

CHAPTER 153: ZONING CODE

Part E

Section

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OFF-STREET PARKING AND LOADING REGULATIONS

153.110 SUITABLE AREAS REQUIRED FOR PARKING VEHICLES.

Areas suitable for parking automobiles in off-street locations shall be required in all zoning districts, except in the Central Business District (C-1), at the time of initial construction of any principal building producing an increase in dwelling units, guest rooms, floor area, seating or bed capacity, or when a conversion in use occurs. The off-street parking areas shall have direct vehicular access to a street and shall be provided and maintained in accordance with the requirements set forth herein. Parking lots shall generally be located at the rear or at the side of buildings and shall be screened from public rights-of-way and adjoining properties by land forms or evergreen vegetation so as to provide a barrier that will be at least three feet high and provide a 75 percent visual barrier within two years.

(Ord., passed 12-13-82; Am. Ord., passed 7-11-83; Am. Ord. O-99-07, passed 5-10-99) Penalty, see section 153.999.

153.111 PARKING SPACE AREA.

(A) For the purposes of this chapter, a standard car off-street parking space shall be no less than nine feet wide and eighteen feet long. No two-way entrance or aisle to a parking lot shall be less than 24 feet wide except where parking is only provided on one side the minimum width shall be 22 feet. In all districts except C-2, I-1 and I-2, entrances should be no greater than 24 feet wide in order to calm the speed of entering traffic and protect pedestrian safety. In no event shall an entrance be less than 12 feet for one-way traffic. No parking space shall be closer than eight feet to the paved portion of any street or located on any street right-of-way. Parking areas shall be constructed with proper drainage and a well maintained traffic directional system.

(B) Parking area surface.

(1) All vehicular parking areas in a C-1 Central Business District, C-2 General Commercial District, I-1 Light Industrial District and I-2 General Industrial District and parking areas of more than four spaces in all other districts shall be constructed of a durable and dustless surface as defined herein. This section shall not apply to parking areas at private dwellings in single and duplex dwelling structures or to areas where the use is strictly for display or parking of vehicles for sale.

(2) The durable, dustless surface may be temporarily omitted upon approval of the Planning board wherever it can be demonstrated by the property owner or developer that the permanent size, shape, or location of the parking area cannot be determined until the permanent development of the property is accomplished. In those instances where a non-durable, non-dustless surface is approved, the surface shall at all times be maintained in good condition and free from ruts, potholes and vegetation. Failure to properly maintain the area may be cause for the Board of Aldermen to require the owner to construct a durable, dustless surface. Board of Aldermen approval of such a temporary lot will be subject to annual review and only in cases of hardship will the lot be allowed to remain for more than one year.

(3) For the purposes of this section, a durable, dustless surface shall be one constructed of concrete, asphalt, macadam, brick or similar material; or special paving brick or block of such design as to permit the passage of water freely through the brick or block within the voids thereof. Loose stone or compacted stone without a suitable bonding agent may be accepted as a durable, dustless surface, if permitted by the Zoning Administrator. The Zoning Administrator will consider the terrain, the configuration of the lot and the anticipated amount of vehicle activity in making this permitting decision.

(4) No grade within the parking area or access lanes shall exceed fourteen percent (14%).

(5) Parking areas shall be screened from public rights of way and adjoining properties by land forms or evergreen vegetation so as to provide a barrier that will be at least three feet high and provide a seventy five percent (75%) visual barrier within two years.

(Ord., passed 12-13-82; Am. Ord., passed 7-11-83; Am. Ord., O-97-09, passed 6-9-97; Am. Ord. 0-99-02, passed 1-11-99; Am. Ord. O-99-07, passed 5-10-99) Penalty, see section 153.999.

153.112 LOCATION ON OTHER PROPERTY.

(A) If the required automobile parking space cannot reasonably be provided on the same lot with the principal use, the spaces may be provided on other off-street property under the same ownership or on other property rented or leased, provided such property lies within 300 feet walking distance of the main entrance to the principal use. The automobile parking spaces shall be associated with the principal use and shall not be reduced or encroached upon in any manner which would reduce the number of parking spaces below the required minimum.

(B) Shared Parking.

(1) The Zoning Administrator may approve the joint use of up to 100 percent of the required parking spaces for two or more uses located on the same parcel or adjacent parcels, provided that the developer can demonstrate that the uses will not overlap in hours of operation or in demand for the shared spaces.

(2) Any sharing of required parking spaces uses located on different parcels shall be guaranteed by a written agreement between the owner of the parking area and the owner of any use located on a different parcel and served by the parking area.

(3) Should the uses change such that the new uses overlap in hours of operation or in demand for the shared spaces, the shared parking approval shall become void. Parking meeting the requirements of this chapter shall then be provided for each use.

(Ord., passed 12-13-82; Am. Ord., passed 7-11-83; Am. Ord., O-97-09, passed 6-9-97; Am. Ord. O-99-07, passed 5-10-99) Penalty, see section 153.999.

153.113 COMMON OFF-STREET PARKING AREAS.

Two or more principal uses may utilize a common area in order to comply with off-street parking requirements, provided that the total number of individual spaces available in such common areas is no less than the total sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this chapter; and provided that the owner of said lot relinquished his development rights over the property until such time as parking space is provided elsewhere.

(Ord., passed 12-13-82; Am. Ord., passed 7-11-83; Am. Ord. O-99-07, passed 5-10-99) Penalty, see section 153.999

153.114 USE OF PUBLIC RIGHTS-OF-WAY FOR MANEUVERING.

When determining parking area requirements for individual uses, portions of the public rights-of-way for streets may not be considered as permissible for maneuvering incidental to parking. Direct access to individual parking spaces from public rights-of-way shall not be allowed.

(Ord., passed 12-13-82; Am. Ord., passed 7-11-83; Am. Ord., O-97-09, passed 6-9-97; Am. Ord. O-99-07, passed 5-10-99) Penalty, see section 153.999

153.115 CURB CUTS AND ACCESS POINTS.

Ingress-egress openings in concrete, asphalt, rock or other curbing provisions, commonly referred to as curb cuts, as well as other vehicular means of access to and from private property, shall be regulated in the several zoning districts established by this chapter in accordance with the following requirements and the approval of the N. C. Department of Transportation. (See also section 153.097.)

TITLE XV: LAND USAGE

(A) Number, size, and spacing of curb cuts and other access points. In no case shall a curb cut or other access point be less than ten feet nor more than forty feet in width. No more than two curb cuts per lot shall be permitted except in commercial or industrial districts where two shall be permitted on each street upon which the lot fronts.

- (1) The distance measured along the right-of-way line between the edges of adjacent access points shall be at least 25 feet.
- (2) Unless the access point will be shared between two or more adjoining properties, all access points shall be located at least five (5) feet from all property lines perpendicular to the street.
- (3) The number, width and location of curb cuts shall be such as to minimize traffic and pedestrian hazards.

(B) Location of curb cuts and other access points at street intersections. No curb or other access point shall be located closer than:

(1) Twenty feet from the intersection point of the streets rights-of-way or property lines involved.

(2) Twenty-five feet from the intersection of the two curb lines involved (or the lines extended in case of a rounded corner), whichever is least restrictive.
 (Ord., passed 12-13-82; Am. Ord., passed 7-11-83; Am. Ord. O-99-07, passed 5-10-99) Penalty, see section 153.999

153.116 OFF-STREET PARKING SPACE REQUIREMENTS.

Off-street parking spaces shall be provided for uses listed below as specified. Any use not specifically listed below shall be categorized into the most appropriate area by the determination of the Zoning Administrator and those regulations shall apply. All parking requirements set forth by this subchapter include provisions for parking for handicapped individuals as stated by any state or federal regulations.

(Ord., passed 12-13-82; Am. Ord., passed 7-11-83; Am. Ord. O-99-07, passed 5-10-99) Penalty, see section 153.999

USE	Off-Street Parking Requirements
Automobile service stations	Two (2) parking spaces for a grease rack or wash rack and one (1) space for each gas pump
Banks, savings and loans, credit unions and business and professional offices	One (1) space for each 300 square feet gross floor space plus one (1) space for each two employees and loading spaces in accordance with § 153.117.

TITLE XV: LAND USAGE

USE	Off-Street Parking Requirements
Convenience rental and retail stores	One (1) space for each 300 square feet gross floor space plus one (1) space for each two employees and loading spaces in accordance with § 153.117.
Cultural and community facilities	One (1) space per 200 square feet gross floor space.
Doctor and dentist offices	Six (6) spaces per doctor and dentist plus one (1) space for each employee and loading spaces in accordance with § 153.117.
Golf courses	Four (4) spaces per hole in addition to parking required for any related activities such as restaurants.
Educational facilities – Primary, elementary or junior high school	One (1) space for each employee and one (1) space for each 400 square feet of area for public assembly and loading spaces in accordance with § 153.117. See also requirements for religious complexes.
Educational facilities – Senior high school or college	Two (2) spaces for each classroom and administrative office plus one space for each employee and sufficient space for parking school vehicles and loading spaces in accordance with § 153.117. See also requirements for religious complexes.
Group care facility or hospital	One (1) space for each four (4) patient beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each three (3) employees.
Hotels, motels, bed and breakfast homes and inns	One (1) space for each guest room plus one (1) space for each two (2) employees.
Industrial district (for uses not otherwise specified)	One (1) space for each employee at maximum employment on a single shift, plus one (1) space for each company vehicle operating from the premises, plus one (1) space for each 200 square feet of sales and office area, and loading spaces in accordance with § 153.117.
Mobile home park	Refer to § 153.037 for mobile home park requirements.

TITLE XV: LAND USAGE

USE	Off-Street Parking Requirements
Mortuary or funeral home	One (1) space for each two (2) seats in the assembly room or chapel.
Newspaper publishing plant	One (1) space for each two (2) employees at maximum employment, plus sufficient space for parking vehicles, plus one (1) space for each 200 square feet of sales and service area, plus loading spaces in accordance with § 153.117.
Nursery school	One (1) space for each employee and each school vehicle, plus one space for every five (5) children.
Places of public assembly (including private clubs and uses, auditoriums, dance halls, theaters, stadiums, amusement parks and similar places of public assembly)	One (1) space for each four (4) seats provided for patron use plus one space for each 100 square feet of floor or ground area used for amusement or assembly but not containing fixed seats.
Rooming and boarding house	One (1) space for each guest room.
Recreation areas – Ball fields	One (1) space for each four (4) seats in the stands.
Recreation areas – Tennis courts	Two (2) spaces per court.
Religious complex	One (1) space for each three (3) seats in the principal assembly room (one-half of such parking may be available for another use which is closed on Sunday morning).
Residential	Two (2) spaces per dwelling unit.
Restaurant	One (1) space for each 4 seats (booths and tables included), plus one space for each employee working the shift of greatest employment.
Service and repair establishments	One (1) space for each 300 square feet of floor space plus one space for each two (2) employees and loading spaces in accordance with § 153.117.
Unified business developments.	The development as a whole shall have sufficient parking spaces, the sum total of which shall satisfy the requirements of this subchapter for each and every establishment located within the development

153.117 OFF-STREET LOADING.

(A) Off-street loading and unloading spaces. Every lot on which a retail or wholesale business, trade, industry or multi-family housing is hereafter established, shall provide space indicated herein for the loading and unloading of vehicles off of the street. Such space shall have access to an alley or, if there is no alley, to a street. For the purpose of this section, an off-street loading space shall have minimum dimensions of 12 feet by 40 feet and be clear and free of obstruction at all times. However, the minimum loading requirements shall meet the needs of each individual case. Required space shall be considered as follows.

(1) Retail businesses. One space per business location.

(2) Wholesale, industrial, governmental and institutional uses (including public assembly places, hospitals, and educational institutions). One space for the first 25,000 square feet, such uses shall provide loading spaces according to the following schedule.

25,000 - 99,999	2
100,000 - 159,000	3
160,000 - 239,999	4
240,000 - 349,999	5
Additional 100,000 or fraction thereof	1 (additional)

(3) Multi-family residences. Ten or more units, one space.

(B) Loading spaces adjacent to sidewalks. Where a loading space is adjacent to a public sidewalk or other public pedestrian way, it shall be so located, arranged, and improved with curbs or other barriers, as to provide adequate protection for pedestrians.

(C) Maneuvering areas. All off-street loading spaces must be provided with adequate off-street maneuvering areas so that vehicles do not obstruct traffic during maneuvering. (Ord., passed 12-13-82; Am. Ord., passed 7-11-83; Am. Ord. O-99-07, passed 5-10-99) Penalty, see section 153.999