

ARTICLE V

OFF-STREET PARKING AND LOADING REGULATIONS

500 Off-Street Parking Regulations

- 500.1 General – Areas suitable for parking or storing automobiles in off-street locations shall hereafter be required in all zoning districts, except in the Central Business District (C-1), at the time of initial construction of any principal building producing an increase in dwelling units, guest rooms, floor area, seating or bed capacity, or when a conversion in use occurs. Such off-street parking areas shall have direct vehicular access to a street and shall be provided and maintained in accordance with the requirements set forth herein. Parking in the Highway Business District (C-2) shall be in the rear or side of the property.
- 500.2 Parking Space Area Requirements – For the purpose of this Ordinance, a standard off-street parking space required for multi-family residential, commercial, industrial, or institutional uses shall be no less than nine feet (9') wide and eighteen feet (18') long. No two-way entrance or aisle shall be less than twenty-four feet (24') wide. In no event shall an entrance be less than twelve feet (12') for one-way traffic. No parking space shall be closer than eight feet (8') to the paved portion of any street or located on any street right-of-way. Parking areas shall be constructed with proper drainage and a well maintained traffic directional system.
- 500.3 Location on Other Property – If the required automobile parking space cannot reasonably be provided on the same lot with the principal use, such spaces may be provided on other off-street property under the same ownership or on other property rented or leased, provided such property lies within three hundred feet (300') walking distance of the main entrance to such principal use. Such automobile parking spaces shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner that would reduce the number of parking spaces below the required minimum.
- 500.4 Common Off-Street Parking Areas – Two (2) or more principal uses may utilize a common area in order to comply with off-street parking requirements, provided that the total number of individual spaces available in such common areas is not less than the total of the spaces required for the individual uses as separately computed in accordance with the provisions of this Ordinance, and provided that the owner of said lot relinquishes his development rights over the property until such time as minimum required parking space is provided elsewhere.
- 500.5 Use of Public Rights-of-Way for Maneuvering – When determining parking area requirements for individual uses, portions of public rights-of-way for streets may not be considered as permissible for maneuvering incidental to parking.
- 500.6 Curb Cuts and Access Points – Ingress-egress openings in concrete, asphalt,

rock, or other curbing provisions, commonly referred to as "curb cuts," as well as other vehicular means of access to and from private property, shall be regulated in the several zoning districts established by this Ordinance in accordance with the following requirements and the approval of the NC Department of Transportation, or applicable provisions of the Town Code.

500.6.1 Number, Size, and Spacing of Curb Cuts and Other Access Points – In no case shall a curb cut or other access point be less than ten feet (10') nor more than fifty feet (50') in width. No more than two (2) curb cuts per lot shall be permitted except in commercial or industrial districts where two (2) shall be permitted on each street upon which the lot fronts. All curb cuts shall be performed under the direction of the Public Works Director.

500.6.2 Location of Curb Cuts and Other Access Points – At street intersections, no curb or other access point shall be located closer than:

- (1) twenty feet (20') from the intersection point of the two (2) street rights-of-way or property lines involved;
- (2) twenty-five feet (25') from the intersection of the two (2) curb lines involved (or such lines extended in case of a rounded corner) whichever is least restrictive.

500.7 Off Street Parking Space Requirements – Off-street parking space shall be provided for uses listed below as specified. Any use not specifically listed below shall be categorized into the most appropriate area by the determination of the Zoning Administrator and those regulations shall apply.

Automobile Service Stations – Two (2) parking spaces for each grease rack or wash rack and one (1) space for each two gas pumps.

Banks and Savings and Loans – One parking space for each two hundred (200) square feet gross floor space plus one (1) parking space for each two (2) employees and loading space in accordance with Section 501.

Business and Professional Offices – One (1) parking space for each three hundred (300) square feet floor space plus one (1) parking space for each two (2) employees and loading spaces in accordance with Section 501.

Convenience and Retail Stores – One (1) parking space for each two hundred (200) square feet of floor area in the sales area, plus one (1) space for each six hundred (600) square feet of floor area used for warehouse or storage space, plus one (1) space for each two (2) employees and loading spaces in accordance with Section 501.

Cultural and Community Facility – One (1) parking space per one hundred (100) square feet gross floor space.

Doctors and Dentist Offices - Six (6) parking spaces per doctor or dentist plus one (1) parking space for each employee.

Educational Facilities

Elementary or Junior High School – One (1) parking space for each employee and one (1) parking space for each four hundred (400) square feet of area for public assembly.

Senior High School or College – Two (2) parking spaces for each classroom and administrative office plus one (1) parking space for each employee and sufficient space for parking school vehicles.

Group Care Facility – One (1) parking space for each four (4) patient beds, plus one (1) parking space for each staff or visiting doctor, plus one (1) parking space for each three (3) employees.

Hospital – One (1) parking space for each four (4) patient beds, plus one (1) parking space for each staff or visiting doctor, plus one (1) parking space for each employee.

Industrial District – (For uses not otherwise specified) – One (1) parking space for each one (1) employee at maximum employment on a single shift, plus one (1) parking space for each company vehicle operating from the premises, plus one (1) parking space for each two hundred (200) square feet of sales and office area; and loading space in accordance with Section 501. No parking or loading is allowed in the required front yard.

Mobile Home Park – Two (2) parking spaces per mobile home space.

Mortuary or Funeral Home – One (1) space for each two (2) seats in the assembly room or chapel.

Nursery School – One (1) parking space for each employee and each school vehicle, plus one (1) space for every five (5) children.

Places of Public Assembly – (Including private clubs and lodges, auditoriums, dance halls, theatres, stadiums, amusement parks, and similar places of public assembly) – One (1) parking space for each four (4) seats provided for patron use plus one (1) parking space for each one hundred (100) square feet of floor or ground area used for amusement or assembly but not containing fixed seats.

Rooming and Boarding House – One (1) space for each guest room.

Recreation Areas

Ball Fields – One (1) parking space per four (4) seats in the stands.

Tennis Courts – Two (2) parking spaces per court.

Religious Complex – One (1) parking space per each three (3) seats in principal assembly room [one-half (1/2) of such parking may be available for another use which is closed on Sunday morning].

Residential – Two (2) parking spaces per dwelling unit in all single and two family structures. Multi-family dwellings shall have two (2) parking spaces per dwelling unit.

Service and Repair Establishment – One (1) parking space for each three hundred (300) square feet of floor space plus one (1) parking space for each two (2) employees and loading space in accordance with Section 501.

Shopping Center Developments – The development as a whole shall have sufficient parking spaces, the sum total of which shall satisfy the requirements of this Article for each and every establishment located within the development.

500.8 Handicapped Parking Required – All parking requirements set forth by this Article shall include provision for parking for handicapped individuals as stated by any state or federal regulations.

501 Off-Street Loading Regulations

501.1 Loading Spaces – Every lot on which a retail or wholesale business, trade, industry, or multi-family housing is hereafter established, shall provide space for the loading and unloading of vehicles off the street. Such space shall have access to an alley or a street. For the purposes of this Section, an off-street loading space shall have the minimum dimensions of twelve feet (12') by forty feet (40') and be free and clear of obstruction at all times. However, the minimum loading requirement shall meet the needs of each individual use.

501.2 Loading Spaces Adjacent to Sidewalks – Where a loading space is adjacent to a public sidewalk or other public pedestrian way, it shall be so located, arranged and improved with curbs or other barriers, as to provide adequate protection for pedestrians.

501.3 Maneuvering Areas – All off-street loading spaces shall be provided with adequate off-street maneuvering areas so that vehicles do not obstruct traffic during maneuvering.