Section 10-1 Purpose

The intent of these regulations is twofold:

- to assure the adequacy and safety of parking and loading in all land use situations,
- to assure that parking for multiple vehicles is accomplished on lots that are both aesthetically pleasing and conducive to proper erosion and run-off control practices

Section 10-2 Compliance

The regulations for parking and loading as set forth in this Chapter shall apply when any structure or building is hereafter erected, structurally altered or placed on a lot or if there is a change of use on a lot.

Failure to comply will result in a denial of a zoning compliance permit.

Section 10-3 How to use this Chapter

PART I. OFF-STREET PARKING REQUIREMENTS: General and specific design standards, Table of Parking Space Requirements, Satellite Parking, Miscellaneous Parking Requirements.	Sections 10-4 to 10-11
PART II. OFF-STREET LOADING REQUIREMENTS: Access, Minimum Requirements.	Sections 10-12 to 10-16

PART I OFF-STREET PARKING REQUIREMENTS

Section 10-4 General design standards

Off-street parking shall be developed and arranged so that:

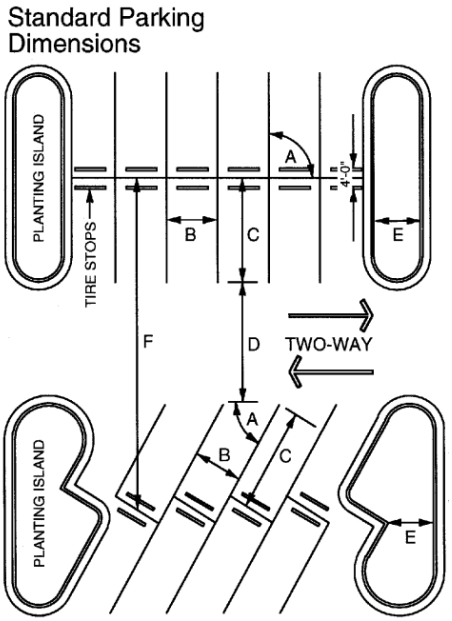
1. Vehicles may exit such areas without backing onto a public street;
2. Sanitation, emergency and other public service vehicles can use them without backing unreasonable distances or making other hazardous turning moves;
3. Vehicles can be moved without the necessity of moving other vehicles (attendant parking situations and single-family dwellings exempt);
4. Vehicles cannot extend beyond the perimeter of a parking area onto adjacent properties or public rights-of-way, nor shall they extend over sidewalks or tend to bump against or damage walls, vegetation, or other structures;
5. Adjacent parking lots connect with each other to eliminate the need to use abutting streets for cross movement; and

6. Lighting sources are shielded or arranged as to not produce glare on rights-of-way nor be a nuisance to neighboring residential properties.

Section 10-5 Specific design standards for off-street parking

Automobile parking spaces shall adhere to the following design standards. The graphic below and corresponding key illustrate how the dimensional tables should be used for parking area design.

A. Parking Angle
B. Stall Width
C. Stall Depth
D. Aisle Width
E. Planting Island Width (minimum)
F. Parking Bay Width
G. Bumper Overhang



Standard spaces

A	B	C	D	E	F*	G
45	9.0’	18’	12.0’ One Way	9.0	51	2.0’/4.0’
60	9.0’	18’	18.0’ One Way	9.0	58	2.0’/4.0’
90	9.0’	18’	24.0’ Two Way	9.0’	60	2.0’/4.0’

* Additional width may be required where the aisle serves as a principal vehicular access to on-site uses or structures or serves two-way traffic. All travel ways must meet emergency access standards.

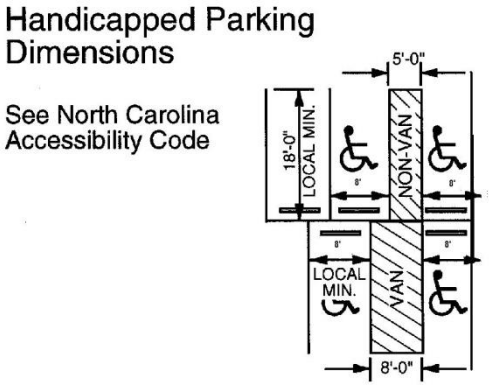
Compact spaces
Automobile parking spaces for compact cars shall adhere to the following:

A	B	C	D*	E	F	G
45	8.0’	16.0’	12’ One Way	9.0’	-	1.5/3.0’
60	8.0’	16.0’	18’ One Way	9.0’	-	1.5/3.0’
90	8.0’	16.0’	24’ Two Way	9.0’	-	1.5/3.0’

* Additional width may be required where the aisle serves as a principal vehicular access to on-site uses or structures or serves two-way traffic. All travel ways must meet emergency access standards.

1. Handicapped accessible spaces

All parking lots or facilities must provide handicap spaces as a part of the required number of spaces. See the table below for the number of handicap spaces required for the number of regular parking spaces.



Handicapped parking spaces shall be a minimum of 13 feet by 18 feet for a single non-van space (8 feet in width in addition to a 5 foot access aisle); a minimum of 16 feet by 18 feet for a single van space (8 feet in width in addition to an 8 foot access aisle); or 24 feet by 18 feet for a double van space, or a non-van and van double space (8 feet in width for each space with an 8 foot access aisle between spaces).

Parking spaces for handicapped or disabled persons shall comply with Section 1106 of the North Carolina State Building Code, Parking and Passenger Loading Facilities.

Location
Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

Number of Spaces	Accessible Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 or over	2% of total

Required Setbacks for Off-Street Parking and Loading Areas
No parking shall be located within the required landscape buffer yards. No parking shall be located within ten (10) feet of property line.

Required parking lot landscaping shall be installed in accordance with Chapter 9.

2. Off-street parking surfaces
Parking lots of four spaces or more must be paved with concrete, asphalt, permeable pavers, permeable pavement or permeable asphalt.

Exceptions to paving may be granted by the Administrator for the following site conditions:

Overflow Parking
Overflow parking areas shall be defined as off-street parking areas in excess of the maximum number of spaces permitted by this Ordinance. Overflow parking areas shall not be used more than ten (10) times per calendar year. Overflow parking areas shall use turf or gravel. Applicants seeking to use this exception for site design shall provide information in the form of a signed, notarized letter stating the number of times per year that the overflow parking areas will be used. Number of uses per year shall be noted as part of the zoning permit.

Low Traffic Storage Yards
Low traffic storage yards may use turf or gravel instead of pavement. A low-traffic storage yard is a storage area generating less than 30 ADT (average daily trips) per day. Applicants seeking to use this exception for site design shall provide information from a Traffic Engineer certifying the ADT based on current trip generation rates established by the Institute of Transportation Engineers.

Exemption for Assembly Facilities
Paving of parking areas over four spaces and access ways for assembly uses (sports facilities, fairgrounds, race tracks, parks, special event facilities, etc.) may be waived entirely if evidence is presented to the Administrator that these spaces will not be used on a daily basis. Parking areas for which paving is waived shall maintain a turf or gravel surface. All parking areas for which paving is waived shall meet the minimum requirements of the North Carolina State Building Code for Accessible Parking and for Fire Prevention. All parking lots shall be constructed with proper drainage and stormwater systems.

Applicants must provide requested information for exceptions as part of the site plan review process.

Ratio of compact to standard spaces
Parking areas of more than 100 spaces may have up to twenty (20%) percent of the spaces designed to accommodate compact vehicles. These areas shall be designated with signs for compact vehicles.

Siting of off-street parking
All off-street parking must be located within three hundred (300) feet from the main entrance of the building(s) it serves. An exception to this rule is satellite parking described in Section 10-8.

Section 10-6 Table of required parking spaces by use
Table 10-6 establishes the numbers of parking spaces necessary to safely accommodate vehicles anticipated by use.

Section 10-7 Administrative flexibility as to parking spaces required
Because the preceding table cannot cover every possible situation that may arise, the Zoning Administrator is authorized to determine parking requirements for those situations by using the table and similar uses as a guide.

Modifications to Required Number of Spaces
In unusual circumstances, the standard parking requirement may not be appropriate. The Administrator shall have the authority to vary the parking requirement, either upward or downward by up to 10 percent, if one or more of the following circumstances exist:

- Expected automobile ownership or use patterns of employees, tenants, or other users vary from what is typical in the community or typical for the use.
- The parking demand varies throughout the day in relation to parking supply.

- The nature of operational aspects of the use warrants unique parking arrangements.

In no case, however, shall modifications be granted regarding North Carolina State Building Code accessible parking requirements.

Section 10-8 Satellite parking spaces
If the number of parking spaces required by this ordinance cannot reasonably be provided on the same lot where the principal use is located, then spaces may be provided on adjacent or nearby lots in accordance with the provisions of this section. These spaces are known as "satellite" parking spaces.

1. All such satellite parking spaces (except spaces intended for employee use) must be located within 400 feet of a public entrance to the principal building housing the use associated with such parking. Satellite parking spaces intended for employee use may be located within any reasonable distance.
2. A developer wishing to take advantage of the provisions of this section must present satisfactory written evidence that he has the permission of the owner, agent or company legally responsible for use of such spaces. The developer must also sign an acknowledgement that the continuing validity of all permits depends upon continuity and provision of the requisite number of parking spaces.

All satellite parking areas and parking spaces shall be designed in accordance with the requirements of this Ordinance.

Section 10-9 Required parking spaces not mutually claimed
While one parking facility may fulfill the parking requirements for differing entities, the required space assigned to one use may not be claimed by another.

Section 10-10 Shared parking facilities
Developments proposing to use shared parking areas may do so, provided that the Applicant clearly demonstrates the following to the Zoning Administrator:

1. Number of parking spaces that will be assigned to each proposed use,
2. Expected hours of operation related to each use to show that shared parking is appropriate,
3. Expected traffic generation rate for each use and number of spaces required by the ordinance, and
4. That the proposed number of spaces is appropriate to support all of the proposed uses on the site.

Section 10-11 Miscellaneous parking requirements

1. No storage of vehicles in required parking spaces
   Required vehicle parking must be actively used by the permitted zoning use for which the parking is provided. Storage of vehicles in required parking spaces is not permitted.
2. Restriction on large vehicle parking in Low Density Residential (LDR), Medium Density Residential (MDR) and High Density/Mixed Use Residential (HDR) Zoning Districts
   a. The parking of vehicles customarily operated as part of a commercial or industrial use or with more than two axles, including but not limited to tractor trailers, cargo trucks, box trucks or other heavy equipment is prohibited.

This restriction shall not apply to vehicles associated with non-residential uses that are Permitted, Permitted Based on Standards, or issued as Conditional Use in these districts.

   b. Farm equipment and motorhomes are exempt from these restrictions when parked on the owner's property in the Low Density Residential (LDR), Medium Density Residential (MDR) and High Density/Mixed Residential (HDR) Zoning districts. To the greatest extent possible, these types of vehicles should be stored so as to minimize the visual impact to adjacent properties and from adjacent right-of-ways.

PART II OFF-STREET LOADING REQUIREMENTS

Every industrial and commercial structure shall provide space for off-street loading.

Section 10-12 Off-street loading space in addition to off-street parking space
Requirements for off-street loading spaces are separate from off-street parking. Space designated for compliance with one cannot be claimed for the other and vice versa.

Section 10-13 Off-street loading space defined
An off-street loading space must be a minimum of twelve (12) feet by forty (40) feet and an overhead clearance of fourteen (14) feet.

Section 10-14 Access to off-street loading space
All loading spaces shall be designed so as to be used by means of one continuous maneuver. Backing motions into streets or rights-of-ways is prohibited.

Section 10-15 Minimum off-street loading requirements
Each use shall provide at least one (1) space for each loading/unloading access point.

Section 10-16 Administrative flexibility as to loading requirements.
The Zoning Administrator shall make a determination in the case of uses not listed in the schedule above, of the minimum required off-street loading spaces. In reaching the determination, the Zoning Administrator shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attached to the proposed use and studies of the loading requirements of such uses in other jurisdictions.

PARKING REQUIREMENTS TABLE 10-6

	Minimum Spaces Required	Maximum Spaces Allowed
RESIDENTIAL USES		
Family Care Home, Group Care Facility	1 per staff member per shift plus visitor parking, must be accomodated in existing driveway	*
Manufactured Home, Single Section or Multi-Section	2 per parcel	*
Manufactured Home Park	2 per designated manufactured home space	*
Multifamily Residential	1.5 per unit	2.5 per unit
Semi-Attached House	2 per parcel/unit	*
Single Family Detached Residential	2 per parcel	*
Townhouses	2 per unit	2.5 per unit
AGRICULTURAL USES		
Livestock Sales	1 per staff member plus visitor spaces to accommodate expected number of customers	*
Nursery, Greenhouse	1 per staff member plus visitor spaces to accommodate expected number of customers	*
ACCESSORY USES		
Accessory Dwelling Unit	Parking must be accommodated in existing driveway location	*
Home Occupation, General	Parking must be accommodated in existing driveway location	*
Home Occupation, Rural	Parking must be accommodated in existing driveway location on site	*

PARKING REQUIREMENTS TABLE 10-6

	Minimum Spaces Required	Maximum Spaces Allowed
COMMERCIAL, RETAIL AND OFFICE USES		
All general commercial, retail and office uses as listed in Chapter 3 (if not specified below)	1 per 300 SF of GFA plus 1 per employee per shift	1 per 150 SF of GFA plus 1 per employee per shift
Amusement and Recreation Facility Outdoor	1 per employee plus 1 space for every 1000 SF of outdoor amusement area	1 per employee plus 1 space for every 300 SF of outdoor amusement area
Automobile Rental	1 per employee plus 1 space for every 500 SF of GFA plus 1 designated space per rental	*
Automobile and Boat Sales	1 designated space for each car or boat for sale, 1 space per employee plus 1 space for every 1,000 SF of GFA	*
Banquet Hall	1 per 300 SF of GFA for rental areas plus 1 space per employee per shift	1 per 100 SF of GFA for rental areas plus 1 space per employee per shift
Bed and Breakfast	1 space for each room availble for rent	2 spaces for each room availble for rent
Day Camp, Summer Camp, Civic Group Camp, Sports or Recreation Camo	1 space per employee per shift plus 1 space for every 2000 SF of outdoor recreation area	1 space per employee per shift plus 1 space for every 500 SF of outdoor recreation area
Drive-In Theater	1 space per viewing space included in project design	*
Equipment Sales	1 designated space for each piece of equipment for sale, 1 space per employee per shift plus 1 space for every 1,000 SF of GFA	1 designated space for each piece of equipment for sale, 1 space per employee per shift plus 1 space for every 500 SF of GFA
Flea Market, Indoor Vendors Only	1 space for each available rental space plus 1 space for every 500 SF GFA	1 space for each available rental space plus 1 space for every 125 SF GFA
Golf Course, Public or Private	4 per hole	6 per hole
Hotels, Motels, Inns	1 space per room, 1 space per employee per shift, plus 1 space for every 300 SF of meeting or conference space	2 spaces per room, 1 space per employee per shift, 1 space for every 100 SF of meeting or conference space
Kennel, Commercial	1 space per employee and 1 space per 1,000 SF of GFA	*
Manufactured Home Retail Sales	1 designated space for each home for sale, 1 space per employee per shift plus 1 space for every 1,000 SF of office GFA	1 designated space for each home for sale, 1 space per employee per shift plus 1 space for every 500 SF of office GFA
Motorcycle Sales, New and Used	1 space per employee and 1 space per 500 SF of GFA	1 space per employee and 1 space per 250 SF of GFA

PARKING REQUIREMENTS TABLE 10-6

	Minimum Spaces Required	Maximum Spaces Allowed
Movie Theater	1 space per 4 seats and 1 space for each employee per shift	1 space per 2 seats and 1 space for each employee per shift
Moving Van, Truck or Trailer Rental	1 space per employee plus 1 space for every 500 SF of GFA plus 1 designated space per rental vehicle	*
Nursery, Daycare Center	1 per employee plus 1 per 500 SF of GFA	1 per employee plus 1 per 200 SF of GFA
Office Professional	1 per 1,000 SF of GFA for the building	1 per 200 SF of GFA for the building
Parking Lot, Parking Garage, Commercial or Private	1 space per employee, 1 space per available rental space	*
Race Shop, Race Team Complex	1 space per employee per shift, 1 space for each large vehicle to be parked on site, 1 space per 300 SF of GFA of merchandise sales or fan viewing areas	1 space per employee per shift, 1 space for each large vehicle to be parked on site, 1 space per 150 of GFA of merchandise sales or fan viewing areas
Recreational Vehicle Sales, With Outdoor Storage or Sales Lot	1 designated space for each vehicle for sale, 1 space per employee per shift plus 1 space for every 1,000 SF of office GFA	1 designated space for each vehicle for sale, 1 space per employee per shift plus 1 space for every 500 SF of office GFA
Recyclable Materials Drop Off	2 per drop off location or bin	5 per drop off location or bin
Restaurant, Excluding Drive-thru	1 per every 3 seats	1 per 50 SF of GFA
Restaurant with Drive-Thru Facility	1 per every 3 seats plus stacking room to accommodate drive-thru traffic	1 per 50 SF of GFA plus stacking room to accommodate drive-thru traffic
Self-Service Storage Facilities	1 per employee plus 1 parking space for every 20 units	*
Stables, Commercial	.5 per animal boarded at facility	1.5 per animal boarded at facility

PARKING REQUIREMENTS TABLE 10-6

	Minimum Spaces Required	Maximum Spaces Allowed
INSTITUTIONAL, CIVIC AND PUBLIC USES		
All institutional, civic and public uses listed in Chapter 3 unless otherwise specifically listed	1 per 300 SF GFA	1 per 100 SF GFA
Coliseum, Stadium	1 per 6 seats or 1 per 50 SF of GFA	1 per 4 seats or 1 per 30 of GFA
College, University, Vocational or Trade School	1 per classroom, plus one space for each administrative employee plus additional parking as needed for recreation or on-site facility use	2 per classroom plus one space for each administrative employee, plus additional parking as needed for recreation or on-site facility use
Communications Tower, 911 Communications Tower, Wireless Telecommunications Tower	1 space located interior to site for service	*
Convention Centers	1 per 300 SF of GFA of meeting space plus 1 space per employee per shift	1 per 100 SF meeting space of GFA plus 1 space per employee per shift
Correctional Facility	1 per employee per shift, 1 visitor space for each designated visitation shift at max capacity	*
Elementary or Middle School	1 per classroom plus one space for each administrative employee, plus additional parking as needed for recreation or on-site facility use	2 per classroom plus one space for each administrative employee, plus additional parking as needed for recreation or on-site facility use
High School	1 per classroom, plus one space for each administrative employee plus one space for each student driver pass issued for the year plus additional parking as needed for recreation or on-site facility use	1.5 per classroom, plus one space for each administrative employee plus one space for each student driver pass issued for the year plus additional parking as needed for recreation or on-site facility use
Government, Excluding Correctional Facilities	1 per employee per shift plus 1 per 300 SF of GFA	1 per employee per shift plus 1 per 100 SF of GFA
Hospital, Ambulatory Surgical Care Facility	1 per employee per shift plus 1 per 300 SF of GFA or service area max capacity	1 per employee per shift plus 1 per 100 SF of GFA or service area max capacity
Public Service Facility	1 per employee plus any expected visitor parking	1 per employee plus any expected visitor parking
Public Use Facility	1 per 4 seats	1 per seat
Religious Institution	1 per 8 seats	1 per 4 seats
Rest Home, Convalescent Home	1 per employee per shift, plus 1 per 1000 SF of GFA of resident living space	1 per employee per shift, plus 1 per 500 SF of GFA of resident living space

PARKING REQUIREMENTS TABLE 10-6

	Minimum Spaces Required	Maximum Spaces Allowed
INDUSTRIAL		
All uses listed as industrial unless otherwise listed below	1 per employee at peak shift plus 1 for every company vehicle stored on site	1.5 per employee at peak shift plus 1 for every company vehicle stored on site
Race Track, Animal, Automobile or Other	1 space for every 6 seats	1 space for every 2 seats
Trucking Equipment, Heavy Equipment, Sales and Service with Sales Lot	1 designated space for each piece of equipment for sale, 1 space per employee per shift plus 1 space for every 1,000 SF of GFA	*
TRANSPORTATION RELATED		
Airport, Commercial	1 per employee, plus spaces required to accommodate projected peak parking demands	*
Tour Bus Company, Travel Agency with On Site Bus Storage	1 designated space for each vehicle to be stored on site, 1 per employee per shift	*
Rail Storage Yard	1 per employee at peak shift, one for each company vehicle to be stored on site	*
Taxi Service, Dispatch and Storage	1 designated space for each taxi to be stored on site, 1 space per employee per shift	*
Trucking Company, Heavy Equipment Company, Dispatch Facility With Storage	1 designated space for each vehicle or piece of equipment to be stored on site, 1 per employee per shift plus 1 space for every 1,000 SF of office GFA	*
Truck Stop, Truck Terminal	1 space per employee per shift plus 1 per every 1,000 SF of GFA	1 space per employee per shift plus 1 per every 250 SF of GFA