

PART 10

OFF-STREET PARKING AND LOADING REQUIREMENTS

Section 10.1 Off-Street Parking Requirements

Every new use, or an enlargement, expansion or alteration of an existing use, shall require off-street parking in compliance with this Article, except that all off-street parking requirements shall be waived within the C-B District.

10.1.1 The number of required off-street parking spaces shall be increased when a change of use of either a structure or of land requires additional parking spaces in compliance with this Part. Parking spaces may be decreased when a change of use requires fewer spaces than provided for in the previous use.

10.1.2 A principal use that is not deficient in the number of off-street parking spaces provided may expand without having to provide additional off-street parking spaces under certain circumstances. Such circumstances are:

- a. When, after the expansion, the number of off-street parking spaces provided still meets or exceeds the required minimum.
- b. If the expansion results in the need to create no greater than ten (10) percent or ten (10), whichever is smaller, additional spaces. These additional spaces may be waived on a one-time basis only. Such waiver may only be applied once to any individual principal use, or to any shopping center, office park or similar planned multi-tenant development.

In no instance shall a reduction be allowed for the number of off-street parking spaces parking for any use which expands when, prior to such expansion, said use was deficient in the number of off-street parking spaced provided.

10.1.3 A certificate of compliance will not be issued for any use until all applicable off-street parking and loading requirements in accordance with this Ordinance have been met and are in place and ready for use.

10.1.4 All off-Street parking areas shall be located as follows:

- a. Off-street parking spaces shall generally be provided on the same lot of record as the principal use. In instances where such parking cannot be reasonably provided on the same lot of record, it shall be provided on a separate lot of record, fifty (50%) percent or more whose area is located within five hundred (500) feet of the lot of record on which the principal use is located. All such off-street parking areas located in a Residential (R) District shall require the issuance of a conditional use permit by the City Council in accordance with Part 13 of this Ordinance.
- b. Cooperative provisions for off-street parking may be made by contract between owners of adjacent properties, and such contract shall be filed with the Administrator. The parking area provided on any one lot may be reduced to not less than one-half (1/2) the number of parking spaces required or otherwise provided for the use

occupying such lot. The end result of such cooperative parking shall be that the total number of parking spaces provided equals or exceed that which would be required or otherwise provided for each use if computed separately.

Any sharing of parking spaces by uses located on different parcels shall be guaranteed by a legally binding written agreement between the owner of the parking area and the owner of any use located on a different lot and served by the parking area.

- c. No off-street parking area shall be located over an active or auxiliary septic tank field.
- d. The temporary parking or storage of manufactured homes shall be prohibited in all areas that do not permit manufactured homes or in manufactured home sales lots.
- e. For all nonresidential uses, no off-street parking or loading areas shall be located within twelve (12) feet of any street right-of-way line.

10.1.5 Design standards for parking areas are as follows:

- a. Except as here in provided, each parking space shall contain a rectangular area of at least nineteen (19) feet in length and nine (9) feet in width. Whenever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than twenty-two (22) feet in length and nine (9) feet in width. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required by this section.
- b. Parking area aisle widths shall meet the following minimum dimensions:

<u>Aisle Width (Feet)</u>	<u>Parking Space Angle in Degrees</u>			
	<u>0</u>	<u>45</u>	<u>60</u>	<u>90</u>
One-way Traffic	13	13	18	24
Two-way Traffic	19	21	23	24

- c. All off-street parking areas with more than fifteen (15) off-street parking spaces that are regularly used at least five (5) days per week shall be graded, paved and surfaced with asphalt, concrete or equivalent protection against potholes and dust. Off-street parking areas that are not required to have such surfaces shall be graded and surfaced with crushed stone, gravel or other like material to provide a surface which is stable and will help reduce dust and erosion. For any off-street parking area which does not require a paved parking area surface, whenever such an area abuts a paved street, the driveway leading from such street to such area (or, if there is no driveway, the portion of the parking area that opens onto such streets) shall be paved in a manner as herein provided to a distance of fifteen (15) feet back from the edge of the paved street. This requirement shall not apply to single-family or two-family residences or any other use that is required to have five (5) or less off-street parking spaces.

- d. All off-street parking areas shall be designed so that vehicles cannot extend over roadways, drives, adjoining property, or sidewalks or bump against any wall, vegetation or other obstruction.
- e. Circulation patterns within off-street parking areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians or other vehicles both inside and outside the off-street parking area.
- f. Parking spaces that are required to have paved surfaces shall be appropriately demarcated with painted lines.
- g. See Section 5.3 of this Ordinance for parking lot landscaping requirements.

10.1.6 Permits for driveway locations on State-maintained roads shall be obtained from the North Carolina Department of Transportation.

10.1.7 Storm drainage facilities shall be required, and shall be so designed as to protect any public right-of-way or adjacent property from damage.

10.1.8 The requirements for off-street parking spaces shall be computed as follows:

- a. When units of measurement determining the number of required parking spaces result in a fractional space, any fraction of one-half (1/2) or more shall require one (1) parking space.
- b. Lots containing more than one principal use shall provide parking in the amount equal to the total of the requirements for each use.

■ The number of required off-street parking spaces designed for use by handicapped persons as prescribed by the North Carolina State Building Code shall be computed separately from the off-street parking requirements as otherwise contained in Section 10.1.9.

10.1.9 The following listing indicates the minimum number of off-street parking spaces required for any use developed or expanded. Such requirements are in addition to those outlined in Section 10.1.8(e) of this Ordinance regarding handicapped parking.

10.1.10 The following listing indicates the minimum number of off-street parking spaces required for any use developed or expanded. Such requirements are in addition to those outlined in Section 10.1.8(e) of this Ordinance regarding handicapped parking. Parking space calculations for proposed off-street parking lots in the C-BT District shall be reduced by thirty-three percent (33%) of the total amount calculated using the formulas required in this section. (The use classification is shown in bold face print and is followed by each minimum number of parking spaces required):

Animal Hospital, Clinic, Veterinarian or Kennel - One (1) space per 200 square feet of gross floor area.

Art and Photo Studios – One space per three hundred (300) feet of gross floor area.

Auction Houses – One space for each three (3) persons in seating or standing capacity of the main auction hall.

Automobile Repair, Paint or Body Shops – One (1) space per employee during the shift of greatest employment plus four (4) spaces per bay.

Automobile Sales – See sales lots.

Automobile Washing and Cleaning Establishments – One (1) space for each three (3) employees, and reserve spaces equal to three (3) times the capacity of the establishment.

Banks, Savings and Loans, and Other Financial Institutions – One (1) space per each one hundred (100) square feet of gross floor area for the first 1000 square feet and 1 space for each 300 additional square feet of gross floor area.

Barber Shop or Beauty Shop – Three (3) spaces per barber or beautician during hours of greatest employment.

Bars, Nightclubs and Private Entertainment Clubs – One (1) space for each employee during the shift of greatest employment plus one (1) space for each three (3) seats.

Bus Station – Four (4) spaces for each loading station, plus one (1) space for each employee during the shift with greatest employment.

Cemeteries – One (1) space per employee during the shift of greatest employment plus parking on private internal roads with room for cars to pass parked cars on said roads.

Charitable and Welfare Organizations – One (1) space per employee during the shift with greatest employment plus one (1) space for each three hundred (300) square feet of gross floor area.

Churches, Synagogues, Other Places of Worship -

One (1) space per employee during the shift with greatest employment plus one (1) space for each four (4) seats in the sanctuary.

Colleges, Vocational and Professional Schools – One (1) space for each three (3) students plus one (1) space per employee during the shift of greatest employment.

Convenience Store – One (1) space for each two hundred (200) square feet of gross floor area plus two (2) spaces for each fuel nozzle.

Customary Home Occupations – One (1) space plus the number of spaces required for the residential use.

Day Care Centers, Nurseries, Preschools and Kindergartens --One (1) space per employee during the shift of greatest employment plus one (1) space per ten (10) children of certification capacity.

Dwellings, One-Family – Two (2) spaces for each one (1) dwelling unit.

Dwellings, Two-Family – Two (2) spaces for each one (1) dwelling unit.

Dwellings, Multi-Family (Except those dwellings designed specifically for elderly and/or handicapped persons) – One and one half (1.5) spaces for each efficiency and one bedroom dwelling unit, two (2) spaces for each two bedroom dwelling unit, and three (3) spaces for each three or more bedroom dwelling unit.

Dwellings, Multi-Family (designed specifically for elderly and/or handicapped persons) – 1.25 spaces per dwelling unit.

Elementary and Junior High School – One and three-fourths (1.75) spaces for each room used for instruction or administration, or one (1) space for each four (4) seats used for assembly purposes, whichever is greater.

Essential Services Class III – One (1) space per employee during shift of greatest employment plus one space for each vehicle used in the operation plus one space per two hundred square feet of floor area open to the public.

Family Care Homes – One (1) space for each three (3) employees (total employees), plus one (1) for each two (2) residents.

Food Caterer – One (1) space for each employee during shift of greatest employment plus one space for each vehicle used in the operation.

Funeral Homes – One (1) space for each four (4) seats in the chapel or chapels, plus two (2) spaces for each three (3) employees, plus one (1) space for each vehicle used in the operation. In addition, off-street parking area shall be provided, on the site, to accommodate a minimum of thirty (30) passenger vehicles for the purpose of forming a funeral procession. In the event that an on-site area is not available, such off-street area may be provided within three hundred (300) feet of the funeral home, as measured to the nearest property lines.

Furniture and Appliance Stores, Household Equipment Repair Shops; Showroom of a Plumber, Decorator, Electrician or similar trade; Laundry and Machinery Sales – One (1) space per eight hundred (800) square feet of gross floor area plus one (1) space for the largest number of employees per shift.

Golf Courses – One (1) space for the largest number of employees per shift plus four (4) spaces per hole plus one (1) space for each vehicle used in the operation (excluding golf carts).

Hospitals – Two (2) spaces per patient bed. Not including bassinets.

Interior Decorator Service – One (1) space per 200 square feet of gross floor area.

Jails – One (1) space per employee during the shift with greatest employment. Plus one space for each eight (8) beds, plus sufficient spaces for law enforcement vehicles and vehicles used in the jail operation.

Laboratories, Analytical, and Testing – One (1) space per employee during the shift with greatest employment plus one (1) space for each eight hundred (800) square feet of gross floor area.

Libraries – One (1) space for each three hundred and fifty (350) square feet of public space, plus one (1) space for each employee during the shift of greatest employment.

Lumber or Building Material Stores – One (1) space per employee during the shift with greatest employment plus one (1) space for each three hundred (300) square feet of retail sales space or showroom floor area plus one (1) space for each vehicle used in the operation (outdoor storage or lumber sheds are not counted as retail sales space).

Maintenance Services Operations Center (Janitorial, Carpet Cleaning, Exterminator, Etc.)
One (1) space per employee during shift of greatest employment during the shift with greatest employment plus one (1) space for each vehicle used in the operation. The spaces required for employees may be reduced by 0.75 for each employee that reports to work off-site at least seventy-five percent (75%) of workdays.

Manufacturing, Processing or Fabrication Plants, Offices for Building Trades – One (1) space per employee during the shift with greatest employment.

Medical and Dental Offices and Clinics – One (1) parking space for each patient treatment or examination room (or other such patient treatment space), plus one (1) space for each fifty (50) square feet of waiting room area, plus one (1) space for each non doctor employee during shift of greatest employment plus one (1) space for each doctor practicing at the clinic.

Military Reserve Center – Four (4) spaces for each five (5) personnel, including reservists expected to report for duty at the facility on any day of maximum use.

Motels, Hotels and Bed and Breakfast Inns (the number of required off-street parking spaces for restaurants, lounges and banquet facilities located within a motel and hotel shall be computed separately) – One (1) space for each guest room or suite plus one (1) space for each employee on the shift of maximum employment.

Museums and Art Galleries – One (1) space for each three hundred (300) square feet of exhibit space, plus one (1) space for each employee during the shift of greatest employment.

Nursing Homes, Rest Homes, Homes for the Aged
Three (3) spaces for each five (5) beds.

Offices, Professional, Business, or Public, (excluding medical and dental offices and clinics)
One (1) space for each two hundred (200) square feet of gross floor area.

Places of Public Assembly not other wise listed such as auditoriums and stadiums and not constructed pursuant to a permit authorizing the construction of a public community center, public or private school, or a residential development – One (1) space for each four (4) seats of seating capacity.

Post Office – One (1) space per employee during the shift of greatest employment plus one (1) space for each three hundred (300) square feet of gross floor area.

Private Residential Quarters – One (1) space per private residential quarters.

Product Distribution Centers – One (1) space for each employee during shift of greatest employment plus one (1) space for each vehicle used in the operation plus one (1) space for each 100 square feet of public area (e.g. sales areas).

Public Safety Stations – One (1) space for each employee during the shift of greatest employment.

Radio and Television Stations – One (1) space for each three hundred (300) square feet of gross floor area plus one (1) space for each four (4) seats in viewing areas, plus one (1) space for each vehicle used in the operation.

Recreation Facilities, privately owned, outdoor, such as athletic fields, swimming or tennis clubs, amusement parks, not otherwise listed and not constructed pursuant a permit authorizing the construction of come residential development – One (1) space per 200 square feet of area within enclosed buildings plus one (1) space for every three (3) persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.

Recreation Facilities, publicly owned, outdoor, such as fields, tennis courts, swimming pools, playgrounds, parks, etc., not otherwise listed and not constructed pursuant to a permit authorizing the construction of another use such as a school – One (1) space per 200 square feet of area within enclosed athletic buildings plus one (1) space for three (3) persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.

Recreation Facilities, indoor, not otherwise listed (e.g., gymnasium community center, physical fitness centers or clubs, pinball or video or arcade game centers, etc.) – One (1) space for every three (3) persons that the facilities are designed to accommodate when fully utilized (if they can be measured in such a fashion – example, tennis courts) plus one (1) space per 200 square feet of gross floor area used in a manner not susceptible to such calculation, or one (1) space for each three (3) seats (fixed in the largest assembly room) whichever is greatest.

Restaurants (including fast food restaurants) – One (1) space for each employee during the shift of greatest employment plus one (1) space for each three (3) restaurant seats, plus reservoir lane capacity equal to five (5) spaces per drive-thru window (Note: Two (2) drive-thru windows serving one (1) line shall be deemed two (2) drive-thru windows.)

Retail Business and Consumer Service Outlets (except as otherwise listed in this section) – One (1) space for each 200 square feet of gross floor area.

Sales Lots and Showrooms (automobile and mobile home – Four (4) spaces for each salesperson plus one (1) space per other employee during the shift with greatest employment. These spaces shall be in addition to other spaces used to park all vehicles for sale or on display and in addition to spaces required in this section for automobile repair use classification where sales and repairs are provided by the same establishment. Customer and employee parking shall be so designated and shall not be used for inventory parking except while demonstrating a vehicle to a particular customer.

Senior High School – Five (5) spaces for each room used for instruction or administration or one (1) space for each four (4) seats used for assembly purposes, whichever is greater. Assembly purposes shall be deemed to include the capacity of either indoor or outdoor assembly, whichever is greater.

Service Stations – One space located away from pumps for each fuel pump nozzle plus two (2) spaces for each service bay plus one (1) space for each employee during the shift of greatest employment, plus sufficient parking area to accommodate vehicles at pumps without interfering with other parking spaces.

Shopping Centers – One (1) space for each two hundred (200) square feet of gross floor area for the first 500,000 square feet plus one space per additional 300 square feet above the first 500,000 square feet but, excluding uses other than retail business and consumer service outlets, whose off-street parking requirements are listed separately. Off-street parking for these uses shall be computed separately. Common pedestrian walkway areas inside enclosed shopping malls are not counted in gross floor area, however such areas occupied by sales establishments and open courts where prepared food is sold and consumed shall be counted.

Theaters, Indoor – One (1) space for each employee during the shift of greatest employment plus one (1) space for each four (4) seats.

Truck Terminal, Warehouses, and Moving/Storage Companies – One (1) space per employee during the shift with greatest employment in addition to spaces to be used for vehicles used in the operation.

Wholesale Sales – One (1) space per employee during shift of greatest employment plus, one space per five hundred (500) square feet of office area, plus one space for each vehicle used in the operation, plus one (1) space for each five hundred (500) square feet devoted to on-premises sales such as customer self-service areas and/or showrooms and sales counters.

Video Tape Rental Shops – One (1) space per one hundred (100) square feet of gross floor area for the first one thousand (1,000) square feet and one (1) space for each additional one hundred and fifty (150) square feet of gross floor area plus one (1) space for each employee on the shift of greatest employment.

Other Uses Not Listed – The Zoning Administrator may establish a parking requirement for any application for use not listed herein on the basis of similar uses creating similar parking needs as listed in this section. The decision of the Zoning Administrator may be appealed to the Board of Adjustment.

Section 10.2 Driveways For All Uses Other Than One Or Two-Family Residential

Wherever, possible no driveway shall access a public street closer than one hundred (100) feet from the right-of-way of an intersecting street. Wherever possible no drive shall access a thoroughfare at a point closer than one hundred and fifty (150) feet from the intersection of said thoroughfare with the right-of-way of another public street. Where these distances are not possible due to lot dimensions or depth, the drive shall be located as far as possible from the intersection. No more than one (1) driveway access to a street will be permitted for each one hundred and fifty (150) feet (or fraction thereof) of frontage on said street and in no case shall any lot or tract contain greater than two (2) driveway cuts per road frontage.

Provided however, any retail use engaged significantly in the sale of automotive fuels to the public using pump islands shall be permitted one (1) additional access point along its total frontage (total includes the total for all streets on which the use fronts) provided said access point is no closer than thirty-six (36) feet from any other access point and there will be no more than

two (2) driveways for any street adjoining the property. Each driveway access shall be at least twenty-four (24) feet in width but not greater than thirty-six (36) feet in width.

No use may access a public street where, at the point of access, said use is not a permitted use on the side of the street to which the use is accessing.

Section 10.3 Off-Street Loading Requirements

10.3.1 Purpose

In order to assure a proper and uniform development of off-street loading areas and to relieve traffic congestion in the streets, the off-street loading requirements set forth in Section 10.2.2 will apply in all zoning districts except the C-B District. These requirements will apply to new structures and uses and to additions to existing structure and uses. (Also see 10.1.4-e of this Part)

10.3.2 Minimum Off-Street Loading Space Requirements

The following minimum loading space requirements shall apply for the appropriate use:

a. Office, Restaurant, Hotel or Motel Uses:

<u>Gross Floor Area (Square Feet)</u>	<u>Minimum Number of Loading Spaces</u>
0 – 5,000	None
5,001 – 49,000	1
50,000 – 99,000	2
100,000 – or more	2 plus 1 for each 100,000 sq. ft. in excess of 100,000 sq. ft.

b. Other Commercial Establishments, Shopping Centers, or Industrial Uses:

<u>Gross Floor Area (Square Feet)</u>	<u>Minimum Number of Loading Spaces</u>
0 – 5,000	None
5,001 – 19,999	1
20,000 – 49,999	2
50,000 – 79,999	3
80,000 – 99,999	4
100,000 – 149,000	5
150,000 – or more	5 plus 1 for each 50,000 sq. ft. of gross floor area in excess of 150,000 sq. ft.

10.3.3 Design of Loading Spaces

Off-street loading spaces must be designed and constructed so that all maneuvering to park and unload vehicles for loading and unloading can take place entirely within the property lines of the premises. Loading spaces must be designed so as not to interfere with the normal movement of vehicles and pedestrians on public rights-of-way. Where feasible, off-street loading shall be located in the rear yard.

Each loading berth shall have a paved surface and be a minimum of twelve (12) feet in width and thirty-five (35) feet in length. Each berth shall also have a minimum vertical clearance of fourteen (14) feet. For any use which is required to furnish three (3) or more loading berths, at least one (1) of every three (3) berths shall have a minimum width of twelve (12) feet, minimum length of sixty-five (65) feet and a minimum vertical clearance of fourteen (14) feet.

Section 10.4 Conditional Use Permits for Off-Street Parking in Residential Zones

This section applies to off-street parking in support of any principal use not specifically listed as a "permitted use" or "conditional use" in a Residential (R) District. Off-street parking in support of any principal use listed as permitted or conditional in a Residential (R) District is allowed as a customary accessory use.

In order to construct such off-street parking lots in a Residential (R) District, a conditional use permit must first be issued by the City Council in accordance with Part 13 of this Ordinance. All such parking lots shall meet the following minimum design criteria:

- a. Parking areas shall be used for the parking of automobiles only, with no sales, storage, repair work, dismantling, or servicing of any kind permitted.
- b. All required parking spaces shall be of such design and located so as to be convenient and readily usable by the patrons.
- c. Sufficient area shall be provided within the property lines so that all vehicles may enter and leave in a forward motion.
- d. Where the boundary of a parking area permitted pursuant to this section is located in, directly adjoins or is separated by a street from a Residential (R) District screening shall be installed pursuant to 5.2.3 of this Ordinance. Such screening shall be installed along the outside boundaries of the parking area (which may include streets and/or property lines) except that such screening shall not be required along any interior property line or street separating the parking area from the principal use. Also, landscaping in accordance with Section 5.3 of the Ordinance shall be installed for all parking areas permitted pursuant to this section.
- e. All parking lots shall be constructed in such a manner that contamination by dust or dust clouds will not exist. This is to be accomplished by concrete, asphalt or black top surfacing.
- f. If nighttime parking is to be permitted it shall be lighted with the provision that the lights shall be shielded so as to prevent direct beaming into adjoining areas located in a Residential (R) District.