

## ARTICLE 12

### Off-Street Parking, Stacking, and Loading Areas

*[Amended September 20, 2016 Ordinance 2016-O-18]*

#### OFF-STREET PARKING, STACKING, AND LOADING AREAS

##### **12.1 Off-Street Parking, Stacking, and Loading Space Required**

When any building or structure is erected, modified, and/or enlarged the requirements of this Section shall be met. For enlargements, modifications, or increase in capacity, the requirements of this Section shall apply only to such enlargements, modifications or increases in capacity. In cases of mixed occupancy, the minimum number of off-street parking and loading spaces shall be the cumulative total of individual use requirements unless otherwise specified.

##### **12.2 Paving and Maintenance**

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

##### **12.3 Access**

All parking, stacking, and loading facilities shall have paved vehicular access to a public street.

##### **12.4 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.

##### **12.5 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 (5) spaces, no additional off-street parking shall be required.

##### **12.6 Accessible Spaces**

Accessible spaces for the physically handicapped shall be provided as required by the Americans with Disabilities Act and North Carolina Building Code.

##### **12.7 Bicycle Parking**

All non-residential uses, except agricultural and agricultural based businesses, and all multi-family residential uses, including condos and townhomes with shared parking, shall include bicycle parking spaces. This area may be a designated parking space within the parking lot near the building or an area outside the parking lot adjacent to the building. The bike parking area shall include a bike rack with provisions for locking bikes.

##### **12.8 Overflow Parking**

Off-street areas used for special event parking (to accommodate occasional overflow volumes) may be used with pervious ground cover where such cover can sustain the traffic and use volumes. The owner of the property shall be responsible for the maintenance of such parking areas.

##### **12.9 Parking of Over Size Vehicles in Residential Districts**

In order to maintain the visual appeal of residential areas, over size vehicles such as RV's (recreational vehicles), water craft and accessories, towing trailers, and commercial vehicles larger than one ton shall not be parked or stored on the street in residential districts.

## **12.10 Off-Street Parking Lots and Access Areas**

*[Amended April 20, 2015 per Ord. 2015-O-03]*

Off-street parking is required to meet the needs of the employees, clients, and/or customers of the principal use. Due to the potential for parking areas to use a large percentage of a development site, efforts should be made to accurately estimate the parking needs of the principal use. Strategies such as shared parking and remote parking should be used to maximize the use of existing parking available in the area in which a use is to be located. Parking areas should be designed to minimize breaks in the pedestrian environment along the public street and create safe and comfortable passage for pedestrians. The following standards shall therefore be met.

- 12.10-1 **LOCATION OF PARKING LOTS.** In the Main Street (MS) district, all off-street parking lots shall be placed behind buildings, rather than on the side, except where specifically authorized by the Planning Board as part of a site plan review and approval. Side of the building parking will be permitted in all other zoning districts only in specified percentages and as indicated by Building Type. All side of the building parking shall be constructed behind the build-to line. Off-street parking is not permitted in front of the primary building façade in the MS district; in the C 15 and C 56 Commercial districts, no more than 25% of off-street parking may be permitted in front of the primary façade.
- 12.10-2 **LIMITATION ON UNINTERRUPTED AREAS OF PARKING.** Uninterrupted areas of parking lot shall be limited in size. Large parking lots shall be broken by buildings and/or landscape features.
- 12.10-3 **ENCLOSURE OF PARKING LOTS.** Parking lots shall be enclosed by tree planting and/or building walls(s). For small lots (thirty-six spaces or less), landscaping shall be required at the perimeter; for large lots (more than thirty-six spaces), landscaping shall be at the perimeter and placed to break the lot into parking areas of no more than thirty-six spaces.
- 12.10-4 **PEDESTRIAN CORRIDORS.** Parking lots shall be designed to allow pedestrians to safely move from their vehicles to the building. On small lots, this may be achieved by providing a sidewalk at the perimeter of the lot. On larger lots, corridors within the parking area should channel pedestrians from the car to the perimeter of the lot or to the building(s). These corridors should be delineated by a paving material which differs from that of vehicular areas and planted to provide shade and an edge. Small posts or bollards may be used to define/protect the pedestrian corridors. The minimum width of the sidewalk or pedestrian corridor shall be five (5) feet, with vehicle encroachment calculated as extending two (2) feet beyond curb or wheel stop.
- 12.10-5 **DRIVEWAY WIDTH.** To maintain pedestrian comfort and calm the speed of entering traffic, driveways to parking areas should be no wider than 24 feet. Driveways connecting to state roads shall meet the requirements of the NC Department of Transportation.
- 12.10-6 **INTERCONNECTION OF PARKING LOTS.** To the extent practicable, adjoining parking lots serving non-residential buildings shall be interconnected. When vehicular connections are not practical, pedestrian walkways shall be provided to enable pedestrian connections between parking lots.
- 12.10-7 **PAVING OF PARKING LOTS.** All commercial driveway and parking areas shall be paved with asphalt, concrete, pervious pavement and/or pavers, or brick pavers except for areas used for overflow, special events, and peak parking. Any non-paved surface used for overflow, special events, and peak parking that cannot be maintained with healthy, living turf grass or similar ground cover shall be paved with asphalt, concrete, pervious pavement and/or pavers, or brick pavers. Paving shall not be required for:
- A. Overflow parking facilities for religious institutions, private clubs, lodges, or other similar nonprofit organizations.
  - B. Parking areas for agricultural uses in the Agricultural (AG) District.
  - C. Parking areas for tracked heavy construction equipment, skid-mounted equipment and similar equipment, provided they are constructed with an all-weather surface.
  - D. Parking areas intended to provide public access to City-owned wilderness, open space, conservation or preservation land.
- For paved parking areas, curb and gutter or an equivalent drainage system shall be provided along

the periphery of the parking lot. Access drives shall be paved and maintained free from defects from the curb-line to a point at least ten (10) feet beyond the public right-of-way line for all parking and loading facilities, whether paved or unpaved.

12.10-8 MINIMIZE DUST AND EROSION. All parking areas shall be graded, properly drained, stabilized, and maintained to minimize dust and erosion.

12.10-9 MARKING OF PARKING SPACES. All parking spaces and stacking lanes shall be clearly identified with paint lines, bumper guards, curbs, or similar treatment.

12.10-10 WHEEL GUARDS OR CURBS REQUIRED. All parking spaces abutting the perimeter or a landscape island shall be provided with wheel guards or curbs located so that no part of the parking vehicle will extend beyond the property line or encroach into a required planting area.

12.10-11 REDUCTION IN NUMBER OF SPACES. Unless there is a change in use requiring a lesser number of spaces, the number of spaces shall not be reduced below the minimum requirements of this Article except as provided for in Section 12.5 (Requirements for Change in Use).

12.10-12 PARKING SPACE DIMENSION. The minimum size for parking spaces shall be 9 feet by 18 feet as shown in the *Creedmoor Technical Standards and Specifications Manual*.

12.10-13 RESERVED.

12.10-14 LIGHTING AND ILLUMINATION. All light fixtures (freestanding, flood, or any other form of light fixture) shall be provided with full cut-off fixtures, visors, or any other suitable directional control to direct light either downward or directly on the appropriate building. Wall pack lighting is not permitted.

No light fixture shall create any glare or spillover lighting effects on any residential properties or streets.

Lighting located within parking lots may not exceed thirty-three feet in total mounted height. Parking lot lighting shall consist of a fixture that shields the source of light away from neighboring properties and direct the illumination to the ground's surface.

Lighting installations should include timers, dimmers, and /or sensors to reduce overall energy consumption and unnecessary lighting.

Lighting levels for canopies and awnings of commercial facilities shall be adequate only to facilitate the activities taking place in such locations and shall not be used to attract attention to the businesses. Lighting fixtures mounted on canopies shall be recessed so that the light's lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained. Canopies shall be constructed of non-light-emitting material.

#### **12.11 Off-Street Parking Requirements by Major Land Use**

While on-street parking can contribute substantially to everyday parking needs, sufficient off-street parking must also be provided to serve the particular needs of the building(s). The following minimum requirements for off-street parking are set forth to ensure the provision of adequate off-street parking. For any use not specifically listed in this Section, the parking, stacking and loading requirements shall be those of the most similar use.

Table 12-1

Type of Land Use	Minimum Required Spaces:
<b>Residential</b>	
Accessory dwelling unit	1 space per bedroom
Dwellings: single family, multifamily, townhouses, family care home	1 space per bedroom
Group homes	2 spaces for employees, plus 1 space per 5 adults
Lodging – all uses	1 space per rented room, plus 1 space per employee at greatest shift
<b>Commercial</b>	
Retail Uses	1 space per 400 sf plus one space per employee at greatest shift
Restaurants	1 space per 4 seats plus stacking for drive through (if included)
Motor vehicle sales (cars, trucks, motorcycles)	1 space per employee on greatest shift, plus 1 space per 400 sf of showroom area
Medical, dental, or related offices	2 spaces per examining room plus 1 space per 2 employees, including doctors
Car wash	2 spaces in manual drying area, plus 1 space per 2 employees on shift of greatest employment, plus stacking for 3 vehicles per stall
Clubs, lodges	1 space per 350 sq. ft.
Convenience stores with gas pumps	1 space per 350 sq. ft. (spaces at gas pumps are not recognized as parking spaces)
Drive through (not otherwise classified)	2 spaces per employees plus stacking for 3 vehicles at each window or machine
Funeral establishments	1 space for each 4 seats in the chapel, plus 1 space per employee on largest shift
Manufacturing, assembly or finishing operations	1 space per employees on shift of greatest employment plus 1 space per 400 sq. ft. of retail sales or customer service area
All other commercial uses	1 space per 400 sf
<b>Public Facilities &amp; Institutions</b>	
Ambulance services, fire stations, police stations	1 per employee on largest shift
Hospitals	1 space per in-patient or out-patient bed, plus 1 space per 2 employees on largest shift
Religious Institutions	1 space for each 4 seats
Nursing and convalescent homes, or assisted living facility	1 spaces per 2 bed, plus 1 space per 2 employees on largest shift

**12.12 Off-Street Parking Exceptions**

The following exceptions to the off-street parking requirements of section 12.11 shall be permitted.

12.12-1 EXISTING BUILDINGS AND INFILL HOUSING IN THE MS DISTRICTS. In the Main Street (MS) District, existing buildings that were legally constructed without the provision of on-site parking, and infill housing on existing lots of record may meet requirements with on-street parking and will be construed conforming as to parking. Such buildings are eligible for change of use permits, and for building upfits. Any expansion of the building and/or use shall provide off-street parking as required by this Article.

12.12-2 PARKING REDUCTION IN MS DISTRICT. In the Main Street (MS) District, the off-street parking

requirements of this Article shall be reduced 50% for all uses where shared and/or remote parking provisions are made in accordance with Sub-section 12.12-8 below.

12.12-3 RESERVED.

12.12-4 ON-STREET PARKING FOR RESIDENTIAL BUILDINGS. Residential buildings may meet or contribute to meeting parking requirements with on-street parking, where available and approved by the Planning Board, if individual driveways are minimized and the fronting street is specifically designed to meet the parking needs of the residential buildings.

12.12-5 PARKING ON STREETS IN RESIDENTIAL DISTRICTS. Parking shall be allowed along all streets in residential districts except along alleys, designated bike lanes, and areas where parking is prohibited.

12.12-6 NO PARKING IN RIGHT-OF-WAY. In no case shall off-street parking extend into the public right of way, or into an easement for a public sidewalk on private property.

12.12-7 STORAGE OF VEHICLES ON STREET. Vehicles shall not be parked on the street for extended periods such that they appear to be stored on the street.

12.12-8 SHARED AND REMOTE PARKING

A. *Shared parking.* The Planning, Zoning and Subdivision Administrator shall 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. Any sharing of required parking spaces by 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. 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 Article shall then be provided for each use. Parking agreements shall be for a minimum of five (5) years, shall run with the property, and shall be recorded in the office of the Register of Deeds for Granville County. A sidewalk or other pedestrian way shall connect the shared parking area to the uses for which parking is being provided.

B. *Remote parking.* If the required number of parking spaces for any land use cannot be reasonably provided on the same lot on which the principal use is located, such parking space may be provided, for up to a maximum of 50% of the required parking, on any land within 750 feet walking distance of the property on which the principal use is located, provided that the zoning use regulations for the district in which the remote parking space is located permit the principal use which the parking spaces serve and, provided further, that no crossing of a major thoroughfare is required to travel from the use to the remote parking spaces, unless the pedestrian may access the remote parking by crossing said thoroughfare at a signalized crosswalk. Uses that cannot provide the remaining 50% of the required parking on-site must otherwise comply with the off street parking requirements. Any remote parking spaces located on a different parcel than the use for which the remote parking spaces serve shall be guaranteed by a written agreement between the owner of the remote parking area and the owner of the use located on a different parcel and served by the remote parking area. Change of ownership of either parcel shall require a renewal of the agreement. Parking agreements shall be for a minimum of five (5) years, shall run with the property, and shall be recorded in the office of the Register of Deeds for Granville County.

### **12.13 Loading Areas**

Off-street loading areas shall be provided to allow for delivery, loading, and similar activities to occur in a safe, designated area that will not impede the flow of traffic or block pedestrian or vehicular access.

12.13-1 LOCATION. Off-street loading areas shall be located on the same zone lot as the use they serve.

12.13-2 MINIMUM SIZE. The minimum size for an off-street loading area shall be 250 square feet.

12.13-3 ARRANGEMENT. 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 street or maneuvering on right-of-way shall be permitted.

12.13-4 MINIMUM NUMBER OF LOADING AREAS REQUIRED.

A. Retail operations, including restaurant and dining facilities within hotels and office buildings:

GROSS FLOOR AREA (SQ. FT.)	MINIMUM NUMBER OF AREAS
1 - 10,000	0
10,001 - 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

B. Office buildings and hotels:

GROSS FLOOR AREA (SQ. FT.)	MINIMUM NUMBER OF AREAS
0 - 100,000	0
For each additional 100,000 square feet or fraction thereof	1

C. Industrial and wholesale operations:

GROSS FLOOR AREA (SQ. FT.)	MINIMUM NUMBER OF AREAS
0 - 10,000	0
10,000 - 40,000	1
40,001 - 100,000	2
100,001 - 160,000	3
160,001 - 240,000	4
240,001 - 320,000	5
320,001 - 400,000	6
For each additional 90,000 square feet or fraction thereof	1