

Section 502 Off-Street Parking

502.1 Purpose

The purpose of these regulations is to ensure adequate parking is provided and maintained throughout the County. Parking shall be provided in the amount specified by this section, at the time of erection of any structure, or at the time when any main structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one zoning use or occupancy to another.

502.2 General Provisions

502.2.1 Parking spaces provided to meet the requirements of this section shall not be reduced in size or number, modified, eliminated, or assigned to another use at the same time, except as allowed by these regulations. The use of required parking for the display of equipment, material, or supplies, or for the sale, repair, or dismantling of vehicles shall not be permitted.

502.2.2 With the exception of Venues as permitted in the A-1 zoning district, each required parking space, aisle, and drive shall be paved and provide paved vehicular access to a public or private street or alley, unless a waiver is approved by the Planning Commission. If a waiver is approved, at a minimum the paved surface shall extend from the edge of the public road to the right of way line or 15', whichever is greater. Each parking space shall be unobstructed and independently accessible from an aisle or drive.

502.2.3 With the exception of required spaces for single-family and two-family dwelling units, adequate on-site turning space shall be provided so that no vehicle is required to back into the street. However, any direct driveway access to arterial or collector streets from single-family and two-family dwelling units shall have an adequate on-site turning space provided so that no vehicle is required to back into the street

502.2.4 Each required parking space shall be marked by painted lines extending the full length of the space.

502.2.5 When several uses occupy a single structure or lot, typically the total required parking is the sum of the requirements of the individual uses.

502.2.5.1 However, the Planning Commission may approve a waiver allowing the total parking requirement to be calculated on the maximum parking need at any point throughout a typical day based on the timing of the maximum needs of the individual uses.

502.2.7 Parking areas and loading facilities shall be maintained by the owner or lessee in a clean and orderly condition, free of debris and other foreign substances. Parking and loading areas shall be properly maintained, pavement markings periodically repainted, and on-site traffic signs properly maintained, as necessary to maintain a clear and safe identification of individual parking spaces and to facilitate the safe movement of pedestrian and automobile traffic.

502.2.8 When calculations indicate a fraction of one (1) space is required, the following shall apply:

For fractions from 0.01 to 0.49, provide no additional space.
 For fractions from 0.50 to 0.99, provide one (1) additional space.

502.2.9 Each parking space and aisle shall have the minimum dimensions specified by the following standards and illustrations.

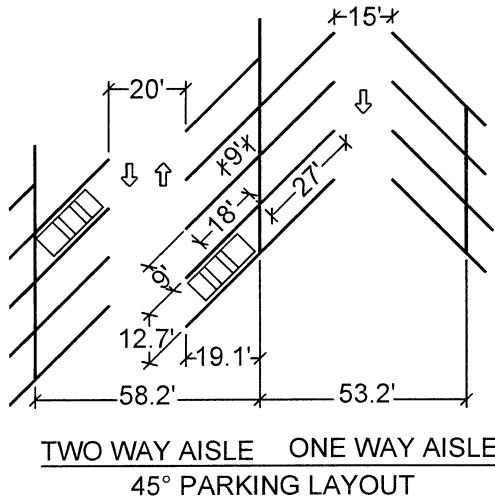
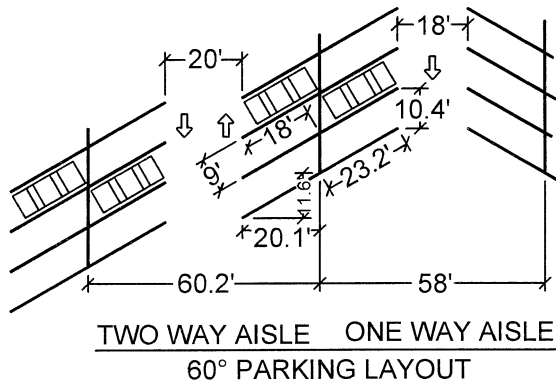
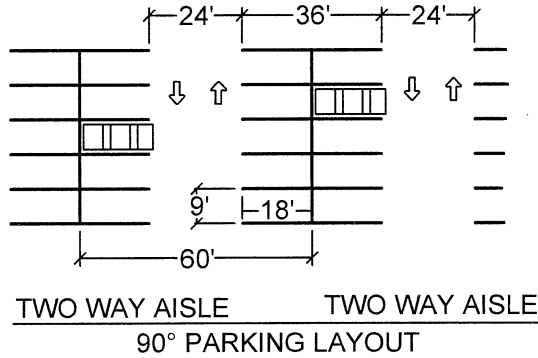
PARKING DESIGN STANDARDS

Type of Space		Parking Angle ***	Minimum Space Width	Minimum Space Depth	Minimum Aisle Width* (1-Way Drives)	Minimum Aisle Width (2-Way Drives)
Automobile Parking Spaces		0° parallel	9'	25'	15'	20'
		15°	9'	23'	15'	20'
		30°	9'	22'	15'	20'
		45°	9'	21'	15'	20'
		60°	9'	20'	18'	20'
		75°	9'	19'##	22'#	24'##
		90°	9'	18'##	24'#	24'##
Handicapped Spaces	Standard	**	14'****	18'-25'***	**	**
	Van Accessible	**	17'****	18'-25'***	**	**
Motorcycle Spaces		**	4 1/2'	7'	**	**

- * Measured perpendicular to traffic flow in aisle.
- ** Same as requirements for automobiles.
- *** Use the graph below to determine parking angle.
- **** Includes 9-foot parking spaces and 5-foot access aisle for standard spaces and 8-foot access aisle for van accessible spaces. Access aisles may be shared by two adjacent spaces.
- # Drive aisles may be reduced by up to 2' if there is parking on one side only and there are no plants over 18" tall or structures within 2' of the pavement.
- ## Parking stall length may be reduced by up to 2' if there is green space of at least 2' width at the front of the space and there are no plants over 18" tall or structures within 2' of the pavement. However, there shall be a curb, or wheel stops placed at the edge of the pavement, to prevent the vehicles from travelling into the green space.

Note: The designer may not use the parking space length reduction and drive aisle width reduction for the same parking spaces.

PARKING SPACE AND DRIVE AISLE ILLUSTRATIONS



502.2.10

For uses not specifically mentioned herein, off-street parking requirements shall be interpreted by the Planning director based upon requirements for similar uses established herein or upon acceptable standards.

502.2.11 All space requirements which are based upon employment shall be computed on the basis of the greatest number of persons employed at any one period during the day or night.

502.2.12 Garages and their associated driveways may count towards parking space requirements as follows:

502.2.12.1 1 garage space equals 1 parking space for one and two family units

502.2.12.2 1 garage space equals 0.5 parking spaces for multi-family units

502.2.12.3 Every 18' of driveway length equals 1 parking space if the space does not block a walkway.

502.2 Required Parking Spaces

502.3.1 The following are minimum parking requirements. The maximum parking allowed is an additional 30% above the minimum required. The Planning Commission may grant a waiver to the maximum limit but the parking spaces above the maximum allowable and their associated drive aisle should be constructed using a durable pervious material, to the extent possible. For calculation of the maximum allowable, garage spaces are not taken into consideration-it is only the exterior spaces that cannot exceed the maximum allowable without a waiver from the Planning Commission.

Residential	Spaces required
Bed-and-breakfast inns\house	One (1) parking space per guest room plus two (2) additional parking spaces for the permanent residence.
Elderly housing, assisted living	One (1) space per unit plus one (1) space per employee on the largest shift.
Elderly housing, congregate care	One-half (1/2) space per bed or one (1) space per bedroom whichever is greater plus one (1) space per employee on the largest shift.
Elderly/retirement housing	One and one-quarter (1 1/4) spaces per unit.
Home occupation	Two (2) spaces for the dwelling unit plus one (1) space per one-hundred square feet of floor area devoted to the home occupation.
Manufactured (Mobile) home parks	Two (2) spaces per dwelling unit.
Multi-family, one bedroom multi-family dwelling unit with floor area of four-hundred twenty five (425) square feet or less	One and one-quarter (1 1/4) spaces per dwelling unit.
Multi-family, one bedroom multi-family dwelling units with a floor area greater than four-hundred twenty five (425) square feet	One and one-half (1 1/2) spaces per dwelling unit.

Multi-family, two or more bedroom multi-family dwelling unit	Two (2) spaces per dwelling unit.
Residential facilities for developmentally disabled	Two (2) parking spaces for the first dwelling unit and one (1) additional parking space provided for each additional dwelling unit.
Rooming and boarding houses, excluding bed and breakfast houses	One (1) space per rented bedroom plus two (2) spaces for the permanent residence.
Single-family and two family dwelling units	Two (2) spaces per dwelling unit.

Commercial	Spaces Required
Adult day-care centers	One (1) space per employee and one (1) space per five (5) persons enrolled in the program.
Automobile repair garages	One (1) space per employee plus one (1) space per two-hundred fifty (250) square feet of floor area used for repair work.
Automobile sales	One (1) space per employee plus one (1) space per two-hundred fifty (250) square feet of floor area for service area, plus one (1) space per one- thousand (1,000) square feet of gross building area (exclusive of service area).
Barber/beauty shop (other than home occupation)	Three (3) spaces per chair or beautician station for the first two (2) chairs or station, plus two (2) spaces for each additional chair or station.
Bowling lanes	Four (4) spaces per lane plus any additional spaces required for other uses.
Child day-care centers	One (1) space per four-hundred (400) square feet of gross floor area.
Commercial centers, including office, retail, and restaurants not exceeding 20,000 square feet.	One (1) space per one-hundred and fifty (150) square feet of gross floor area.
Convenience centers	One space per one-hundred and fifty (150) square feet of retail area plus one (1) space per employee
Dance/gymnastic schools	One (1) space per two-hundred and fifty (250) square feet of gross floor area.
Fraternal organizations, lodges, and clubs	One (1) space per two-hundred (200) square feet of gross floor area.

Funeral home or mortuary	One (1) space per four (4) seats in the chapel plus four (4) additional spaces per one-hundred (100) square feet of floor area in each viewing room, and one (1) space per vehicle operated by the establishment.
Golf and country clubs, swimming clubs, tennis clubs, and other similar recreational activities	One (1) space per five (5) families with membership in the club.
Golf course	Forty-eight (48) spaces for a par-3 course; ninety-six (96) spaces for an executive or regulation golf course; and one (1) space per employee and one (1) space per two-hundred (200) square feet of gross floor area of the pro-shop and snack bar.
Golf driving ranges	One (1) space per tee, plus one (1) space per putting green, plus one (1) space per employee.
Health/fitness club	One (1) space per two-hundred (200) square feet of gross floor area.
Kennels	One (1) space per five-hundred (500) square feet of gross floor area plus one (1) space per employee.
Motels, hotels	One (1) space per rental unit, plus one (1) space for each two (2) employees, plus one (1) space per two-hundred (200) square feet of gross floor area devoted to eating and entertainment.
Movie theatre	One (1) space per four (4) seats.
Night clubs	One (1) space per one-hundred (100) square feet of gross floor area.
Outdoor sales areas not otherwise specified	One (1) space per five-hundred (500) square feet of sales area, plus one (1) space per employee.
Personal, business, or professional services not otherwise specified	One (1) space per two-hundred (200) square feet of gross floor area.
Plant nurseries	One (1) space per two-hundred (200) square feet of gross floor area, plus one (1) space per four-thousand (4,000) square feet of gross acreage.
Restaurants	
	A. Sit-Down: One (1) space per one-hundred (100) square feet of gross floor area.
	B. Carry-Out Only: One (1) space per two-hundred (200) square feet of gross floor area.
	C. Drive-Thru Only: One (1) space per employee.
	D. Restaurants located inside retail malls with an excess of four-hundred thousand (400,000) square feet of gross leasable area (GLA) shall be calculated at the same rate as the remainder of the mall.
Retail sales, general	One (1) space for each two-hundred (200) square feet of retail area.

Retail sales, specialty	One (1) space for each four-hundred (400) square feet of retail area.														
Retail sales, bulk	One (1) space per five-hundred (500) square feet of retail area, or one (1) space per one-thousand (1,000) square feet of gross floor area, whichever is greater.														
Retail mall	Retail malls having in excess of four hundred-thousand (400,000) square feet of gross leasable area (GLA), according to the table below:														
	<table border="1"> <thead> <tr> <th>Square Feet of GLA (SFGLA)</th> <th>Spaces Required (per 1000 SFGLA)</th> </tr> </thead> <tbody> <tr> <td>400,000 – 500,000</td> <td>5</td> </tr> <tr> <td>500,000 – 600,000</td> <td>4.9</td> </tr> <tr> <td>600,000 – 700,000</td> <td>4.8</td> </tr> <tr> <td>700,000 – 800,000</td> <td>4.7</td> </tr> <tr> <td>800,000 – 900,000</td> <td>4.6</td> </tr> <tr> <td>900,000 +</td> <td>4.5</td> </tr> </tbody> </table>	Square Feet of GLA (SFGLA)	Spaces Required (per 1000 SFGLA)	400,000 – 500,000	5	500,000 – 600,000	4.9	600,000 – 700,000	4.8	700,000 – 800,000	4.7	800,000 – 900,000	4.6	900,000 +	4.5
Square Feet of GLA (SFGLA)	Spaces Required (per 1000 SFGLA)														
400,000 – 500,000	5														
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600,000 – 700,000	4.8														
700,000 – 800,000	4.7														
800,000 – 900,000	4.6														
900,000 +	4.5														
Wholesale business	One (1) space per three-thousand (3,000) square feet of gross floor area plus one (1) space per employee														

Office	Spaces Required
Call centers	One (1) space per (2) employees in the largest shift.
General offices	One (1) space per three-hundred (300) square feet of gross floor area.
Medical and dental offices	Five (5) spaces per doctor plus one (1) space per employee or one (1) space per two-hundred (200) square feet of gross floor area, whichever is greater.

Industry	Spaces Required
Industry	One (1) space per two (2) employees in the largest shift.
Warehouses	One (1) space per employee.

Institutional	Spaces Required
Ambulance service	One (1) space for each ambulance plus one (1) space per employee.
Animal hospitals, veterinary clinics	One (1) space per three-hundred (300) square feet of gross floor area.
Churches, chapel, mosque, synagogue, or other place of worship	One (1) space per four (4) seats in the main sanctuary, a seat being defined as at least eighteen (18) inches of row seating or each individual chair.

Community center	One (1) space per three-hundred (300) square feet of gross floor area plus one (1) space per employee.
Emergency or temporary shelters	One and one-half (1 1/2) space per five (5) persons staying at the shelter.
Fraternity or sorority houses	One (1) space per bed.
Group homes for the mentally handicapped, or physically handicapped	Three (3) spaces for the first ten (10) residents, plus two (2) additional spaces for facilities with eleven (11) to fifteen (15) residents.
Hospitals	One (1) space per two (2) beds (exclusive of bassinets) plus one (1) space per two (2) staff or visiting physicians plus one (1) space per employee.
Libraries, museums, and art galleries	One (1) space per four-hundred (400) square feet of gross floor area.
Places of public assembly	One (1) space per four (4) seats in the principal assembly room.
Public utility buildings	One (1) space per employee plus one (1) space per company vehicle.
Schools	
A. Elementary school	One (1) space per employee or staff plus one (1) space per twenty-five (25) students.
B. Middle school	One (1) space per employee or staff plus one (1) space per twenty-five (25) students.
C. High school	One (1) space per employee or staff plus one (1) space per four (4) students.
D. Colleges, universities, technical schools	One (1) space per employee or staff plus one (1) space per three (3) students.
Stadium	One (1) space per four (4) seats.
Venues	One (1) space per four (4) seats or attendees.

502.4 Off Premises Parking

If the required parking spaces cannot be provided on the same lot as the principal use, the Board of Zoning Appeals may, as a Special Exception, permit such spaces to be located on other property, provided;

- 502.4.1 The property used for parking shall be located within four-hundred (400) feet of the property line of the principal use.
- 502.4.2 The property used for parking shall have the same landscape requirements as the principal structure or use.
- 502.4.3 The property used for parking shall not be separated from the principal use by an arterial street as designated on the Major Thoroughfare Plan.
- 502.4.4 Lighting shall be shaded or recessed so as not to project light on to adjoining properties or onto any public right of way as determined by staff. A site inspection shall be conducted prior to the issuance of a Certificate of Occupancy.
- 502.4.5 Such spaces shall not exceed fifty (50) percent of the required parking.
- 502.4.6 Ingress and egress to the parking lot shall not be through a local residential street and is provided through the property of the non-residential principal use.
- 502.4.7 When off-street parking is located on a lot other than the lot where the principal use is located, the applicant shall submit a legal instrument duly executed by all parties allowing the land to be available for the parking as long as required for the principal use.

502.5 Handicap Parking

Except for single-family, two-family, and multiple-family dwellings offered for sale, all uses shall provide off-street parking spaces for handicapped persons.

- 502.5.1 The number of handicapped parking spaces required shall be based on the total number of parking spaces according to the following table:

<u>Total Spaces</u>	<u>Required Number to be Reserved for the Handicapped</u>
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
<i>Over 1,000</i>	<i>20 plus 1 for each 100 over 1,000</i>

- 502.5.2 Each handicapped parking space shall be identified by an above-grade sign conforming to the requirements of the Manual on Uniform Traffic Control Devices. Each sign shall be no less than seven (7) feet in height to the bottom of

the sign, and the sign itself shall be twelve (12) inches in width by eighteen (18) inches in height. Other methods identifying handicapped parking spaces, such as painting on asphalt surfaces, shall not be considered as acceptable alternatives to the required signage, but may be installed in addition to these requirements.

- 502.5.3 Handicap spaces shall be provided at the closest possible location to the entrance of the building, and shall be connected to that entrance by a paved surface no less than five (5) feet in width, which does not exceed one (1) foot rise or fall per twelve (12) feet of length. In no case shall a handicapped individual, in proceeding from a handicapped parking space to an entrance, be required to walk or wheel behind non-handicapped parking.

502.6 Motorcycle Parking

- 502.6.1 Any off-street parking facility of fifty (50) or more spaces may install, as an option, motorcycle parking spaces in lieu of required automobile parking. The maximum percentage of such spaces that may be counted toward the required parking requirement shall be one (1) percent, with fractions being rounded to the nearest whole number.
- 502.6.2 Any such spaces provided shall be grouped in the parking area and at the ends of parking aisles where possible.
- 502.6.3 Motorcycle spaces shall be identified by above grade signs, no less than seven (7) feet in height to the bottom of the sign as being reserved for such use. The sign itself shall be twelve (12) inches in width by eighteen (18) inches in height. Other methods of identification, including painting of asphalt surfaces, shall not be considered as acceptable alternatives to the required signage, but may be installed in addition to these requirements.

502.7 Stacking Lanes for Drive-up Order Windows

- 502.7.1 A required stacking space shall be an area measuring eighteen (18) feet long with direct forward access to an order window or device of a drive-through facility. A required stacking space shall be located to minimize any vehicle from extending into the public right-of-way. Stacking spaces for drive-through or drive-in uses may not be counted as required parking spaces.
- 502.7.2 Stacking spaces begin at the ordering device of a drive-through facility. Uses providing drive-up or drive-through services shall provide stacking spaces as follows:
 - 502.7.2.1 For a drive-through restaurant with indoor seating, a minimum of seven (7) stacking spaces shall be provided;
 - 502.7.2.2 For a drive-through restaurant without indoor seating, a minimum of ten (10) stacking spaces shall be provided;
 - 502.7.2.3 For each drive-up window of a bank or other financial institution, a minimum of five (5) stacking spaces shall be provided per service window or device.
 - 502.7.2.4 For other uses, a minimum of three (3) stacking spaces shall be provided per service window.