel base, not less than four (4) inches thick, surfaced with concrete or asphaltic pavement.

(Ord. 12-1514, 5-16-2012, eff. 5-21-2012; Ord. 19-1833, 7-9-2019; Ord. No. 21-1950, §§ 3, 4, 10-10-2021)

11-3C-5. - Parking standards for all other uses not specified.

- A. *Use and design of parking areas.*
 1. *Type and number of parking spaces.* All parking areas shall be designed and constructed to provide the type and number of off-street parking spaces required by section 11-3C-6 of this article, and designed as required by this section.
 2. *Location of parking spaces relative to structure(s).*
 - a. Parking spaces for nonresidential uses shall be located not more than five hundred (500) feet from structure(s), except as provided by section 11-3C-7 of this article.
 - b. For any vertically integrated residential project, not more than ten (10) percent of the required parking shall be located in the front of the structure.
 3. *Landscape buffer.* Off street parking spaces shall not be located in any landscape buffer as required by Article B, "Landscaping Requirements", of this Chapter.
 4. *Parking lot design.* Parking lots shall be designed in accord with Section 11-3B-8, "Parking Lot Landscaping", of this chapter.
 5. *Parking stall and driving aisle design.* Parking stalls and driving aisles shall be designed in accord with the standards in table 11-3C-5 of this section. Figure 1 of this section shows the parking design dimensions.
 6. *Design for standard vehicles.* All required parking as determined in Section 11-3C-6 of this Article shall be

designed for standard vehicles. Compact stalls are discouraged, but may be used for any parking above the number of required parking spaces.

7. *On-site turnarounds; connections.* All parking areas shall provide on-site turnarounds, or connections through to adjacent parking areas or streets, in accord with the Meridian Fire Department Standards for all off street parking spaces and loading facilities.
8. *Moving of cars.* The design of off-street parking areas shall not require moving any car to gain access to a required parking space.
9. *ADA requirements.* It is the responsibility of the applicant to ensure that the parking lot design and sidewalk and/or access provisions meet all Americans with Disabilities Act (ADA) requirements.

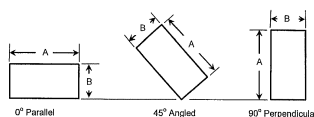
TABLE 11-3C-5
REQUIRED STALL AND DRIVE AISLE DIMENSIONS

Parking Angle	Stall Width	Stall Depth ¹	One-Way Drive Aisle	Two-Way Drive Aisle
0° (parallel)	9'0"	23'0"	12'0"	25'0"
45°	9'0"	19'0"	13'0"	25'0"
60°	9'0"	19'0"	17'0"	25'0"
90°	9'0"	19'0"	25'0"	25'0"
Drive aisle only ²	n/a	n/a	12'0"	20'0"

Notes:

- 1
Stalls designed for compact vehicles may be reduced in depth by two (2) feet.
- 2
The "drive aisle only" standards are for drive aisles that do not have any adjacent parking stalls.

FIGURE 1
PARKING SPACE MEASUREMENTS



Notes:
A = Parking angle.
B = Stall width.

B. Improvements.

1. All off street parking areas and driveways into and through a parking area shall be improved with a compacted gravel base, not less than four (4) inches thick, surfaced with asphaltic pavement. Infrequently used parking areas, as determined by the director, may be improved with other dustless materials, including, but not limited to, asphalt, concrete, pavers, bricks, or recycled asphalt (asphalt grindings). In such cases, the Meridian public works department shall review and approve of the dustless material improvement prior to construction.

2. All parking and loading areas shall provide proper drainage of surface water to prevent the drainage of such water onto adjacent properties or walkways.
 3. Except as otherwise provided in this section, all off street parking areas shall be provided with a substantial wheel restraint to prevent cars from encroaching upon abutting private and public property or overhanging beyond the designated parking stall dimensions. The director may waive this requirement for internal parking spaces not adjoining a property boundary, landscape island, sidewalk, pathway, or any similar development feature. This standard shall not apply to temporary uses.
 4. When a bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two (2) feet in length if two (2) feet is added to the width of the sidewalk or landscaped area planted in ground cover.
 5. Parking spaces and access lanes shall be marked, including handicapped symbols and signs.
 6. All lighting provided to illuminate a parking area shall comply with the lighting standards provided in article A, "standard regulations in all districts", of this chapter.
 7. All landscaping improvements shall comply with article B, "landscaping requirements", of this chapter.
- C. *Bicycle parking facilities.* Bicycle parking facilities shall meet the following location and design standards:
1. Bicycle parking facilities shall be located as close as possible to the building entrance(s) and shall not obstruct pedestrian walkways, public sidewalks, or building entrances.
 2. It is the responsibility of the applicant to ensure that the bicycle parking facilities meet all Americans with Disabilities Act (ADA) requirements.
 3. Bicycle parking facilities shall support the bicycle upright by its frame and allow the owner to lock both the frame and front wheel with one (1) lock.
 4. Bicycle parking facilities abutting a structure, street furniture, landscaping, or other improvements should be installed with a minimum clearance of three (3) feet from other improvements so that parking of bicycles will not cause damage or prevent pedestrian access.
 5. Bicycle parking facilities shall be a minimum of thirty-four (34) inches in height and shall be securely anchored to the ground.

(Ord. 05-1170, 8-30-2005, eff. 9-15-2005; Ord. 06-1241, 7-5-2006, eff. 7-15-2006; Ord. 07-1325, 7-10-2007; Ord. 08-1372, 7-8-2008, eff. 7-8-2008; Ord. 09-1420, 6-23-2009, eff. 6-23-2009; Ord. 10-1463, 11-3-2010, eff. 11-8-2010; Ord. 13-1555, 5-14-2013)

11-3C-6. - Required number of off-street parking spaces.

- A. The minimum number of required off street vehicle parking spaces for residential uses shall be in accord with table 11-3C-6 of this subsection.

TABLE 11-3C-6
 REQUIRED PARKING SPACES FOR RESIDENTIAL USE

Use And Form	Number Of Bedrooms (Per Unit)	Required Parking Spaces ¹
Dwelling, duplex and dwelling, single-family (detached, attached, townhouse)	1/2	2 per dwelling unit; at least 1 in an enclosed garage, other space may be enclosed or a minimum 10-foot by 20-foot parking pad ²
	3/4	4 per dwelling unit; at least 2 in an enclosed garage, other spaces may be enclosed or a minimum 10-foot by 20-foot parking pad ²

	5+	6 per dwelling unit; at least 3 in an enclosed garage, other spaces may be enclosed or a minimum 10-foot by 20-foot parking pad ²
	Studio	1 per dwelling unit
Dwelling, multifamily ³ (triplex, fourplex, apartments, etc.)	1	1.5 per dwelling unit; at least 1 in a covered carport or garage
	2/3	2 per dwelling unit; at least 1 in a covered carport or garage
	4+	3 per dwelling unit; at least 2 in a covered carport or garage
	Guest spaces	1 per 10 dwelling units
Dwelling, secondary	1	As set forth above for single-family dwellings as determined by the total number of bedrooms on the property
Nursing and residential care facility	1	0.5 per bed
Vertically integrated residential ⁴	1	1 per dwelling unit
	2/3	1 per dwelling unit
	4+	1 per dwelling unit

Notes:

1

The size of the garage or carport required for dwelling units shall be measured by exterior dimensions and shall be at least ten (10) feet by twenty (20) feet for a one-space garage or carport and 20 feet by 20 feet for a two-space garage or carport.

2

The parking pad shall be measured from edge of sidewalk or edge of paved travel lane (public street, private street, or alley) where no sidewalk exists. For alley accessed properties the parking pad is not required in front of the garage if the garage is located at the five-foot setback to the rear property line; the required parking pad must be provided along the side of the garage unless equivalent off-street parking, as determined by the Director, is provided in accord with Section 11-3C-5, Table 11-3C-5 of this Article.

3

For condominium projects, the required number of parking spaces shall be determined by the Director based on the proposed development. If the proposed development is similar to a single-family development, such standards shall apply. If the proposed development is similar to a multifamily apartment complex, such standards shall apply.

4

The required number of parking spaces for the residential portion of a vertically integrated project shall be in addition to that required for nonresidential uses as listed in subsection B of this section.

B. The following standards shall apply for off street vehicle parking for nonresidential uses:

1. In all commercial and residential districts the requirement shall be one (1) space for every five hundred (500) square feet of gross floor area, except for self-service storage facilities which shall only require parking based on the gross floor area of any office space.
2. In all industrial districts the requirement shall be one (1) space for every two thousand (2,000) square feet of gross floor area, except for self-service storage facilities which shall only require parking based on the gross floor area of the office space.
3. In all traditional neighborhood districts the requirement shall be one (1) space for every one thousand (1,000) square feet of gross floor area. Lawfully existing structures in traditional neighborhood districts shall not be required to comply with the requirements of this section except when a proposed addition increases the number

of off-street parking spaces normally required, then the applicant shall provide additional parking as set forth in this section.

4. In circumstances where there would appear to be a public safety issue, the director may request additional information from the applicant to determine if there is sufficient parking. When in the determination of the director there is insufficient parking, the applicant shall provide alternatives to off street parking as set forth in Section 11-3C-7 of this article. The determination by the director shall be based on the following criteria:
 - a. The specific use(s) proposed and/or on the property;
 - b. Uses in the vicinity of the property;
 - c. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s);
 - d. The availability of on street, shared, and/or public parking within the vicinity of the use; and/or
 - e. The availability of public transit, vanpooling or other alternative transportation to serve the use.
- C. Upon any change of use, the number of vehicle parking spaces to be provided shall be calculated according to the requirements of this article for the new use.
- D. It is the responsibility of the applicant to ensure that the size and number of handicap accessible spaces meets all Americans with Disabilities Act (ADA) requirements.
- E. The required vehicle parking spaces shall be provided and continuously maintained.
- F. No required parking area or space provided, as required by this article, shall later be eliminated, reduced, or converted in any manner unless other equivalent facilities approved by the director are provided.
- G. One (1) bicycle parking space shall be provided for every twenty-five (25) proposed vehicle parking spaces or portion thereof, except for single-family residences, two-family duplexes, and townhouses.
- H. If the calculation of the number of off-street parking spaces results in a fraction, such number shall be rounded up or down to the next whole number. fractions less than one-half (0.5) shall be rounded down to the whole number and fractions which are one-half (0.5) and greater shall be rounded up to the next higher whole number.

(Ord. 05-1170, 8-30-2005, eff. 9-15-2005; Ord. 07-1325, 7-10-2007; Ord. 14-1592, 1-21-2014; Ord. 16-1672, 2-16-2016; Ord. 19-1833, 7-9-2019; Ord. No. 21-1950, § 10, 10-10-2021)

11-3C-7. - Parking standard alternatives.

Alternatives to providing off-street parking as set forth in this section are encouraged in all developments. When required to meet minimum parking standards of Sections 11-3C-5 and 11-3C-6 of this article, alternatives shall include, but not be limited to, shared use facilities, public-private partnerships for facilities such as parking structures or bicycle locker and storage areas, access to transit and availability of other forms of transportation such as car pools and vanpools.

A. *Favorable conditions.* Conditions favorable to providing alternatives to off street parking are as follows:

1. *Shared use.*
 - a. There are convenient pedestrian connections between separate properties;
 - b. The properties and/or uses are within one thousand (1,000) feet of each other;
 - c. The principal operating hours of the uses are not in substantial conflict with one another; and
 - d. Directional signs provide notice of the availability of parking.
2. *Alternative transportation.*
 - a. There is a transit stop within one-fourth (¼) mile of the use; or
 - b. There is an incentive program for carpooling, vanpooling, or transit supported by the employer.

3. *Old town (O-T) district.* In addition to the alternatives listed herein, properties within the old town (O-T) district a for the provisions listed in subsection D of this section.
- B. *Shared use agreement.*
1. All parties involved with the shared use parking area shall submit a written agreement to the director, signed by the applicable parties involved. The agreement shall specify the following:
 - a. Party or parties responsible for construction; and
 - b. Party or parties responsible for maintenance.
 2. The applicant or owner shall record such agreement with the Ada County Recorder prior to issuance of any permits.
 3. The shared use parking agreement may be terminated by the parties only if off street parking is provided in conformance with this article and approved by the director prior to the termination.
- C. *Alternative transportation.* Where alternative modes of transportation are available, off street parking may be reduced by an equivalent amount to the demand that is met by the alternative transportation mode, as documented in a transportation plan prepared by a registered engineer.
- D. *Old town (O-T) district alternatives.* To encourage creative parking solutions the following alternatives are also available to properties located in the old town (O-T) district.
1. *Credit.* Any addition or new construction on property where a lawful structure exists, the applicant is eligible for an existing structure credit. Off street parking for the existing square footage of a structure shall not be required, provided the applicant apply for a parking credit. Unless otherwise explicitly required by previous city approval, existing off-street parking need not be retained on properties where additions and new construction is proposed. The following must be satisfied to obtain a parking credit:
 - a. The existing square footage shall be verified through the Ada County Tax Assessor's records.
 - b. For existing structures to be demolished, the square footage of the new structure shall be equal to or greater than the existing structure.
 - c. For existing structures to be demolished, construction of a new structure shall commence within eighteen (18) months of demolition permit issuance.
 2. *Innovative solutions.* The city recognizes that there may be innovative parking proposals that conform to the purpose, intent, and objectives of this article but were not anticipated in the specific regulations. This subsection sets forth a method for compliance in the event an innovative parking solution is proposed. The Director may approve, or recommend approval of, an innovative alternative parking solution in Old Town, when the following are satisfied:
 - a. *Meridian Development Corporation (MDC) recommendation.* The applicant or owner shall obtain a written recommendation on the parking compliance method proposed from the Meridian Development Corporation (MDC) board. Said recommendation from the MDC board shall accompany the submittal of a development application.
 - b. *Approval.* To grant approval, the director shall determine the following:
 - (1) The solution proposed mitigates the additional demand created by the new or expanded use;
 - (2) The proposal will not negatively impact nearby parking or impair the character of surrounding properties;
 - (3) Strict adherence or application of the parking requirements on the subject site are not feasible or desirable in Old Town; and
 - (4) The solution is not materially detrimental to public health, safety or welfare.

- E. *Alternative off-street parking and loading plan.* The Director may approve, or recommend approval of, an alternative of parking and loading plan, through the alternative compliance process specified in section 11-5B-5 of this title when the design, as proposed by the applicant, meets or exceeds the intent and the requirements of this article. Mitigating circumstances might include, but not be limited to, access to an adequate public transit system and/or an unusually low parking demand.

(Ord. 14-1592, 1-21-2014)

11-3C-8. - Off-street loading space requirements.

- A. Off-street loading spaces for commercial and industrial uses shall be provided to prevent delivery vehicles from blocking travel lanes.
- B. Parking and loading areas shall be designed so vehicles shall not back out into the street.
- C. No off-street loading space shall be located closer than fifty (50) feet to an abutting rural or residential district unless wholly enclosed within a sound attenuating structure, such as masonry block. No off-street loading space shall face an abutting residential district.
- D. Any off-street loading space located within fifty (50) feet of a residential district shall not operate between the hours of 10:00 p.m. and 7:00 a.m..

(Ord. 06-1241, 7-5-2006, eff. 7-15-2006)