

CITY OF HOPE
BUILDING SERVICES / INSPECTIONS / PERMITS
PO BOX 667 HOPE, ARKANSAS 71802
TEL. (870) 722-2505 FAX. (870) 722-2511

Art. 5—8

OFF-STREET AUTOMOBILE AND VEHICLE PARKING AND LOADING

A. General Intent and Application

It is the intent of these requirements that adequate parking and loading facilities be provided off the street easement for each use of land within the City of Hope. The requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

B. Location

The off—street parking lot shall be located within 200 feet, exclusive of street and alley widths, of the principal use, and shall have direct access to a street or alley.

C. Joint Parking Facilities

Whenever two or more uses are located together in a common building, shopping center, or other integrated building complex the parking requirements may be complied with by providing a permanent parking facility, cooperatively established and operated, which contains the requisite number of spaces for each use. The total number of spaces provided shall not be less than the sum of the individual requirements.

D. Size of Off—Street Parking Space

The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than 9' x 20' plus adequate area for ingress and egress.

E. Amount of Off—Street Parking and Loading Required

Off—street parking and loading facilities shall be provided in all districts in accordance with the following schedule:

1. Dwelling, Single—Family, or Duplex: One parking space for each separate dwelling unit within the structure.

2. Dwelling, Multiple—Family: The number of spaces provided shall not be less than one and one—half times the number of units in the dwelling.
3. Boarding or Rooming Houses or Hotel: One parking space for each two guests provided overnight accommodations.
4. Hospitals: One space for each four patient beds, exclusive of bassinets, plus one space for each three employees including nurses, plus adequate area for the parking of emergency vehicles.
5. Medical or Dental Clinics or Offices: Six spaces per doctor plus one space for each two employees.
6. Sanitariums, Convalescent or Nursing Homes: One space for each six patient beds plus one space for each staff or visiting doctor plus one space for each two employees including nurses.
7. Community Center, Theatre, Auditorium, Church Sanctuary:
One parking space for each three seats, based on maximum seating capacity.
8. Convention Hall, Lodge, Club, Library, Museum, Place of Amusement or Recreation: One parking space for each fifty square feet of floor area used for assembly or recreation in the building.
9. Office Building: One parking space for each 300 square feet of gross floor area in the building, exclusive of the area used for storage, utilities, and building services.
10. Commercial Establishments Not Otherwise Classified: One parking space for each 150 square feet of floor space used for retail trade in the building and including all areas used by the public.
11. Industrial Establishments: Adequate area to park all employees and customers vehicles at all times and adequate space for loading, unloading, and storing all vehicles used incidental to or as a part of the primary operation of the establishment.

For all uses not covered in 1 through 11 above, the Planning Commission shall make a determination of the parking demand to be created by the proposed use, and the amount of parking thus determined shall be the off—street parking requirement for the permitted use.

F. Paved Lot Requirements

All parking spaces shall be constructed and maintained in the following manner:

1. For parking areas subject to wheeled traffic, the minimum pavement requirements shall be as follows: One and one—half (1 1/2) inch asphaltic concrete hot mix with a six (6) inch compacted base, or a double surface treatment with a six (6) inch compacted base, or a five (5) inch concrete slab, and shall have appropriate bumper guards where needed.
2. After initial construction, all parking lots shall be maintained by the owners in such a manner that no pot holes are present and no threats to health shall exist. This same provision shall apply to parking lots in existence at the time of passage of this ordinance.
3. In a residential zone, all required front yards shall be properly maintained as such except for ingress and egress. Such front yard space shall not be used for off—street parking nor for maneuver area except that a driveway no greater than eighteen (18) feet in width or twenty—four (24) feet in width where a three car garage or carport exists, may be used to comply with off—street parking requirements.
4. Any lights used to illuminate parking areas shall be so arranged as to reflect the light away from adjacent properties or from properties located across the street.
5. Every application for a permit to construct or maintain a parking lot shall contain detailed plans describing the intended facility
6. It shall be prohibited to place asphalt shingles or composition shingle strips or cutouts on any parking area.
7. No parking area shall be approved if it is designed such that automobiles are required or encouraged to use the public right—of—way for maneuvering or backing from a space.