

for motor vehicles. The storage of merchandise, motor vehicles for sale, or the repair of vehicles is expressly prohibited.

D. DUTY OF COVENANTS. The owner and occupants of real estate on which new buildings have been built after the effective date of this Ordinance, and the owner and occupants of real estate on which buildings were built before or after the effective date of this Ordinance, are substantially altered or additions made thereto after the effective date of this Ordinance shall have the duty to provide and maintain the off-street parking requirements of this Ordinance. The Building Inspector may require a written designation of the required off-street parking in a residential lot. Upon any transfer of title to the real estate on which such building or buildings are located, the transferee or transferees and the occupants shall have the continuing duty to maintain the off-street parking requirements of this Ordinance.

It shall be unlawful for the owner and occupants of any building subject to this Ordinance to refuse to change, or to cause the discontinuance or change, of the required off-street parking without establishing, prior to such discontinuance or change, alternative off-street parking which meets with the requirements of and is in compliance with this Ordinance.

Section 6.2 REQUIRED OFF-STREET PARKING

In all Zone Districts there shall be provided and maintained on the same premises with every building, or part thereof, hereafter erected, which is to be occupied for a use requiring the receipt or distribution in vehicles of materials or merchandise, off-street loading space in addition to building floor area as follows:

Total Floor Area of the Building	Off-Street Loading Space Requirements
1,000 square feet to 10,000 (1) usable loading spaces	
10,001 square feet to 20,000 (2) usable loading spaces	
20,001 square feet to 50,000 (3) usable loading spaces	
50,001 square feet to 100,000 (4) additional usable loading spaces of 50,000 square feet	

Such space may occupy all or any part of the required open space and may be paved or unpaved, and may be enclosed by a fence or enclosed by a uniformly painted solid board fence or masonry fence of uniform appearance. Such fences shall conform to the requirements of Section 13.0.

Section 6.3 PLANS OF REQUIRED OFF-STREET PARKING AND OFF-STREET LOADING SPACES

Plans must be submitted to the Building Inspector showing how the required parking and loading spaces shall be arranged in the area required for such purposes, and to indicate sufficient space for parking maneuvers, as well as adequate ingress and egress to the parking or loading area.

Section 6.4 CERTIFICATE OF OCCUPANCY AND USE

No Certificate of Occupancy and Use will be issued upon completion of any building or the extension or addition thereto unless and until all off-street parking and off-street loading space requirements, shown on the plans, or made a part of the building permit, shall be in place and ready for use.

Section 6.5 REQUIRED IMPROVEMENTS AND MAINTENANCE

Property which is utilized for off-street parking facilities in Section 6.1, B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17, B-18, B-19, B-20, B-21, B-22, B-23, B-24, B-25, B-26, B-27, B-28, B-29, B-30, B-31, B-32, B-33, B-34, B-35, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, B-47, B-48, B-49, B-50, B-51, B-52, B-53, B-54, B-55, B-56, B-57, B-58, B-59, B-60, B-61, B-62, B-63, B-64, B-65, B-66, B-67, B-68, B-69, B-70, B-71, B-72, B-73, B-74, B-75, B-76, B-77, B-78, B-79, B-80, B-81, B-82, B-83, B-84, B-85, B-86, B-87, B-88, B-89, B-90, B-91, B-92, B-93, B-94, B-95, B-96, B-97, B-98, B-99, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-139, B-140, B-141, B-142, B-143, B-144, B-145, B-146, B-147, 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A. Control Bumper. A control bumper shall be provided where the boundary of such parking or storage facility abuts a residential Zone District. Where the front lot line of the parking or storage facility faces the front lot line of a residential Zone District directly across a street, a control bumper shall be provided on the front lot line of the parking or storage facility. Where the side lot line of the parking or storage facility faces the side lot line of a residential Zone District in the same block, a control bumper shall be provided on the side lot line of the parking or storage facility. Where the rear lot line of the parking or storage facility faces the rear lot line of a residential Zone District in the same block, a control bumper shall be provided on the rear lot line of the parking or storage facility.

B. Setbacks. The control bumper shall set back from the property lines as follows:

1. Front. Where the front lot line of the parking or storage facility faces the front lot line of a residential Zone District directly across a street, a control bumper shall have a minimum setback of twenty (20) feet from the front lot line of the parking or storage facility.

Where the side lot line of the parking or storage facility abuts a residential Zone District in the same block, a control bumper shall have a minimum setback of twenty (20) feet from the side lot line of the parking or storage facility. Where the rear lot line of the parking or storage facility abuts a residential Zone District in the same block, a control bumper shall have a minimum setback of twenty (20) feet from the rear lot line of the parking or storage facility.

2. Side. Where the side lot line of the parking or storage facility abuts a residential Zone District in the same block, a control bumper shall have a minimum setback of twenty (20) feet from the side lot line of the parking or storage facility. Where the rear lot line of the parking or storage facility abuts a residential Zone District in the same block, a control bumper shall have a minimum setback of twenty (20) feet from the rear lot line of the parking or storage facility.

3. Rear. Where the rear lot line of the parking or storage facility abuts a residential Zone District in the same block, a control bumper shall have a minimum setback of twenty (20) feet from the rear lot line of the parking or storage facility. Where the side lot line of the parking or storage facility abuts a residential Zone District in the same block, a control bumper shall have a minimum setback of twenty (20) feet from the side lot line of the parking or storage facility.

4. Screening. Except in the front, in each instance where a control bumper is required hereunder, screening shall be provided. For these cases where screening is required, the screening shall be placed in the area between the lot line and the control bumper on the side and where an alley is not contiguous to the rear lot line, in the area between the lot line and the control bumper on the side, the wall or fence shall be erected upon the lot line.

5. In no case shall the side screening be located closer to the front lot line than the rear lot line.

6. All walls and fences shall have a minimum height of five (5) feet above grade, except where the lot is contiguous to an alley in the rear in which case such wall or fence shall be three (3) feet in height above grade.

7. In no case shall the rear screening be located closer to the rear lot line than the side lot line.

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