

shall conform to the following requirements:  
 (1) Compliance with these regulations shall be in accordance with the following:

(2) Duty to provide and maintain offstreet parking and loading. No land shall be used or occupied, no structure shall be designed, created, altered, used or occupied and no use shall be operated unless offstreet parking and loading facilities are provided in at least the amount and maintained in the manner required herein.

(3) Minimum lot area requirements.

(a) Size of parking space. Each automobile parking space shall be not less than 161 1/2 square feet exclusive of passageways, not less than 8 1/2 feet wide by 19 feet long. In addition, there shall be provided adequate interior driveways to connect each parking space with a public right-of-way.

(b) Surface treatment. All required offstreet parking and loading areas shall be paved with a suitable all-weather, dust preventive surfacing, except where only one or two parking spaces are required rolled crushed stone will be acceptable as adequate pavement.

(c) Provision for drainage and maintenance. All offstreet parking, loading and service facilities shall be drained so as to prevent damage to adjoining properties or public streets and shall be constructed of materials which will assure a surface resistant to erosion. Such drainage design and materials shall be installed as required by the city engineer. All such areas shall be at all times maintained at the expense of the owner thereof, in a clean, orderly, and dust-free condition.

(d) Private walks adjacent to business buildings. A private walk, if provided adjacent to a business building, shall be not less than four feet in width and shall be in addition to the other requirements herein.

(e) Buffer required when adjoining property is residential. Where offstreet parking, loading or service areas are proposed to be located closer than fifty feet to a lot in any residential district or to any lot upon which there exists a building as a permitted use under these regulations, and where such parking, loading or service areas are not entirely screened visually from such lot by an intervening building

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