

ARTICLE D.

OFF-STREET PARKING AND SERVICE REQUIREMENTS

Sec. 8-3081. Generally.

(a) *Duty to provide off-street parking and loading.* Except as hereinafter provided, no land shall be used or occupied; and no use shall be designed, created, altered, used or occupied; and no use shall be operated unless off-street parking and loading facilities are provided in at least the amount required by this article; provided, however, that any use in operation on the effective date of this article that does not have the required off-street parking and loading spaces shall not be required to provide off-street parking and loading spaces until such time as the existing gross floor area is increased by 40 percent or more.

(b) *Off-street loading and parking to meet design standards.* Whenever off-street parking and/or loading facilities are established within any zoning district, either as a principal use or an accessory use, and whether or not required by this article, such off-street parking and loading facilities shall comply with design requirements for off-street parking facilities set forth in this article.

(c) *Permit required.* No land shall be developed as a parking lot and no structure shall be developed as a parking garage without a permit from the zoning administrator. Application for a permit shall be submitted on forms obtainable from the zoning administrator and shall include a design plan for the parking facility. The zoning administrator, upon finding that the design plan meets the design standards set forth in section 8-3082, shall issue a permit authorizing the property to be developed and used in accordance with the provisions of this section of the zoning ordinance.