

Whenever, after the date of this Ordinance, there is a change in the lawful use of the premises or in any unit of measurement specified in this SECTION and whenever such change creates a need for an increase or decrease of more than fifteen (15) per cent of the number of required off-street parking spaces, the number of off-street parking facilities shall be provided, on the basis of adjusted needs, within six (6) months or as determined by the Board of Adjustment. Should an unusual hardship result due to the requirements of this paragraph, an appeal may be made to said Board, in the manner provided by law. Such required parking or loading space shall not be used for storage of goods or vehicles that are inoperable or for sale or rent.

1312.4 Computing Requirements.

In computing the number of such parking spaces required, the following rules shall govern:

- 1312.41 Floor space shall mean the gross floor area of the specified use.
- 1312.42 Where fractional space results, the parking spaces required shall be construed to be the nearest whole number.
- 1312.43 The parking space requirements for a use not specifically mentioned herein shall be the same as required for a use of similar nature, as determined by the Planning Commission.

1312.5 Yards.

On-site parking and loading facilities shall not be subject to the front yard, side yard and rear yard regulations for the use district in which the parking is located, except that:

- 1312.51 In a BUSINESS DISTRICT, no parking or loading space shall be located within ten (10) feet of any property line that abuts a road or highway right-of-way or any RESIDENTIAL DISTRICT.
- 1312.52 In an I-1 LIGHT INDUSTRIAL DISTRICT, no parking or loading space shall be located within ten (10) feet of any property line that abuts a highway right-of-way line or any RESIDENTIAL DISTRICT except for a railroad loading area.

1312.6 Buffer Fences and Planting Screens.

On-site parking and loading areas near or abutting RESIDENTIAL DISTRICTS shall be screened by a buffer fence of adequate design or a planting buffer screen; plans of such screen or fence shall be submitted for approval as a part of the required site or plot plan, and such fence or landscaping shall be installed as a part of initial construction.