

ARTICLE VIII

OFF-STREET PARKING AND LOADING

Section 1. Off-Street Parking Requirements.

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use or occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded open space.

(a) Certification of Minimum Parking Requirements.

Each application for a building permit or certificate of zoning compliance submitted to the Building Inspector as provided for in this ordinance shall include information as to the location and dimensions of off-street parking and the means of entrance and exit to such space. This information shall be in sufficient detail to enable the Director to determine whether or not the requirements of this section are met.

(b) Combination of Required Parking Space.

The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use, except that one-half (1/2) of the parking space required for churches, theaters, or assembly halls whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sundays.

(c) Remote Parking Space.

Off-street parking required by this ordinance may be provided on any land within four hundred (400) feet of the main entrance to such principal use, provided, the area in which parking is to be located, is under full control of the operator of the principal use.

(d) Minimum Off-Street Parking Requirements.

The following off-street parking space shall be required.

Residential and Related Uses

Single-family dwelling and duplexes

Multi-family residential condominiums, townhouses, structures

Rooming or boardinghouses

Home occupations

Public and Semi-Public Uses

Hospitals

Medical Clinics

Nursing Homes, Rest Home

Churches

Elementary Schools and Junior High Schools

Senior High Schools

Required Off-Street Parking

2 Spaces (may be in a single drive with one car behind the other)

2 spaces for each dwelling unit.

1 space for each roomer in addition to normal dwelling unit requirements

In addition to normal residential requirements, 1 space per 100 square feet of floor space devoted to the home occupation use

Required Off-Street Parking

1 space for 2 beds intended for patient use, exclusive of bassinets, plus 1 space for each staff or visiting doctor plus 1 space for each 2 employees

4 spaces for each doctor plus one space for each employee

1 space for each 3 beds intended for patient use

1 space for each 4 seats in the sanctuary

5 spaces, plus 1 space for each teacher and administrative employee

1 space for each 4 students plus 1 space for each classroom and administrative employee

Stadiums	1 space for each 8 spectator seats
Congregate Housing Facilities	1 space per unit
Auditoriums	1 space for each 4 seats in the largest assembly room
Public or private clubs	1 space for each 200 square feet of gross floor space
Public Utility Buildings	1 space for each employee
Community Center, public or Non-profit for assembly or recreation	1 space for each 200 square feet of gross floor space

Business Uses

Required Off-Street Parking

Exhibit Center/Event Center	1 space for every 200 sq. ft. of meeting/Event space, plus one space per employee
Retail Businesses of less than 50,000 sq. ft.	1 space for every 200 sq. ft. of gross floor space
Retail Businesses of greater than 50,000 sq. ft. but less than 100,000	Require 250 spaces plus 1 space for every 225 sq. ft. of gross floor space in excess of 50,000 sq. ft.
Retail Businesses greater than 100,000 sq. ft. but less than 200,000	Require 472 spaces plus 1 space for every 250 sq. ft. of gross floor space in excess of 100,000
Retail Businesses greater than 200,000 sq. ft.	Require 872 spaces plus 1 space for every 300 sq. ft. of gross floor space in excess of 200,000
Motels and Hotels	1 space for each room to be rented plus additional parking space for 3 employees
Restaurants and Other Eating Places	1 space for each 4 seats

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Offices, General	1 space for every 400 square feet for offices plus the Spaces required for handicap Parking by the N.C. State Building Code.
Offices, Medical, Dental	1 space for each employee plus 3 spaces per medical doctor or dentist
Offices, Professional (other than medical and dental)	1 space for each employee plus 3 spaces per Professional on staff
Banks	1 space for each 200 square feet of gross floor of floor area minus any storage areas and vaults
Service Stations	5 spaces for each grease rack and 5 spaces for each wash rack
Funeral Homes	1 space for each 4 seats in the chapel or parlor
Drive-through service such as banks, dry cleaners, car washes, etc.	Stacking for 4 vehicles at each bay window or lane (in addition to use requirement)
Wholesale Uses	1 space for each 2 employees on the largest shift and 1 space for every truck to be stored or stopped simultaneously
Industrial Uses	1 space for each 2 employees on the largest shift and 1 space for every truck to be stored or stopped simultaneously

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(e) Required Landscaping and Streetyards.

Where more than twenty (20) off-street parking spaces are required by this Ordinance or provided the following Landscaping provisions shall apply:

1. A landscaped streetyard shall be required for all vehicular surface areas located within one hundred (100) feet of a street right-of-way, unless separated by an intervening building. Minimum streetyard width is ten (10) feet, and shall be measured perpendicular to the street right-of-way. The streetyard shall be positioned between the vehicular surface area and street right-of-way. Each streetyard shall contain a minimum of two (2) deciduous or broadleaf evergreen trees per one hundred (100) linear feet, excluding points of vehicular ingress or egress. In no case shall any streetyard contain less than one (1) tree. Required must be a minimum of eight (8) feet in height at installation and shall be at least two (2) inches in diameter measured one-half foot above ground level. Where two (2) or more streetyard trees are required, all trees shall be planted twenty(20) to seventy-five (75) feet on center. Existing deciduous trees located in the abutting street right-of-way may be used to satisfy the distribution requirements above.

Within the required streetyard, the landowner or or developer shall use natural shrubs. Streetyard shrubs must be a minimum of eighteen (18) inches in height at installation, with a minimum height of thirty-six (36) inches within three (3) years of installation. Shrubs must be a locally adapted species which retain their foliage to within six(6) inches above ground level, and shall be spaced no more than eighteen (18) inches, edge to edge. No more than thirty (30) percent of streetyard shrubs shall be deciduous.

2. Landscaping required shall comply with the City's minimum sight line standards for street and driveways.
3. Required landscaping shall not obstruct or impede public pedestrian routes including sidewalks.
4. Any lighting shall be so shielded as to cast no direct light upon adjacent property.

5. Landscaping is required within parking lots where there are greater than 250 off-street parking spaces provided. A landscape space shall be provided on each end of every aisle. In addition, there shall be provided one landscaped space for every 50 spaces to be spaced evenly throughout the parking lot. The landscaping shall be equal to the size of a required parking space.

Section 2. Off-Street Loading Requirements.

The number of off-street loading berths required by this section shall be considered as the absolute minimum and the developer shall evaluate his own needs to determine if they are greater than the minimum specified by this section. For purposes of this section an off-street loading berth shall have minimum plan dimensions of twelve (12) feet by forty (40) feet and fourteen (14) feet overhead clearance with adequate means for entrance and exits. A loading space requirement may be modified or waived by the Board of Adjustment on application in the case of a bank, theatre, assembly hall, or other building or similar limited loading space requirements.

Number of Required Off-Street Loading Berths

Square Feet of Cross Floor Area	Required Number of Berths
0 - 25,000	1
25,000 - 40,000	2
40,000 - 100,000	3
100,000 - 160,000	4
160,000 - 240,000	5
240,000 - 320,000	6
320,000 - 400,000	7
Each 90,000 - 400,000	1