

**ARTICLE 19.
OFF-STREET PARKING REQUIREMENTS**

Section 1. OFF-STREET PARKING SPACES REQUIRED:

For all buildings or structures hereafter erected, constructed, reconstructed, moved or remodeled, off-street parking spaces in the form of garages or areas made exclusively for that purpose shall be provided as required herein. Such off-street parking shall be located entirely on private property with no portion except necessary drives extending into any street or other public right-of-way.

Section 2. NUMBER OF OFF-STREET PARKING SPACES REQUIRED:

Table A below indicates the number of off-street parking spaces required for the uses listed. When the table requires a greater or lesser number of parking spaces for any particular use than are required in Articles 7 through 14, the requirements in Table A shall control.

TABLE A. NUMBER OF OFF-STREET PARKING SPACES REQUIRED

General Use or Category	Parking Space Required per Measuring Unit	Additional Requirements
Dwelling Unit	2 per dwelling unit	
Restaurant or other establishment for the consumption of food or beverage on premises	1 per 3 seats or seating spaces	
Auditorium, arena, theater, stadium, gymnasium, hall for conventions	1 per 4 seats or seating spaces	
Church, Temple, similar place of assembly, College or High School, funeral home	1 per 3 seats in main assembly room, main auditorium or main chapel	Or 8 per classroom, whichever is greater
Elementary or nursery school	1 per 10 seats in main assembly room	Or 1 per classroom, whichever is greater
Public library, museum, art gallery or community center	5 per building	Plus 1 additional space per 300 sq. ft. of floor area over 1,000 sq. ft.

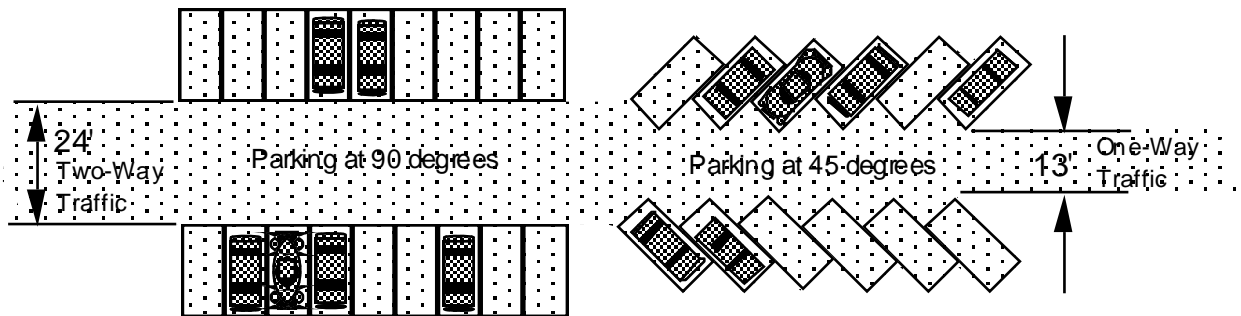
General Use or Category	Parking Space Required per Basic Measuring Unit	Additional Requirements
Fraternities, Sororities and Lodges with sleeping rooms	2 per 3 sleeping rooms or suites	Or 1 per 5 members residing on premises, whichever is greater.
Convalescent home, Home for the aged or similar facility	1 per 5 patient beds	
Hotel, motel, temporary residence inn, motor lodge, rooming, boarding or lodging house, and the like	1 per guest room or suite	Plus 1 space per 2 seats for restaurants
Hospital	1 per 3 patient beds or staff members per shift	Plus 1 per 2 employees
Amusement place, dance hall, skating rink, swimming pool, auction hall, meeting hall or auditorium without fixed seats	1 per 100 sq. ft. of floor area	Does not apply to accessory uses
Office, office building, studio or clinic, retail store, personal service establishment, banks, or bowling alley. General service or repair business, printing, publishing, plumbing, heating, broadcasting auditorium or similar facility.	1 per 250 sq. ft. of floor area	Minimum of 3 spaces for offices, Plus 1 per 150 sq. ft. over 4,000 sq. ft. floor area for retail food stores. An auditorium for a broadcasting station requires spaces set forth directly above
Furniture or appliance store, machinery, equipment, automobile or boat sales or service	1 per 250 sq. ft. of floor area	2 spaces minimum per facility, 10 spaces minimum for sales or service.
Manufacturing or industrial business, research or testing laboratory, bottling plant, wholesale warehouse or similar facility	1 per 1,000 sq. ft. of floor area or 1 per each three employees on the largest shift during any 24-hour period whichever is greater	Plus space for storage of trucks or vehicles used in connection with the business or industry
Other uses not specified in this list	1 per 3 persons at maximum utilization	

Section 3. IMPROVEMENT AND DESIGN REQUIREMENTS:

A. In all districts except the Rural District (RUR), the Planned Rural District (PRUR), the Residential Low-Density District (RLD), the Residential Neighborhood Two District (RN-2), the Residential Neighborhood One District (RN-1), the Planned Residential Low Density District (PRLD), the Planned Residential Neighborhood Two District (PRN-2), the Planned Residential Neighborhood One District (PRN-1), the Planned Residential Urban Single-Family-1A District (PRU-1A), and the Planned Residential Urban Single-Family-1B District (PRU-1B), all off-street parking and loading spaces shall be improved in accordance with the following requirements for paving, size, curbing and lighting.

1. All parking spaces other than those for handicapped access shall be a minimum of 9' x 17'. All parking spaces for handicapped access shall be a minimum of 12' x 18'. Additional space shall be provided, as necessary, for maneuvering into and out of the spaces. The minimum widths driving lanes with a row of parking spaces on both sides of the driving lane shall be as follows:
 - a. Parking spaces at 90 degrees to driveway = 24' wide
 - b. Parking spaces at 60 degrees to driveway = 18' wide *
 - c. Parking spaces at 45 degrees to driveway = 13' wide *

* One-way traffic flow only. If two-way traffic flow, must be at least 20 feet wide.



2. All required parking lots and all driveways to and within any required parking lot, shall be surfaced with a permanent bituminous or concrete pavement prior to the issuance of a Zoning Permit by the Zoning Administrator.
3. Except for Planned Employment Center district zoning parcels developed under unified control and which provide stormwater detention facilities that comply with the then applicable Storm Drainage Standards adopted by the County:
 - a. The perimeter of all required parking lots and all driveways to and within any required parking lot shall be provided with wheel-stop blocks or other measures to help keep vehicles on paved areas and should be provided with ribbon curbs that promote sheet flows of stormwater off of the pavement, however, concrete curbs or concrete curb and gutters, may be used if they are consistent with the Final Stormwater Quality Management Plan for the site, and if they received the prior written approval of the County Engineer, and
 - b. Concrete curbs, curb and gutter or wheel-stop blocks shall be provided at the front of any parking space which abuts a building, walk, other structure or landscaped area.

4. Access from streets to parking lots shall be by means of paved driveways not more than 35 feet wide.
5. Parking spaces shall not have direct access from any public street or highway but shall be served by on-site driveways.
6. Any lights used to illuminate a parking area shall be arranged, located, or screened to direct light away from any adjoining or abutting properties zoned or used for residential purposes and shall be directed downward or aimed away from roadways and driveways to prevent potentially hazardous or offensive glare.
7. All parking areas and off-street loading areas shall be screened from adjacent properties or public rights-of-way with decorative fencing, or walls, berms or similar landforms or landscaping as provided in Article 16, Section 3 of these regulations.
8. Off-street loading spaces to be used by trucks shall have minimum dimensions of twelve (12) feet by thirty-five (35) feet and a minimum vertical clearance of fourteen (14) feet. Off-street loading spaces for cars and light-duty trucks shall have minimum dimensions of ten (10) feet by twenty-five (25) feet and minimum vertical clearance of eight (8) feet.
9. All parking spaces in paved parking lots shall be delineated by striping at least 4 inches wide.
10. Construction of a portion of the required parking may be deferred based upon a phasing plan and tenant/use characteristics, but land area for the overall parking ratio indicated must be reserved within the Development Plan and phasing program for the parcel.

Waiver from Requirement for Reservation of Land Area for the Overall Parking Ratio: If the tenant/user characteristics of any development proposal are such that reservation of land area for the overall parking ratio would not be needed, e.g. unique user characteristics such as there would be few persons per unit of building area, the use is primarily a use that is reliant on mass- or group-transportation instead of on automobile transportation, or the use is primarily a use that would utilize the available off-peak parking capacity of others, and so on, then the requirement for reservation of land area may be waived upon express findings by the Zoning Board and the Board of County Commissioners, that, due to the nature of the proposed development, the occupants of a particular facility or service, and the neighbors thereof, will not be endangered and that the parking situation will not pose a threat to the health, safety or general welfare of nearby properties or the community at large.

- B. In the Rural, Planned Rural, Residential, and all Planned Residential Districts requiring lots 1-acre or larger, new driveways shall not be wider than 25 feet and all main driveways shall be surfaced within the street right-of-way with not less than a 4 inch thick layer of compacted rock or gravel or AB-3. Where such driveways intersect with paved streets or Highways, the apron shall be paved with a permanent bituminous or concrete pavement from the street or Highway pavement edge to the property line in order to prevent the accumulation of gravel or other debris on the roadway and all work shall be done in accordance with the applicable Street Construction and Storm Drainage Standards for New Subdivisions, as adopted by the County.
- C. Driveways in all Planned Residential Districts allowing lots smaller than one (1) acre per dwelling unit and in the Planned Retail Business and Planned Employment Center Districts, the driveways shall not be wider within the street right-of-way than allowed by the applicable Street Construction and Storm Drainage Standards for New Subdivisions, as adopted by the County, and shall be paved with a permanent bituminous or concrete pavement from the street or Highway pavement edge to and including all on-site parking spaces.