Park Development Standards

JOURNAL CENTER CORPORATION

PARK DEVELOPMENT STANDARDS

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9. Refuse Collection Areas.

All outdoor refuse collection areas shall be totally enclosed and visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point eight (8) feet in vertical height, but need not be opaque above that point.

No refuse collection areas shall be totally enclosed and visually screened from access streets, freeways, and adjacent property. Said screening shall form a complete opaque screen up to a point height (8) feet in vertical height, but need not be opaque above that point.

10. Off Street Parking

All parking will be off-street. The following uses shall provide, as a minimum, the number of parking spaces indicated for each use:

A. Retail stores – one (1) space for every two hundred (200) square feet of gross floor area.

B. Retail food take-out – one (1) space for every two hundred (200) square feet of gross floor area.

C. Restaurants, taverns, lounges and other establishments for the sale and consumption on the premises of food and beverages – ten (10) minimum or one (1) for each fifty (50) square feet of gross floor area up to four thousand (4,000) square feet, plus one (1) for each eighty (80) square feet of gross floor area over four thousand (4,000) square feet, whichever is greater.

D. Business offices, banks, financial institutions, savings and loan institutions – one (1) space for each three hundred (300) square feet of gross floor space.

E. Manufacturing plants and kindred uses (within the minimum parking stalls required):

1. Industrial uses of all types except a building used exclusively for warehouse purposes: one (1) for each three (3) employees of the largest shift or one (1) space per one thousand (1,000) square feet of net leasable area whichever requirement is greater.

2. Wholesale establishment and warehouses not used exclusively for storage: one (1) for each one thousand (1,000) square feet of gross floor area for the first twenty thousand (20,000) square feet; one (1) for each two thousand (2,000) square feet of gross floor area for the second twenty thousand (20,000) square feet; one (1) for each four thousand (4,000) square feet of floor area of the building, less that area devoted to office or sales, plus one (1) for each three hundred (300) square feet of office or sales area.

3. Warehouses, storage buildings or structures used exclusively for storage purposes: one (1) for each one thousand (1,000) square feet of gross floor area for the first twenty thousand (20,000) feet; one (1) for each four thousand (4,000) square feet of gross floor area for areas in excess of the initial forty thousand (40,000) square feet of floor area of the building.