

ARTICLE XIV

OFF-STREET PARKING, STACKING, AND LOADING AREAS

14-1 GENERAL REQUIREMENTS

(A) Parking, Stacking and Loading Space Required

When any building or structure is erected, modified, enlarged or increased in capacity, or any open use is established, modified or enlarged, the requirements of this Article shall be met. For enlargements, modifications, or increase in capacity, the requirements of this Article shall apply only to such enlargements, modifications or increases in capacity.

(B) Required Number

The minimum number of required off-street parking, stacking and loading spaces is indicated in Section 14-3 (Parking and Stacking Areas) and Section 14-7 (Loading Areas). In cases of mixed occupancy, the minimum number of off-street parking, stacking and loading spaces shall be the cumulative total of individual use requirements unless otherwise specified.

(C) Handicapped Spaces

Spaces for the physically handicapped shall be provided as required by the NC Building Code, Volume I-C.

(D) Reduction of Minimum Requirements

Unless there is a change in use requiring fewer spaces, the number of spaces shall not be reduced below the minimum requirements of this Ordinance.

(E) Maintenance

All parking, stacking and loading facilities shall be permanently maintained by the owners or occupants as long as the use they serve exists.

(F) Access

All parking, stacking and loading facilities shall have vehicular access to a public street, approved private street, or approved private easement.

(G) Use for No Other Purpose

Land used to provide required parking, stacking, and loading shall not be used for any other purposes, except for temporary events. If such land is devoted to any other purpose, the Certificate of Occupancy of the affected principal use shall immediately become void.

14-2 PARKING REQUIREMENTS FOR CHANGE IN USE

If a change in use causes an increase in the required number of off-street parking, stacking or loading spaces, such additional spaces shall be provided in accordance with the requirements of this Ordinance; except that if the change in use would require an increase of less than five percent in the required number of parking spaces, no additional off-street parking shall be required.

14-3 NUMBER OF PARKING AND STACKING SPACES REQUIRED

- (A)** The minimum number of required off-street parking and stacking spaces is indicated in Table 14-3-1.
- (B)** Whenever the number of parking spaces required by Table 14-3-1 results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.
- (C)** For any use not specifically listed in Table 14-3-1, the parking and stacking requirements shall be those of the most similar listed use, as determined by the Zoning Inspector.
- (D)** All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.
- (E)** The Board of Commissioners recognizes that, due to the particularities of any given development, the inflexible application of the parking standards set forth in Table 14-3-1 may result in a development either with inadequate parking space or parking space far in excess of its needs. Therefore, the permit-issuing authority (Zoning Inspector for zoning permits; the Board of Commissioners for special use permits) may permit deviations from the requirements of Table 14-3-1 and may require more parking or allow less parking whenever it finds that such deviations are more likely to satisfy the general standard delineated in subsection (D). The permit-issuing authority may allow deviations, for example, when it finds that a residential development is irrevocably oriented toward the elderly, disabled or other population that demonstrates a lesser parking need or when it finds that a business or service is primarily oriented to walk-in trade. Whenever the permit-issuing authority allows or requires a deviation from the requirements of Table 14-3-1, it shall enter on the face of the permit the parking requirement that it imposes and the reasons for allowing or requiring the deviation.

**Table 14-3-1
Off-Street Parking and Stacking Requirements**

USE	SPACES REQUIRED
Residential Uses	
1) Boarding and rooming house; bed & breakfast	1/bedroom plus 2/3 employees on the largest shift
2) Family care or group care facilities	1/4 beds plus 1/employee and visiting specialist plus 1/vehicle used in the operation
3) Multi-family dwellings (including condominiums)	
0 to 1 bedroom units	1.50/unit
2 bedroom units	1.75/unit
3 or more bedroom units	2.00/unit
4) Single-family detached; duplex dwellings; manufactured homes; townhouse dwellings; manufactured home parks	2/dwelling unit on the same lot
5) Tourist Cottages	1/unit
Accessory Uses	
1) Home occupations	1/each non-resident employee
Recreation	
1) Amusement parks; fairgrounds; skating rinks	1/200 square feet of activity area
2) Athletic fields	25/field
3) Batting cages, golf driving ranges; miniature golf	1/cage or tee
4) Billiard parlors; tennis courts	3/table or court
5) Bowling centers	4/lane
6) Clubs; coin-operated amusement; physical fitness centers and similar indoor recreation	1/200 square feet of gross floor area
7) Go-cart raceways	1/go-cart plus 1/employee on the largest shift
8) Recreational vehicle park or campground	See Section 11-1.31(E)
9) Swimming clubs	1/100 square feet of water and deck space
Educational and Institutional Uses	
1) Ambulance services; fire stations; police stations	1/employee on the largest shift
2) Churches	1/4 seats in main chapel
3) Day care, child or adult	1/employee plus 1/client served with parking located on-site

4) Elementary and middle schools	3/room used for offices plus 3/classroom
5) Government offices; post offices	1/150 square feet of public service area plus 2/3 employees on largest shift
6) Libraries	1/450 square feet of gross floor area for public use plus 2/3 employees on the largest shift
7) Nursing and convalescent homes	1/4 beds plus 1/employee and visiting specialist plus 1/vehicle used in the operation
8) Senior high schools	3/room used for offices plus 7/classroom
Business, Professional and Personal Services	
1) Automobile repair services	3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on the largest shift
2) Banks and financial institutions	*1/200 square feet gross floor area plus stacking for 4 vehicles at each drive-through window or automatic teller machine
3) Barber and beauty shops	3/operator
4) Car washes	
a) Full-service	*stacking for 30 vehicles or 10/approach lane, whichever is greater plus 3 spaces in the manual drying area plus 2/3 employees on the largest shift
b) Self-service	*3 stacking spaces/approach lane plus 2 drying spaces/stall
5) Equipment rental and leasing	1/200 square feet gross floor area
6) Funeral homes or crematoria	1/4 seats in main chapel plus 2/3 employees on the largest shift plus 1/vehicle used in the largest operation
7) Hotels and motels containing...	
a) 5,000 square feet or less ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing 3,000 square feet or less	1.1/rental unit
b) more than 5,000 square feet of ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing over 3,000 square feet	1.25/rental unit
8) Kennels or pet grooming	1/300 square feet of sales, grooming or customer waiting area plus 2/3 employees on the largest shift
9) Laundromat (coin operated)	1/4 pieces of rental equipment
10) Laundry and dry cleaning plants or substation	*2/3 employees on the largest shift plus 1/vehicle used in the operation plus stacking for 4 vehicles/pickup station
11) Medical, dental, or related offices	3/examining room plus 1/employee including doctors
12) Offices not otherwise classified	1/250 square feet of gross floor area
13) Repair of bulky items (appliances, furniture,	2/3 employees on largest shift plus 1/vehicle used in

boats, etc.)	operation
14) Theaters (indoor)	1/4 seats
15) Veterinarian	4/doctor plus 1/employee including doctors
16) Services and repairs not otherwise classified	1/250 square feet gross floor area plus 1/vehicle used in the operation
Drive-throughs not otherwise classified	*Stacking for 4 vehicles at each bay, window, lane, ordering station or machine in addition to the use requirement
Retail Trade	
1) Convenience stores	*1/200 square feet gross floor area plus 4 stacking spaces at pump islands
2) Department/variety stores; food stores	1/200 square feet gross floor area
3) Fuel oil sales	2/3 employees on largest shift plus 1/vehicle used in the operation
4) Motor vehicle or recreational vehicle sales or rental; manufactured homes sales	5 spaces plus 1/10,000 square feet of display area plus 2/3 employees on the largest shift
5) Restaurants	*1/4 seats plus 2/3 employees on the largest shift & 11 total stacking spaces with minimum 5 spaces at or before ordering station
6) Retail sales not otherwise classified	1/200 square feet gross floor area
7) Retail sales of bulky items (appliances, building materials, etc.)	1/500 square feet of gross floor area
8) Service stations, gasoline sales	*3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on largest shift plus 4 stacking spaces at pump islands
Wholesale Trade	
1) Wholesale uses	2/3 employees on the largest shift plus 1/200 square feet of retail sales or customer service area plus 1/vehicle used in the operation
Transportation, Warehousing and Utilities	
1) Communications towers; utility lines or substations	No required parking
2) Self-storage warehouses	1 space/5,000 square feet devoted to storage
3) Transportation, warehousing and utility uses not otherwise classified	2/3 employees on the largest shift plus 1/vehicle used in the operation
Manufacturing and Industrial Uses	2/3 employees on the largest shift plus 1/200 square feet of retail sales or customer service area plus 1/vehicle used in the operation
Other Uses	

Flea markets; other open air sales	1/1,000 square feet of lot area used for storage, sales, and display
Shopping Centers	
a) < 250,000 square feet gross floor area	1/200 square feet gross floor area in main building(s) (excluding theaters) plus parking as required for outparcels or theaters
b) > 250,000 square feet gross floor area	1,250 spaces plus 1/225 square feet gross floor area above 250,000 square feet

/ = Per

* = NCDOT may require additional stacking spaces on state or federal highways.

14-4 DESIGN STANDARDS FOR PARKING, STACKING AND LOADING AREAS

(A) Parking facilities shall be designed and constructed so as to:

- (1) Allow unobstructed movement into and out of each parking space without interfering with fixed objects or vehicles;
- (2) Minimize delay and interference with traffic on public streets and access drives;
- (3) Maximize sight distances from parking lot exits and access drives; and
- (4) Allow off-street parking spaces in parking lots to have access from parking lot driveways and not directly from streets.

(B) Dimensional Requirements

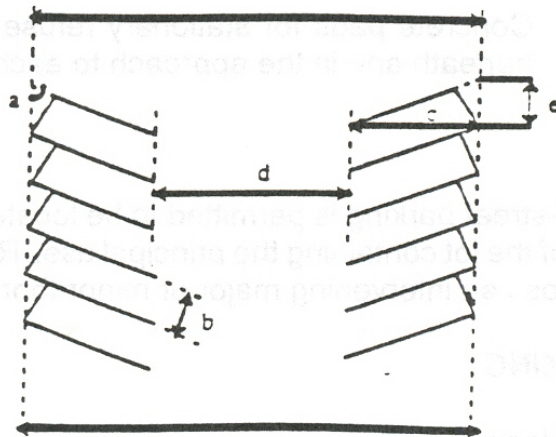
Parking facilities shall be designed and constructed to meet the minimum parking space dimensions, aisle dimensions and other standards found in the table below:

**Table 14-4-1
Parking Space Geometric Design Standards**

a	b	c	d	e
PARKING ANGLE (degrees)	STALL WIDTH	STALL TO CURB (ft.)	AISLE WIDTH (ft.)	CURB LENGTH (ft.)
0	9'-0"	9.0	12.0	23.0
30	9'-0"	17.3	11.0	18.0
45	9'-0"	19.8	13.0	12.7
60	9'-0"	21.0	18.0	10.4
90	9'-0"	19.0	24.0	9.0

Stacking Space Geometric Design Standards

Stacking Spaces shall be twelve feet (12) by twenty (20) feet.



(C) Improvements

(1) Paving

- (a) Required parking spaces, access drives, and loading areas shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.
- (b) Access drives shall be paved and maintained from the curblines to a point at least ten feet beyond the public right-of-way line for all parking and loading facilities, whether paved or unpaved.
- (c) Paving shall not be required for:

- (i) Parking facilities used on an irregular basis for churches, private clubs or other similar nonprofit organizations.
 - (ii) Parking facilities for any use where six or fewer spaces are required.
 - (iii) Parking areas for agricultural uses.
 - (iv) Parking areas for tracked heavy construction equipment, skid-mounted equipment and similar equipment, provided they are constructed with an all-weather surface.
- (d) All facilities shall be graded, properly drained, stabilized and maintained to minimize dust and erosion.
 - (e) All paved parking spaces and stacking lanes shall be clearly identified with paint lines, bumper guards, curbs, or similar treatment.
 - (f) All parking spaces shall be provided with wheel guards or curbs located so that no part of the parked vehicle will extend beyond the property line or encroach more than two feet into a required planting area.
 - (g) Concrete pads for stationary refuse containers shall be provided beneath and in the approach to each container.

14-5 LOCATION

When required off-street parking is permitted to be located off-site, it shall begin within four hundred feet of the lot containing the principal use. Required off-street parking shall not be located across an intervening major or minor thoroughfare.

14-6 COMBINED PARKING

(A) Separate Uses

The required parking for separate or mixed uses may be combined in one facility.

(B) Shared Parking

A maximum of fifty percent of the parking spaces required for a church, theater, auditorium or assembly hall or other similar use may also serve as required spaces for another use located on the same zone lot. Shared spaces may also be located off-site as allowed in Section 14-5. In either case, the Zoning Inspector must determine that the various activities will have peak parking demand at different periods of the day or week. Otherwise, no off-street parking required for one building or use shall be applied toward the requirements of any other building or use.

(C) Reassignment

Required off-street parking spaces shall not be leased or otherwise assigned to another use except as provided in subsection (B).

14-7 LOADING AREAS

(A) Location

Off-street loading areas shall be located on the same lot as the use they serve.

(B) Design Standards

(1) Minimum Number of Loading Spaces Required for Nonresidential Uses:

Gross Floor Area (FT²)	Number of Spaces
0 - 20,000	0
20,001 - 40,000	1
40,001 - 75,000	2
75,001 - 150,000	3
150,001 - 250,000	4
For each additional 250,000 square feet or fraction thereof	1

(2) Each loading area shall be at least twelve feet wide, sixty-five feet long and fourteen feet in clearance.

(3) All off-street loading areas shall be arranged and marked to provide for orderly and safe unloading and loading, and shall not hinder the free movement of vehicles and pedestrians. All loading and unloading maneuvers shall take place on private property. No backing in from a street or maneuvering on the street right-of-way shall be permitted.

14-8 PARKING AND LOADING AREA LANDSCAPING

All parking lots containing ten or more spaces shall provide landscaping and screening in accordance with the standards delineated in Section 15-2(B).

14-9 EXCESSIVE ILLUMINATION IN PARKING LOTS AND LOADING AREAS

Lighting within any parking and loading area that unnecessarily illuminates any other lot and substantially interferes with the use or enjoyment of such other lot is prohibited.

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