

# Article 6. Parking and Loading Requirements

Effective January 1, 2009, as Amended through January 1, 2009

Table of Contents		page
<b>Sec. 601.</b>	<b>General intent and application.</b> .....	<b>6-1</b>
	(a) Intent of parking and loading requirements.....	6-1
	(b) Off-street parking; when required.....	6-1
	(c) Parking plans required.....	6-1
<b>Sec. 602.</b>	<b>Definitions related to parking and loading.</b> .....	<b>6-1</b>
<b>Sec. 603.</b>	<b>Number of parking spaces required.</b> .....	<b>6-2</b>
	(a) Parking for residents, employees, customers and visitors.....	6-2
	<i>Table 6.1: Minimum Parking Spaces Required by Use</i> .....	6-4
	(b) Parking for company-owned vehicles not included. ....	6-6
	(c) Maneuvering lanes not considered parking. ....	6-6
	(d) Dedication to parking use.....	6-6
	<i>Table 6.2: Handicap Accessible Spaces Required</i> .....	6-7
	(e) Handicap accessible parking spaces. ....	6-7
<b>Sec. 604.</b>	<b>Location of off-street parking areas.</b> .....	<b>6-7</b>
	(a) On-site parking.....	6-7
	(b) Off-site parking. ....	6-8
<b>Sec. 605.</b>	<b>Joint use of parking facilities.</b> .....	<b>6-8</b>
	(a) Shared parking between day and night users. ....	6-8
	(b) Mixed use developments.....	6-8
	<i>Table 6.3: Percentage of Required Parking Spaces by Time Period</i> .....	6-9
	(c) Availability of shared spaces.....	6-9
	(d) Recordation of shared parking agreement.....	6-10
	(e) Control (via ownership or lease).....	6-10
<b>Sec. 606.</b>	<b>Design requirements for parking lots</b> .....	<b>6-10</b>
	(a) Orientation to street.....	6-10
	(b) Off-street parking spaces.....	6-10
	(c) Access and circulation.....	6-10
	<i>Figure 6.1: Parking Illustration</i> .....	6-11
	(d) Setback requirements; parking lots.....	6-11
	(e) Lighting of parking areas.....	6-12
<b>Sec. 607.</b>	<b>Improvement of parking areas.</b> .....	<b>6-12</b>
	(a) Surfacing and curbing. ....	6-12
	(b) Maintenance.....	6-13
	(c) Drainage facilities.....	6-13

(d) Permit required.....6-13

(e) Time limit. ....6-13

**Sec. 608. Off-street loading and unloading requirements. ....6-13**

(a) Off-street truck loading; where required. ....6-13

(b) Setback requirements; loading areas. ....6-13

**Sec. 609. Truck travel, parking and loading restrictions. ....6-14**

(a) Truck loading on public streets restricted. ....6-14

(b) Prohibition on travel in residential subdivisions. ....6-14

(c) Overnight stay.....6-14

(d) Parking prohibitions for trucks. ....6-14

--END PAGE--

## Article 6. Parking and Loading Requirements

Effective January 1, 2009, as Amended through January 1, 2009

This Article sets out the requirements and restrictions on the provision of automobile parking spaces for each development to accommodate its residents, employees, customers and visitors, and for adequate truck parking to serve any business or industrial building, hospital, institution, hotel or multi-family development. The provisions of this Article apply equally to each designated use without regard to the zoning district in which it is located, unless otherwise noted.

### Sec. 601. General intent and application.

(a) **Intent of parking and loading requirements.**

It is the intent of these requirements that adequate parking and loading facilities be provided off the street for each use of land within the jurisdiction of this Development Code. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

(b) **Off-street parking; when required.**

Permanent off-street parking spaces shall be provided in accordance with the requirements of this Article whenever any of the following occurs:

- (1) At the time of the establishment of any use, or erection of any building.
- (2) At the time of occupancy of a building by a new use.
- (3) At the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area.

(c) **Parking plans required.**

A parking plan for all but single-family detached and two-family residential uses shall be submitted to the Planning Director with the building plans. The director shall review the proposed parking plan with the Fire Chief to insure its conformance with all applicable provisions of this Development Code and with other applicable Camden County regulations. The Planning Director shall not allow occupancy or use of a building until it is determined that its related parking facilities are completed in accordance with the approved plan.

### Sec. 602. Definitions related to parking and loading.

*Floor Area, Gross:* The total area of all floors of a building measured from the exterior faces of the exterior walls or from the centerline of common walls separating two buildings or separate uses, but not including the following: attic space providing headroom for less than 7 feet, unusable basement or cellar space, uncovered steps or fire escapes, open porches, accessory water or cooling towers, and accessory off-street parking spaces or accessory off-street loading berths within the building.

*Floor Area, Gross Leasable:* The gross floor area of all floors intended for occupancy and the exclusive use of tenants, specifically excluding public or common areas such as utility rooms, stairwells, enclosed malls and interior hallways.

*Gross Floor Area (GFA):* See "Floor Area, Gross."

*Gross Leasable Area (GLA):* See "Floor Area, Gross Leasable."

*Heavy Truck:* Any motor vehicle, except recreational vehicles and buses used in transportation of chartered parties or school children, that is designed, used or maintained primarily for the transportation of property and which is:

- a. A motor vehicle having three or more axles or a truck tractor (or a truck tractor and a semi-trailer), having a gross vehicle weight in excess of 13,500 pounds; or
- b. A semi-trailer over 24 feet in length.

*Light Truck:* Any motor vehicle that is designed, used or maintained primarily for the transportation of property and has a gross vehicle weight of 13,500 pounds or less.

*Loading Space:* A space within the main building or on the same lot, providing for the standing, loading, or unloading of trucks and other carriers.

*Parking Aisle:* The traveled way, which is not the public right-of-way, by which cars directly enter and depart parking spaces.

*Parking Bay:* Three or more parking spaces adjacent to one another and aligned side-by-side.

*Parking Lot:* Any public or private area at grade used for the express purpose of temporarily parking automobiles, light trucks and other vehicles otherwise in operation for personal or business use.

*Parking Lot Island:* A landscaping strip located in a parking lot that is sized to allow the plants and trees located within it to grow to their mature size.

*Parking Space:* A space identified and set aside for the temporary parking of an automobile, light truck or other motor vehicle.

*Pervious Pavement:* A hardened surface capable of supporting automobiles and light trucks, constructed of cast-in-place concrete or precast modular concrete pavers, which contains voids that are filled with pervious materials such as sand or grass turf.

*Porous Pavement:* A hardened surface capable of supporting automobiles and light trucks, which is composed of specialized asphaltic or concrete materials such that the pavement will allow for infiltration of stormwater through the pavement.

*Restaurant, Custom Service:* An establishment where food and drink are prepared to individual order, ordered and served at the table, and consumed primarily within the principal building or in established outdoor dining areas, including:

- a. *Restaurant, Family:* A Custom Service Restaurant primarily oriented to sit-down service, occasionally with take-out service but no drive-in or drive-through facilities, and having an average turnover rate generally of less than 1 hour. Family restaurants are usually moderately priced and frequently belong to chains such as Denny's, Pizza Hut and Shoney's.
- b. *Restaurant, Quality:* A Custom Service Restaurant primarily oriented to fine dining and often associated with a particular cuisine. Quality restaurants are characterized by table settings of better silverware, china, glassware and cloth tablecloths, and have average turnover rates generally of 1 hour or more.

*Semi-Trailer:* A trailer with a set or sets of wheels at the rear, the forward portion of which is designed to be supported by the truck tractor or towing vehicle. For the purpose of this definition, flatbeds designed to be hauled by truck tractors are included as semi-trailers.

*Truck Tractor:* A heavy motor vehicle consisting of a truck cab designed to tow semi-trailers.

## **Sec. 603. Number of parking spaces required.**

- (a) **Parking for residents, employees, customers and visitors.**

Space for the parking of motor vehicles must be provided on every property that contains a principal use, for the safety and convenience of the people who live or work on the property, shop or do business on the property, or otherwise visit the property in the normal course of activity of the principal use.

(1) Minimum number of parking spaces required.

The minimum number of off-street parking spaces to be provided for residents, employees, customers and visitors for each type of land use shall be determined by the following Table 6.1, rounded up to the nearest whole parking space. Developments containing two or more of the uses listed on Table 6.1 shall provide the number of spaces required for each use (except as may be reduced under Sec. 604(b), below).

(2) Maximum number of parking spaces allowed.

a. Non-residential uses.

The maximum number of parking spaces allowed on a nonresidential property for employees, customers and visitors shall not exceed 120% of the minimum number of parking spaces required, as determined for the type of land use by the following Table 6.1. Additional spaces may be located within an enclosed garage.

b. Residential uses.

The maximum number of outdoor spaces per dwelling unit, including those located within a carport, shall not exceed 5. Additional spaces may be located within an enclosed garage.

<b>Table 6.1: Minimum Parking Spaces Required by Use</b>		
Use	Minimum Number of Parking Spaces:	Required for Each:
<b>a. RESIDENTIAL</b>		
1. Single-Family Residence	2	Dwelling Unit
2. Two-Family Residence	2	Dwelling Unit
3. Multi-Family Residence:		
(a) Efficiency apartment	1	Dwelling Unit
(b) 1-bedroom unit or larger	1.5	Dwelling Unit
(c) Manufactured Home Park	2	Per Unit
4. Retirement Community	1	Dwelling Unit
5. Nursing Homes, Personal Care Homes, Fraternity or Sorority Houses	1	Each 2 residents or beds
6. Bed & Breakfast, Rooming House, Boarding House	1 2	Room to be rented, plus Dwelling Unit
7. Hotel or Motel:		
(a) Convention hotel, or a motel with a restaurant or lounge.	1½	Room
(b) Non-convention hotel or a motel with no restaurant	1	Room
<b>b. COMMERCIAL</b>		
1. Offices: general and professional offices, insurance and real estate offices	3½	1,000 sf <sup>1</sup> of GFA <sup>2</sup>
2. Banks	3½	1,000 sf of GFA
3. Offices - Medical & Dental	5	1,000 sf of GFA
4. Funeral Home	20	Viewing Room
5. Daycare Center	1	400 sf of GFA
6. Movie Theater	1	4 Seats
7. Service Station, Gas Station, Auto Repair Shop or Garage	3 5	Service bay, plus 1,000 sf of retail space

<sup>1</sup> Square feet.

<sup>2</sup> GFA—Gross floor area as defined in this Article.

<b>Table 6.1: Minimum Parking Spaces Required by Use</b>		
<b>Use</b>	<b>Minimum Number of Parking Spaces:</b>	<b>Required for Each:</b>
8. Automobile, Truck, Recreation Vehicle, Manufactured Home or Utility Structure Sales	2	1,000 sf of indoor sales area, plus
	1	2,500 sf of outdoor display, plus
	3	Service bay
9. Custom Service Restaurant: <sup>3</sup>		
(a) Quality restaurant	16	1,000 sf of GFA
(b) Family Restaurant	9½	1,000 sf of GFA
10. Fast Food Restaurant	14	1,000 sf of GFA
11. Bowling Center	4	Lane
12. Amusement Parlor, Recreational Attraction, Roller Skating or Ice Skating Rink	5	1,000 sf of GFA
13. Health Club or Fitness Center	4½	1,000 sf of GFA
14. Shopping Centers		
(a) Less than 100,000 sf of GLA <sup>4</sup>	4	1,000 sf of total GLA, plus
	3	100 movie theater seats, plus
	10	1,000 sf of food service area
(b) 100,000-199,999 sf of GLA	4	1,000 sf of total GLA, plus
	3	100 theater seats over 450, plus
	6	1,000 sf of food service area
(c) 200,000-399,999 sf of GLA	4	1,000 sf of total GLA, plus
	3	100 theater seats over 750
(d) 400,000-599,000 sf of GLA	4½	1,000 sf of total GLA, plus
	3	100 theater seats over 750
(e) 600,000 or more sf of GLA	5	1,000 sf of total GLA, plus
	3	100 theater seats over 750
15. Supermarket	5	1,000 sf of GFA
16. Furniture or Carpet Store	1	1,000 sf of GFA
17. Building Supplies, Brick or Lumber Yard	2	1,000 sf of indoor sales area, plus
	1	2,500 sf of outdoor display
18. Retail Sales or Service establishments not listed above	5	1,000 sf of GFA
<b>c. INDUSTRIAL AND MANUFACTURING</b>		
1. Wholesale, Office-Warehouse	1	200 sf of office space, plus
	1	1,000 sf of storage area

<sup>3</sup> As defined in this Article.

<sup>4</sup> GLA—Gross leasable area as defined in this Article.

<b>Table 6.1: Minimum Parking Spaces Required by Use</b>		
<b>Use</b>	<b>Minimum Number of Parking Spaces:</b>	<b>Required for Each:</b>
2. Open storage of sand, gravel, petroleum, etc.	1	2,500 sf of outdoor sales area, if any
3. Warehouse, Transfer and Storage	1	600 sf of GFA
4. Warehouse including commercial sales to the public	1 1	200 sf of sales or office, plus 1,000 sf of storage area
5. Manufacturing	2½	1,000 sf of GFA
<b>d. INSTITUTIONAL AND OTHER</b>		
1. Hospital	1.8	Bed
2. Auditoriums, churches, theatres, stadiums, private clubs, fraternal lodges and other places of assembly	1 1 1	4 seats in the largest assembly room, or 12 feet of pew in the largest assembly room, or 100 sf in the largest assembly room
3. College (instructional space)	10	Classroom
4. Technical College, Trade School	10	Classroom
5. Senior High Schools	6	Classroom
6. Elementary & Jr. High Schools	2	Classroom
7. Library or museum	2	1,000 sf of GFA

**(b) Parking for company-owned vehicles not included.**

Every business that stores vehicles owned by the business on site overnight (such as a company fleet), or maintains a stock of vehicles as part of its business activities (such as a car sales lot, a salvage and wrecking yard, car rental agency, etc.), shall provide for adequate parking or storage for the vehicles such that no parking occurs in a public right-of-way or in an area that has not been improved as a parking lot or storage yard. Such parking spaces shall be in addition to those required for residents, employees, customers and visitors.

**(c) Maneuvering lanes not considered parking.**

Areas designated for temporary occupancy of vehicles while maneuvering on a site, such as queuing lanes for a drive-in window, are not considered parking spaces.

**(d) Dedication to parking use.**



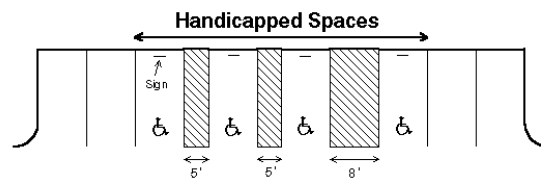
- (1) Parking spaces provided to meet the minimum requirements of this Article shall not be used for the sale, repair, dismantling or servicing of any vehicles, or for the sale, display or storage of equipment, goods, materials or supplies.
- (2) Parking spaces provided to meet the minimum requirements of this Article shall not be used to meet the minimum parking requirements of any other use, except as provided under Sec. 604(b), below.
- (3) Parking spaces provided to meet the minimum requirements of this Article shall not be reduced in number nor otherwise lose their functional ability to serve the land use for which they were required.

(e) **Handicap accessible parking spaces.**

- (1) Handicapped spaces are to be provided as required by the federal Americans with Disabilities Act and the Georgia Accessibility Code for all multi-family and nonresidential uses; including but not limited to the requirements of this Section.
- (2) Handicap accessible spaces shall be provided in each parking lot in the following ratio to the total number of spaces otherwise required for the use under Table 6.2.
- (3) Handicap accessible parking spaces shall be counted as part of the total number of parking spaces required under this Article.
- (4) Handicap accessible parking spaces shall have at least one adjacent aisle at least one 5 feet wide, and one in every 8 handicapped spaces shall be adjacent to an aisle 8 feet wide and the space shall be signed "van accessible." Handicapped parking space aisles shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface.
- (5) Handicap accessible parking spaces shall be locat-

<b>Total Spaces Required for Use</b>	<b>Minimum Number of Handicap Spaces</b>
1 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
1,001 and over	20, plus 1 for each 100 over 1,000

Source: Americans with Disabilities Act Accessibility Guidelines.



ed on a surface with a slope not exceeding 1 vertical foot in 50 horizontal feet (1:50).

- (6) Wheelchair ramps shall be provided in accordance with County specifications at locations appropriate to normal travel routes from the parking lot to the principal use.

**Sec. 604. Location of off-street parking areas.**

(a) **On-site parking.**

- (1) The parking spaces for all dwellings shall be located on the same lot as the residence.

- (2) Parking spaces shall be provided on the same lot with the main building of the principal use and have the same zoning classification.
- (3) Two or more principal uses may utilize a common area in order to comply with off-street parking requirements, provided that the number of spaces required for each use is met.
- (4) All off-street parking facilities shall provide space outside the public right-of-way for maneuvering incidental to parking.

(b) **Off-site parking.**

If the required automobile off-street parking cannot be reasonably provided on the same lot with the principal use or building, such required spaces may be provided on other property subject to the following:

- (1) The parking spaces must be located on a property that has the same zoning classification as the property that the spaces serve, or a less restrictive zoning classification.
- (2) No required parking spaces may be located across any arterial or major collector road from the use they are intended to serve.
- (3) An executed easement (or other recordable instrument satisfactory to the Planning Director) dedicating the off-site parking to the property that the spaces serve shall be submitted with the application for a building permit and shall be recorded with the Clerk of the Superior Court prior to issuance of a Certificate of Occupancy. A copy of the recorded easement shall be provided to the Planning Director. The document must be written to survive future changes in ownership in perpetuity, unless the agreement is dissolved with approval by the Board of Commissioners.

**Sec. 605. Joint use of parking facilities.**

(a) **Shared parking between day and night users.**

One-half of the parking spaces 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 and on Sundays.

(b) **Mixed use developments.**

Parking spaces may be shared by more than one use if the Planning Director finds that the total number of spaces will be adequate at the peak hours of the uses they serve. The ratios on Table 6.3 may be used in determining the time of day and the day of the week at which the maximum number of spaces will be needed by the uses served by the shared parking facility.

**Table 6.3: Percentage of Required Parking Spaces by Time Period**

	Weekdays		Weekends		Nighttime
	6 am to 5pm	5pm to 1am	6 am to 5pm	5pm to 1am	1am to 6am
Office	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Hotel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/Recreation	40%	100%	80%	100%	10%
Church	10%	25%	100%	100%	10%

By way of example, the following illustrates shared parking calculations for a particular mixed-use development:

**Example:**  
Spaces needed for uses in a mixed-use project, calculated individually:

	Factor	for	Spaces
Office	3.5/1,000	100,000 sf	350
Retail	5/1,000	100,000 sf	500
Hotel w/Restaurant	1.5/room	100 rooms	150
Family Restaurant	9.5/1,000	20,000 sf	190
Theater	1/4 seats	200 seats	50
Church	1/4 seats	400 seats	100
<b>TOTAL if figured separately</b>			<b>1,340</b>

Spaces Required applying the Peak Demand Percentages to the Example:

	Weekdays		Weekends		Nighttime
	6 am--5pm	5pm--1am	6 am--5pm	5pm--1am	1am--6am
Office	350	35	35	18	18
Retail	300	450	500	350	25
Hotel w/Restaurant	113	150	113	150	113
Family Restaurant	95	190	190	190	19
Theater	20	50	40	50	5
Church	50	50	100	100	10
<b>TOTAL</b>	<b>928</b>	<b>925</b>	<b>978</b>	<b>858</b>	<b>189</b>

Highest demand = 978 (instead of 1,340)

(c) **Availability of shared spaces.**

Parking spaces that are proposed to be shared among two or more uses must be clearly available to each use and not appear in any way to be serving a particular use, either through signage dedicating the spaces or through design techniques that would tend to orient use of the spaces to a particular business or building.

(d) **Recordation of shared parking agreement.**

Shared parking arrangements must be committed to writing in an instrument acceptable to the Planning Director, and approved by the owners of each of the affected properties or uses. The instrument must be approved by the Planning Director and shall be recorded with the Clerk of the Superior Court, and a copy of the recorded document must be supplied to the Planning Director. The document must be written to survive future changes in ownership in perpetuity, unless the agreement is dissolved with approval by the Board of Commissioners.

(e) **Control (via ownership or lease).**

The control of land upon which the off-street parking is provided, whether through fee simple ownership or lease, shall be the same as the ownership of land upon which the principal use is located.

**Sec. 606. Design requirements for parking lots.**

(a) **Orientation to street.**

- (1) Except for single-family detached and two-family dwellings, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain access to the street.
- (2) All driveways, deceleration and turn lanes shall comply with the applicable requirements of Article 10, Project Design and Construction Standards, of this Development Code.

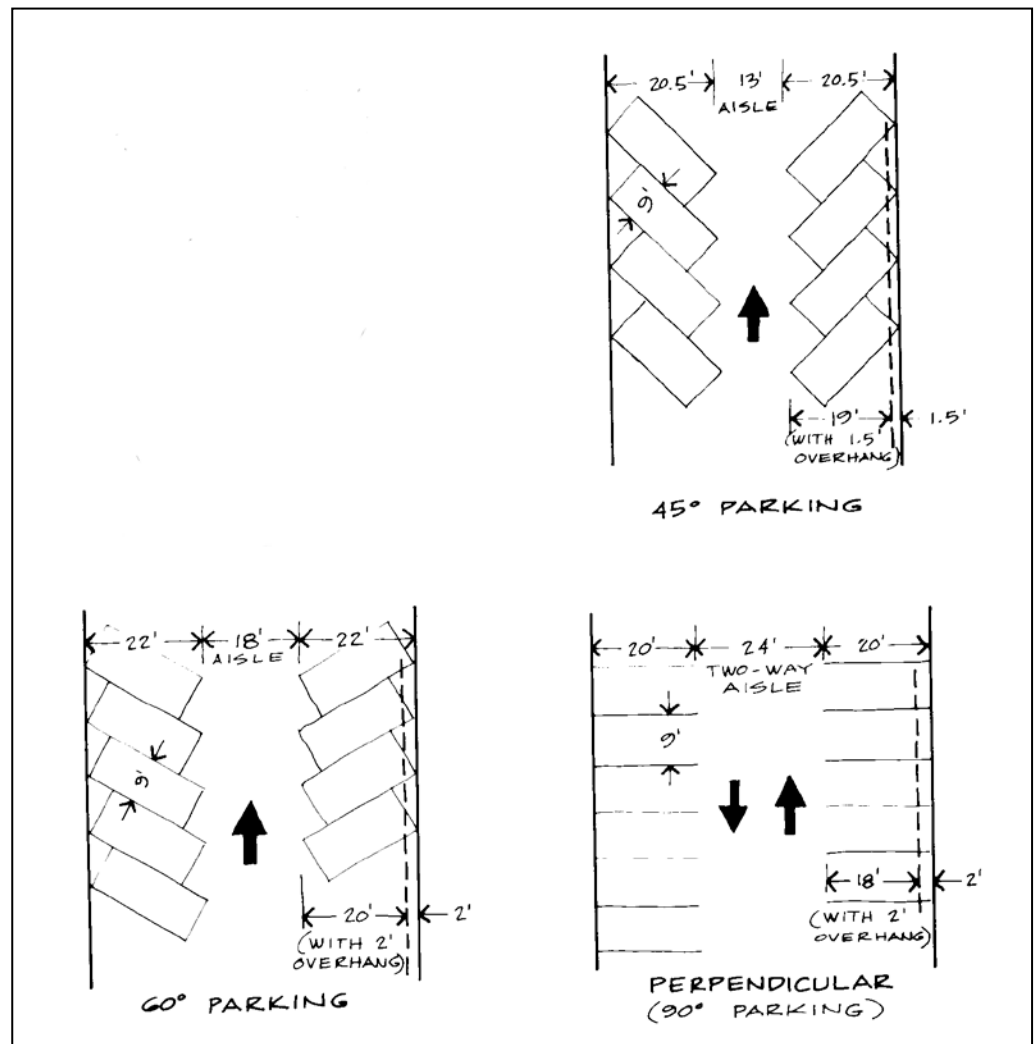
(b) **Off-street parking spaces.**

- (1) No parking spaces shall be accessible directly from an access driveway within the first 30 feet of the driveway back from the street right-of-way line.
- (2) Every parking space shall provide a useable rectangular area at least 9 feet wide by 20 feet long. Access aisles shall not encroach into this minimum rectangular area.
- (3) Except for single-family detached and two-family dwellings, every parking space shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface.

(c) **Access and circulation.**

- (1) Access aisles in parking lots must be at least 24 feet wide serving spaces that are perpendicular (90°) to the access aisle, and provide for two-way traffic. Access aisles serving spaces that are oblique (slanted) to the access aisle shall be limited to one-way traffic, and shall have the following minimum widths: 18 feet wide serving spaces that are at a 60° angle to the aisle, and 13 feet wide serving spaces that are at a 45° angle to the aisle. (See the Parking Illustration, below.) Angles less than 45° to the access aisle are not allowed, except for parking spaces that are parallel to the access aisle.
- (2) One-way traffic aisles must be clearly marked with directional arrows on the pavement at each intersection with another aisle.
- (3) Ingress and egress to parking areas shall be by means of paved driveways from the adjoining street.
  - a. The minimum width of driveways for ingress and egress shall be the same as those specified above for aisles. Driveway width, for the purpose of this section, shall include only the pavement and not the curbs and gutters.
  - b. The slope of ingress and egress driveways at their connection to the adjoining street shall not exceed that allowed by County specifications for landings at residential street intersections.

Figure 6.1: Parking Illustration

(d) **Setback requirements; parking lots.**

- (1) No parking shall be established in the minimum required front setback of any Residential zoning district except for a single-family or two-family residential use.
- (2) Unenclosed off-street parking for single-family and two-family dwellings shall have no setback requirements.
- (3) Off-street parking for all other uses, including multi-family residential, commercial, industrial and institutional uses, shall be set back from the front property line by at least 10 feet. An additional 10-foot setback from any buffer required along a side or rear property line shall also be maintained.
- (4) The required setback area between the front property line and the parking area shall be used for landscaping and/or screening as required by the applicable provisions of Article 4, Buffers, Landscaping and Tree Conservation, of this Development Code.

(e) **Lighting of parking areas.**

- (1) Adequate lighting shall be provided in any parking lot of 5 vehicles or more if the facilities are to be used at night. Any lights used to illuminate the parking area shall be arranged, located or screened to direct light away from any adjoining residential use. "Shoe box" recessed lighting fixtures on poles or low-rise light bollards shall be utilized for this purpose.
- (2) Lighting standards in and surrounding parking lots shall not conflict with tree locations, considering the height and breadth of the trees normally achieved at maturity and their root systems.

**Sec. 607. Improvement of parking areas.**

(a) **Surfacing and curbing.**

- (1) The parking of any vehicle on any lot in any district on other than a surface treated and improved to accommodate the vehicle is prohibited, except that parking vehicles only in the front or side yard of a single-family or two-family dwelling shall be allowed only on a hard-surfaced asphalt or concrete driveway, or in a carport or garage. Parking vehicles in the rear yard of a single-family or two-family dwelling need not be improved.
- (2) All off-street parking areas and all access drives, except for single-family and two-family dwellings and uses within the A-F agricultural district, shall be improved with a permanent dust-free surface consisting of any one or combination of the following:
  - a. A minimum of a 4-inch graded aggregate base overlaid with a minimum 2-inch Type E or F asphalt surface or superpave equivalent;
  - b. Porous asphalt or concrete pavement approved by the Public Works Director and installed to the manufacturer's specifications on a 95% compacted subbase; or
  - c. Pervious paving materials approved by the Public Works Director and installed to the manufacturer's specifications on a 95% compacted subbase.
- (3) In the A-F zoning district, the Planning Director may:
  - a. Allow the substitution of graded and compacted gravel or similar hard surface material in lieu of asphalt or concrete;
  - b. Waive the requirement for striping on the interior of the lot; and
  - c. Waive the requirements for lighting.

Provided, however, that the minimum area and number of parking spaces and driveways required by this Development Code shall be met and provided that said required parking area and drives shall be properly graded, surfaced and maintained so as to provide safe vehicular and pedestrian access and to prevent erosion, siltation and movement of mud, soil or debris and excessive or detrimental storm water runoff onto public or private lands.

- (4) In the Commercial and the Industrial zoning districts, the above type of surface is required for customer, visitor and employee automobile parking. In these zoning districts the following surface will be required in areas of loading docks and parking of commercial trucks and other commercial equipment:
  - a. A 8-inch graded aggregate base, overlaid with a 2-inch Type B binder and a 1½-inch Type E or F asphalt surface (or superpave equivalents); or,
  - b. A 10-inch graded aggregate base, overlaid with a 12-inch course of 3,000 P.S.I. concrete.
- (5) Designated fire lanes shall meet the dimensional and load bearing requirements of the Fire Chief.
- (6) Curb and gutter meeting County specifications shall be installed around the periphery of every parking lot of 5 vehicles or more and any loading area, where required for drainage, and extend

along both sides of every access drive between the parking lot or loading area and the street or another parking lot or loading area, as applicable.

(b) **Maintenance.**

Off-street parking areas shall be maintained in proper repair, free of potholes, pavement separation or other surface or curbing deterioration, indistinguishable striping or directional arrows where required, and missing but required signage and indistinguishable handicapped space designations.

(c) **Drainage facilities.**

For any use that will require a parking area of 5 spaces or more, or a loading area, to be newly constructed, added to, or altered in such a way as to affect drainage either on or off the site, storm water drainage plans, including grading plans, shall be submitted to and approved by the Public Works Director, prior to the issuance of a building permit or occupational license.

(d) **Permit required.**

Construction of a new parking lot or loading area, or expansion of an existing parking lot or loading area, requires issuance of a development permit in accordance with the Procedures and Permits Article of this Development Code.

(e) **Time limit.**

All required off-street parking areas shall be ready for use, including the above surfacing requirement, before the occupancy of the use (in the case of a new building or addition) or within 45 days after the issuance of an occupational license (in the case of a change of occupancy in an existing building). An extension of time may be granted by the Director of Public Works due to adverse weather conditions.

## **Sec. 608. Off-street loading and unloading requirements.**

(a) **Off-street truck loading; where required.**

Areas proposed for loading and unloading motor vehicles in off-street locations shall be provided at the time of the initial construction of any building or structure used or arranged to be used for commercial, industrial, hospital, institutional, hotel/motel or multifamily residential purposes in any zoning district. Such off-street loading areas shall have access to a public alley or street and shall be provided and maintained in accordance with the following requirements, the computation of which shall not be included in the off-street parking requirements.

- (1) *Loading spaces provided.* Any such business or use shall provide adequate off-street facilities for the loading and unloading of merchandise, supplies, goods, freight, provisions or furnishings within or adjacent to the building as deemed appropriate by the owner or occupants of the property. Such loading facilities, if provided, shall not obstruct freedom of vehicular traffic or pedestrian movement on the public streets and sidewalks.
- (2) *Location of off-street loading areas.* Off-street loading and unloading areas shall in all cases be located on the same lot or parcel of land as the structure they are intended to serve. In no case shall the off-street loading space be considered as part of the area provided to satisfy off-street parking requirements as listed herein.
- (3) *Adequacy of loading area.* All such uses shall provide off-street loading areas sufficient for their requirements. Such space shall be adequate if no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, walk, alley or way.

(b) **Setback requirements; loading areas.**

- (1) Off-street truck loading areas shall be set back from the front property line by at least 10 feet. An additional 10-foot setback from any buffer required along a side or rear property line shall also be maintained.
- (2) The required setback area between the front property line and the truck loading area shall be used for landscaping and/or screening as required by the applicable provisions of Article 4, Buffers, Landscaping and Tree Conservation, of this Development Code.

**Sec. 609. Truck travel, parking and loading restrictions.**

**(a) Truck loading on public streets restricted.**

- (1) The loading or unloading of business merchandise, supplies, goods or freight within a street right-of-way is prohibited in all zoning districts.
- (2) Loading or unloading of furniture, equipment or fixtures for the purpose of a home or business relocation may be allowed within a street right-of-way if:
  - a. The street is classified as a "local" street as defined in this Code; and
  - b. Vehicular and pedestrian access is not completely blocked on the street; or
  - c. The Sheriff's Department otherwise grants approval based on a determination that adequate traffic safety measures are implemented during the period of loading or unloading.

**(b) Prohibition on travel in residential subdivisions.**

No heavy truck shall enter, travel or park on a street in a residential subdivision except for the purpose of delivering goods to houses or points within such residential subdivision for short periods of time during daylight hours.

**(c) Overnight stay.**

No heavy truck or truck tractor shall enter, travel or park on a street in a residential subdivision or park on a right-of-way for the purpose of an overnight stay by the driver or operator.

**(d) Parking prohibitions for trucks.**

The following parking prohibitions apply to heavy trucks, as defined in this Development Code:

- (1) In the A-F and A-R zoning districts, no person shall be allowed to park any heavy truck, truck tractor, truck body, or semi-trailer over 24 feet in length, except that one truck tractor cab may be parked for each two acres of land, provided it is parked in the rear yard behind a single-family dwelling or farm structure and at least one hundred feet from any property line. Farm equipment on an agricultural property is exempt from these restrictions.
- (2) In the R-1, R-2, R-3 and MHP zoning districts, no person shall be allowed to park any heavy truck, truck tractor, truck body, or semi-trailer over 24 feet in length except for loading or unloading purposes under Sec. 609(a)(2) above. No semi-trailer, truck body or truck tractor cab shall be parked or stored in these zoning districts unless otherwise authorized by this Development Code.

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