

ARTICLE 9

OFF-STREET PARKING AND LOADING

Section 9.1 Off-Street Parking

Every new use, or any enlargement, expansion or alteration of an existing use, shall require off-street parking in compliance with this Article, unless specifically exempt from such provisions or portions thereof.

9.1.1 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 Article. Parking spaces may be decreased when a change of use in either a structure or of land requires less spaces than provided for the replaced use.

9.1.2 A one-time only enlargement of a structure or increase in the amount of land used may be made for existing uses deficient in off-street parking, provided that the enlargement or increase does not represent a requirement in excess of five (5) off-street parking spaces. In the event that such increase represents a requirement in excess of five (5) off-street parking spaces, such increase shall require complete compliance of the provisions of this Article for the entire use.

9.1.3 Off-street parking shall be located as follows:

- a) Parking as required herein shall be located on the same lot as the principal use except when specifically permitted to be located elsewhere. Driveways shall be considered as providing off-street parking spaces for all single-family dwellings.
- b) Cooperative provisions for off-street parking may be made by contract between owners of adjacent property, and any such contract shall be filed with the Zoning Administrator. The parking area provided on any one lot may be reduced to not less than one-half (1/2) the parking spaces required for the use occupying such lot. The total number of spaces provided under such a cooperative parking scheme shall not be less the total number of spaces.
- c) No parking area shall be located over an active septic tank field.
- d) In residential areas, the temporary parking or storage of manufactured homes shall be prohibited. Boats, motor homes and camping trailers may, however, be stored or temporarily parked in residential districts; consistent with any more restrictive subdivision covenants. No more than two (2) inoperative motor vehicles per dwelling unit may be stored outdoors, and shall be parked behind the residence, and screened

from the public right-of-way and shall also satisfy any more restrictive subdivision covenants that may exist.

- e) Parking areas shall not be extended into the required rear yard and side yard set backs.

9.1.4 Design standards for parking areas are as follows:

- a) All parking areas, including required driveways for access to public roads and off-street loading areas, if any, shall be paved. Pavement standards shall equal or exceed those for subdivision roads as established from time to time by the Division of Highways, North Carolina Department of Transportation publication entitled "Subdivision Roads – Minimum Construction Standards". Parking areas for places of worship and community recreation centers are encouraged, but not required to be paved, but relief from this design standard requires specific Town Council approval via the CUP process.
- b) A parking space shall be not less than nine (9) feet in width nor less than twenty (20) feet in length. In lots of more than twenty (20) spaces, compact spaces may be permitted on the basis of one compact space to each additional five (5) standard spaces. Each compact space shall be seven (7) feet wide and seventeen (17) feet long, and shall be clearly marked, "small cars only". All parking spaces shall be clearly marked and such markings shall be maintained so as to be easily seen.
- c) Parking bays shall be designed in accordance with accepted standard practice for parking at various angles, with aisles being of such widths as to permit the entering and leaving of a parking space with ease and safety.
- d) Access to all required parking areas shall be by roads adequate in width to accommodate two-way traffic, except for parking areas designed and clearly marked for one-way traffic. Except by way of approved driveways, access from or egress to a public road from a parking area shall be expressly prohibited. Adequate provisions shall be made to insure compliance by the use of fences, walls, wheel stops or landscaping, or a combination of those devices.
- e) Wheel stops, curbs, or other devices shall be provided in such locations as to prevent any vehicle from encroaching either on a public right-of-way or an adjacent property.
- f) Screening shall be provided as required in Article 15 of this Ordinance.
- g) Parking areas shall be so designed as to retain existing trees and other plant life. Interior landscaping shall be provided in accordance with Article 15.

- h) Signs in compliance with Section 8.10 of this Ordinance shall be allowed.
- i) Parking spaces for handicapped individual's usage shall be provided at all parking areas intended for public use. Said spaces shall be provided in sufficient number, size and accessories (i.e. access walks between spaces, ramps at curbs, signage, etc.) to satisfy all applicable Federal Standards for Handicapped Parking.
- j) Parking space minimum requirements are provided in subsection 9.1.8 of this Ordinance for uses permitted by right and/or allowable under the CUP process. Any use classification not listed in said subsection shall be addressed as an integral part of the CUP process that must take place to consider such additional conditional use(s).

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

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

9.1.7 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 parking space.
- b) Where seats consist of pews or benches, each twenty (20) inches in length of pew or a bench shall be considered as one seat.
- c) For the purpose of computing parking requirements based on the number of employees, the owners or managers shall also be considered employees.
- d) Lots containing more than one principal use shall provide parking in the amount equal to the total of the requirements for each use.

9.1.8 The following chart indicates the minimum off-street parking requirements:

<u>Use Classification</u>	<u>Parking Space Requirement</u>
Cemeteries	One (1) space per employee during the shift of greatest employment plus parking on private internal roads.
Churches, Synagogues and Other Place 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.
Customary Home Occupations	One (1) space plus the number of spaces required for the residential use.
Day Care Centers	One (1) space per employee during the shift of greatest employment plus one (1) space per five (5) children.
Dwellings	Two (2) spaces for each single-family dwelling unit.
Elementary and Secondary Schools	Three (3) 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.
Funeral Chapels	One (1) space for each three (3) seats in the chapel or chapels plus two (2) spaces for each (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 purposed of forming a funeral procession.
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).
Family Care Home	One (1) space for each three (3) employees, plus one (1) space for each resident.
Medical and Dental Offices	Four (4) spaces for each doctor practicing at the clinic, plus one (1) space for each employee.

Offices, Professional, Business, or Public (excluding medical and offices and clinics)	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.
Places of Public Assembly, including Private Clubs and Lodges Auditoriums, Stadiums, Gymnasiums Community Centers, Public Parks and Recreation Facilities and all similar places of public assembly	One (1) space for each four (4) seats provided for patron use, plus one (1) space for each one-hundred (100) square feet of floor or ground area used for amusement or assembly but not containing fixed seats.
Post Office, City Hall	One (1) space per employee during the shift of greatest employment plus one (1) space for each two-hundred (200) square feet of gross floor area, plus one (1) space for each vehicle used in the operation.
Restaurants	One (1) space for each employee during the shift of greatest employment plus one (1) space for each three (3) seats.
Retail Business and Consumer Outlets (except as noted)	One (1) space for each two-hundred (200) square feet of gross floor area.
Automobile Service Stations and/or Convenience Store	One (1) space for each gas dispenser located remote from the pumping station(s), plus one (1) space for each employee during the shift of greatest employment, plus three (3) spaces for each automobile service bay, if provided.
Shopping Centers	One (1) space per two-hundred (200) square feet of gross floor area excluding uses whose off-street parking requirements are listed separately.
Telephone Exchange Building, Electric or Gas Substation Water Tower or Tank, Pump Station	One (1) space for each employee during the shift of greatest employment and/or one (1) space

for each vehicle used in the operation.

Libraries

One (1) space for each two-hundred (200) square feet of gross floor area, plus one (1) space for each employee and/or volunteer staff person during the shift of greatest employment, plus one (1) space for each vehicle (including bookmobiles) used in the operation.

Fire Station

One (1) space per employee during the shift of greatest employment.

Community Recreation Centers; Country Clubs; Fraternal, Social and Recreational Organizations

One (1) space for the largest number of employees per shift plus two (2) spaces for each three (3) memberships plus one (1) space for each vehicle used in the operation.

Horse Stables and Riding Academies, Commercial

One (1) space for each employee during the shift of greatest employment plus two (2) spaces for each three (3) stalls, plus one (1) space for each vehicle used in the operation.

Manufactured Goods, Class 1

One (1) space per employee during the shift of greatest employment plus one (1) space per vehicle used in the operation. In order to accommodate visitors, one (1) additional space for each twenty (20) required employee spaces shall also be required.

Section 9.2 Off-Street Loading Requirements

9.2.1 Purpose

In order to assure a proper and uniform development of off-street loading areas and to relieve traffic congestion in streets and parking lots, the off-street loading requirements set forth in subsection 9.2.2 shall apply. These requirements will apply to new buildings and uses, and to additions to existing buildings and uses.

9.2.2 Minimum Off-Street Loading Space Requirements

- a) An off-street loading berth shall have a minimum area of twelve (12) feet by twenty-five (25) and fourteen (14) feet overhead clearance.
- b) The following minimum requirement shall apply for commercial uses: One (1) loading space for uses having gross floor areas of 10,000-29,999 square feet; two (2) for uses having gross floor areas of 30,000 square feet or more.
- c) For structure containing less than ten-thousand (10,000) square feet of gross floor area, off-street loading can be provided using off-street parking spaces.

9.2.3 Design Standards for Loading Areas

- a) The paving design standards in subsection 9.1.4(a) for parking areas shall also apply to all loading areas.
- b) Access to all required loading areas shall be by roads adequate in width to accommodate two-way traffic, except for loading areas designed and clearly marked for one-way traffic.
- c) Upon entering an off-street loading area, such maneuvering as is necessary to gain access to a loading space shall be within the confines of the loading facility property only.
- d) Wheel stops, curbs or other devices shall be provided in such locations as to prevent any vehicle from encroaching either on a public right-of-way or an adjacent property.
- e) Screening shall be provided as required as Article 15 of this Ordinance.
- f) Signs shall be permitted in compliance with Article 8 of this Ordinance.
- g) Illumination shall be permitted in compliance with Section 4.10 of this Ordinance.
- h) Storm drainage facilities shall be required and shall be so designed as to adequately protect any public right-of-way or adjacent property.
- i) Permits for driveway locations on state maintained roads shall be obtained from the North Carolina Department of Transportation.