

Article 9. OFF-STREET PARKING, DRIVEWAYS AND OFF-STREET LOADING REQUIREMENTS

Section 9-1: General

- (A) *Off-Street Parking Requirements.* At the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area, or before conversion from one type of use or occupancy to another, permanent off-street parking space shall be provided in the amount specified by this Article. Such parking space may be provided in a parking garage or properly paved open space.
- (B) *Minimum Parking Requirement.* Each application for a zoning certificate of compliance shall include information as to the location and dimensions of off-street parking and loading space and the means of ingress and egress to such space. Required off-street parking area for three (3) or more automobiles shall have individual spaces marked, and shall be so designed, maintained, and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk, or alley, and so that any automobile may be parked and unparked without moving another. This information shall be in sufficient detail to enable the Administrator to determine whether or not the requirements of this Ordinance are met. Each automobile parking space shall have the following minimum dimensions:

| Angle (degrees) | Stall Width (feet) | Curb Length per Car (feet) | Stall Depth (feet) |
|-----------------|--------------------|----------------------------|--------------------|
| 0 | 9 | 23 | 9 |
| 20 | 9 | 26-1/3 | 14 |
| 30 | 9 | 18 | 16-1/2 |
| 45 | 9 | 13 | 19-1/6 |
| 60 | 9 | 10 | 20-1/2 |
| 70 | 9 | 9-3/5 | 20-5/6 |
| 90 | 9 | 9 | 20 |

Section 9-2: Certification of Minimum Parking Requirements

Each application for a Zoning Certificate of Compliance shall include plans and other information as to the location and dimensions of off-street parking and the means of ingress and egress to such space. This information shall be in sufficient detail to enable the Administrator to determine whether or not the requirements of this Article have been met. Plans for off-street parking and loading areas shall include information as to:

- (A) The location and dimensions of driveway entrances, and all parking spaces.
- (B) The provision for vehicular and pedestrian circulation.
- (C) The location of sidewalks and curbs.

Section 9-3: Combination of Required Parking Space

The required parking space for any number of separate uses may be combined in one (1) lot but the required space assigned to one (1) use may not be assigned to another use, except 1) one-half (½) of the parking space required for churches 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, and 2) the minimum requirements may be reduced to seventy-five (75) percent of the sum of the requirements for the various uses computed separately when the individual requirements total fifty (50) or more spaces.

Section 9-4: Requirements for Parking Lots

Where parking lots for more than five (5) cars are permitted or required, the following provisions shall be complied with:

- (A) The lot may be used only for parking and not for any type of loading, sales, dead storage, repair work, dismantling or servicing, but shall not preclude temporary exhibits or parking of rental vehicles.
- (B) All entrances, exits, barricades at sidewalks, and drainage plans shall be approved and constructed before occupancy.
- (C) A strip of land five (5) feet wide adjoining any ROW line or any lot zoned for residential uses shall be reserved as open space, guarded with wheel bumpers and planted in grass or groundcover and/or shrubs or trees.
- (D) Only one (1) entrance and one (1) exit sign no larger than two (2) square feet prescribing parking regulations may be erected at each entrance or exit.
- (E) Required off-street parking areas including drives and access ways shall be surfaced with an all-weather surface material such as asphalt or concrete.
- (F) Where parking or loading areas are provided adjacent to a public street, ingress and egress thereto shall be made only through driveways not exceeding twenty-five (25) feet in width at the curb line of said street, except where the Administrator finds that a greater width is necessary to accommodate the vehicles customarily using the driveway.

(G) Any lighting of parking areas shall be shielded so as to cast no light directly upon adjacent properties and streets.

Section 9-5: Manufactured Home and Trailer Parking and Storing

It shall be unlawful to park for any purpose whatsoever any manufactured home or trailer within any zoning district except as follows:

- (A) At a safe, lawful, and unobstructive location on a street or right-of-way, alley, highway, or other public place, provided that the trailer or manufactured home shall not be parked at such location overnight.
- (B) Within a manufactured home park.
- (C) Trailers, as defined in Section 2-2, shall be stored in a garage or carport or in the rear or side yard.

Section 9-6: Vehicle Storage

(A) *Residential Districts.* Only vehicles intended for personal use shall be parked or stored on any property in a residentially zoned district, excluding commercial vehicles driven to and from a place of employment by an employee. No junked/ inoperative motor vehicle or nuisance vehicle shall be permitted to be parked or stored out of doors longer than twenty-four (24) hours. Operable and licensed school buses are exempt from this requirement.

No storage of commercial or government inventory whatsoever shall be permitted. This does not prohibit the storage of on-site construction materials for a building under construction.

(B) *Commercial and Industrial Districts.* Customer and employee parking is permitted along with the parking and storing of governmental or commercial vehicles, in any business or industrial district. Inoperative vehicles shall only be permitted to be parked or stored while undergoing repairs at a commercial garage or automobile service station or if stored in an approved junk or wrecking yard in an industrial district. No off-street parking is required in the Central Business District.

Section 9-7: Minimum Parking Requirements

The number of off-street parking spaces required by this Section shall be provided on the same lot with the principal use and the required number of off-street parking spaces specified for each use shall be considered as the absolute minimum. For purposes of this Ordinance, an off-street parking space shall be no less than one hundred sixty (160) square feet in area plus adequate ingress and egress provided for each off-street parking space.

| <u>Land Uses</u> | <u>Required Parking</u> |
|---|---|
| Agriculture | One (1) space per four hundred (400) square feet of gross floor area |
| Air, Motor, and Rail Freight Terminals | Two (2) spaces for each three (3) employees, plus one (1) space for each vehicle used in the operation |
| Art Galleries | One (1) space per each three hundred (300) square feet of gross floor area |
| Assembly Halls, Concert Halls, and Similar Places of Assembly | One (1) parking space or each four (4) spectator seats (one seat is equal to two (2) feet of bench length) |
| Automobile Car Wash/Laundry, Full Service | One (1) space for each two (2) employees on shift of greatest employment, plus one (1) space for the manager. Plus sufficient space for twelve (12) stacking/queuing spaces per day |
| Automobile Car Wash/Laundry, Self Service | Four (4) stacking spaces for each washing stall, plus two (2) drying spaces for each washing stall |
| Automobile Parts and Supplies | One (1) space per each four hundred (400) square feet of leasable area, plus one (1) space for each employee on the maximum work shift |
| Automobile Service Stations | Five (5) spaces for each service bay |
| Barber and Beauty Shops | Two (2) parking spaces per beauty or barber chair, plus one (1) space for each employee |
| Bed and Breakfast Inn | One (1) space for every rental room plus one space for every two (2) permanent occupants |
| Bingo Parlor* | One (1) space per four hundred (400) square feet of gross floor area plus one (1) space for each employee. |
| Bowling Alley | Two (2) spaces per alley plus one (1) space for each three hundred (300) square feet of gross floor area for affiliated uses such as restaurants, bars, and the like |

| <u>Land Uses</u> | <u>Required Parking</u> |
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| Cemeteries | One (1) space per full-time employee |
| Child Day Care Centers and Kindergartens | One (1) space for each adult attendant and one (1) space for every six (6) children or fraction thereof |
| Churches | One (1) parking space for each four (4) seats in the sanctuary |
| Dry Cleaning Facilities | One (1) space for each two hundred (200) square feet of gross floor area used by the general public |
| Dwelling, Two-family and Multi-family (including manufactured homes) | Two (2) parking spaces on the same lot for each dwelling unit |
| Funeral Homes | One (1) parking space for each four (4) seats in the chapel or parlor, plus one (1) for each funeral vehicle, plus one (1) space for each employee |
| Game Rooms, Pool, and Billiard Parlors | One (1) space for every four (4) game machines plus one (1) space for each employee |
| Golf Courses and Clubs | Twenty-five (25) spaces per nine holes, plus one space per employee on shift of greatest employment |
| Greenhouses and Nurseries | One (1) space per one thousand (1,000) square feet of total sales area |
| Health Club/Gymnasium | One (1) space per one thousand (1,000) square feet of total sales area |
| Home Occupations | Two (2) spaces per home occupation in addition to residence requirements |
| Industrial Uses | Three (3) spaces for each four (4) employees on the largest shift plus spaces for vehicles used in the operation. Additional reserved parking spaces shall be provided for visitors equal to five (5) percent of the employee parking spaces when there are forty (40) or more employees |
| Kennels, Riding Academies, and Commercial Stables | One (1) space per four hundred (400) square feet, but no fewer than four (4) spaces |

Land Uses

Required Parking

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|---|---|
| Libraries | One (1) space for each four (4) seats provided for patron use, plus one (1) space for each employee |
| Lodging Facilities, including Hotels, Motels, Rooming Houses, Tourist Homes, and Boarding Houses | One (1) space for each room to be rented, plus one (1) additional space for each two (2) employees, plus additional spaces as may be required for any commercial or business uses |
| Medical/Dental Offices and Clinics | Four (4) spaces for each doctor plus one (1) parking space for each employee |
| Medical Facilities and Special Care Homes, including Retirement Homes, Hospitals, Sanitariums, and Nursing and Convalescent Homes | One (1) space for each three (3) patients or residents at full capacity plus one (1) parking space for each employee |
| Offices, General and Professional | One (1) space for each three hundred (300) square feet of gross floor area, plus one (1) space for each employee |
| Public Buildings | One (1) space for each employee plus one (1) space for each five (5) seats in the largest assembly room |
| Recreational Facilities Not Otherwise Listed (without facilities for spectators) | One (1) space for each employee plus one (1) space for every two (2) participants at full capacity |
| Recreational Facilities Not Otherwise Listed (with facilities for spectators) | Same as for recreational facilities without spectators plus one (1) space for every four (4) spectator seats |
| Restaurants, Cafeterias, Private Clubs and Lounges | One (1) space for each four (4) seats at tables and one (1) space for each two (2) seats at counters or bars plus one (1) space for each two (2) employees |
| Retail Uses, Financial Institutions, Civic and Fraternal Clubs, and Community Centers | One (1) parking space for each two hundred (200) square feet of gross floor area. |
| Schools, Colleges, Technical, and Trade | One (1) space for every six (6) students, based upon the maximum number of students attending classes at any one time, plus one (1) space for each administrative office, plus one (1) space for each classroom |

| <u>Land Uses</u> | <u>Required Parking</u> |
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| Schools, Elementary and Junior High or Middle | One (1) parking space for each classroom and administrative office, plus one (1) space for each employee and one (1) large space for each bus |
| Schools, Senior High | One (1) parking space for each ten (10) students for which the building was designed plus one (1) parking space for each employee, plus one (1) large space for each bus |
| Services Not Otherwise Listed | One (1) space for each employee plus one (1) space for each client at full capacity |
| Shopping Centers | Six (6) spaces for each one thousand five hundred (1,500) square feet of gross leasable floor space in the center |
| Storage Facilities | One (1) space for each two hundred twenty five (225) square feet of gross floor area, plus one (1) space for each employee |
| Theaters, Indoor | One (1) space for each four (4) seats up to 400 seats, plus one (1) space for each six (6) seats above 400 |
| Vehicle, Manufactured Home, and Farm Equipment Sales and Service | Two (2) spaces for each employee in sales, plus one (1) space for each additional employee, plus five (5) spaces for each service bay, plus spaces for inventory |
| Veterinary Hospitals or Clinics | One (1) space per five hundred (500) square feet, plus one (1) space for each employee |
| Warehouses and other Storage Services | One (1) space for each employee plus one (1) space for each vehicle used in the operation |

NOTE: When a parking requirement is stated in terms of employees, it means the maximum number of employees who will be at the site at one time either on a single shift or an overlap of shifts.

The Zoning Certificate of Compliance and Certificate of Occupancy for the construction or use of any building, structure, or land where off-street parking space is required shall be withheld by the Administrator until the provisions of this Section have been met. If at any time such compliance ceases, any Certificate of Occupancy which shall have been issued for the use of the property shall immediately become void and of no effect.

Section 9-8: Downtown Off-Street Parking

In the Central Business District, off-street parking shall be as required above except that uses having less than one thousand (1,000) square feet of gross floor space (not including grocery stores, convenience stores, automobile service stations, lodging facilities, funeral homes, movie theaters, and outdoor recreational facilities) need not provide off-street parking. Dwellings as accessory uses shall be provided with required off-street parking.

Section 9-9: Driveways

(A) *General.* After the date of passage of this section, only driveways designed, approved, constructed, and surfaced in accordance with the provisions herein shall be allowed to provide motor vehicle access to or from any property upon which a building has been constructed, reconstructed, or physically altered. All driveways shall be paved with either asphalt or concrete, or with alternative paving material (e.g., concrete pavers, brick, "turfstone" or similar material) determined to exhibit equivalent wear resistance and load bearing characteristics as asphalt or concrete.

Before a zoning certificate of compliance is issued for the construction, reconstruction, or change in use of any building or land used for purposes other than a single or two-family residence, all driveways shall be reviewed and approved by the Administrator.

"Construction, reconstruction, or change in use" refers to those improvements made to the site involving overall structure size or to changes in use which would require the addition of one or more parking spaces under the provision of Article 9, Off-Street Parking, Driveways, and Off-Street Loading Requirements; it is not intended to refer to construction activities which merely involve changes to exterior architectural features (e.g., painting, addition of siding, roofing activities, etc.).

When the use of any driveway has been permanently discontinued, the property owner of that driveway shall, at his expense, replace all necessary curbs, gutters, aprons, sidewalks, and appurtenances thereto, within sixty (60) days of receipt of a written notice from the Administrator.

No driveway shall conflict with any municipal facility such as traffic signal standards, catch basins, fire hydrants, crosswalks, loading zones, bus stops, utility poles, fire-alarm supports, meter boxes, and sewer clean-outs or other necessary structures, except with the express approval of the Administrator. Any adjustments to municipal facilities to avoid such conflicts shall be at the expense of the driveway applicant.

(B) *Permit Requirements.* A zoning certificate of compliance must be obtained from the Administrator prior to the removal, alteration, or construction of any curb, driveway, gutter, and/or pavement or prior to the performance of any other work in any public or private street. Conditions governing the issuance of such a permit are:

- (1) A continuing indemnity bond with sufficient surety acceptable to the Town may be required of the party performing the work. All work must be done in conformity with the standards established herein.
- (2) The Town shall be indemnified for any damages it might sustain as a result of the breach of condition above. The damages payable to the Town shall be the amount required to make such improvement conform to Town standards.

Based on the Town of Ayden Schedule of Fees, a fee shall be paid to the Town at the time the application for a zoning certificate of compliance is made.

(C) *Submission of Plans.* Two (2) copies of plans showing the location and dimensions of all proposed improvements shall be filed with the Administrator for his approval prior to the issuance of a zoning certificate of compliance for uses other than single or two-family residential.

All design and construction of driveways shall conform to the requirements of the North Carolina Department of Transportation.

(D) *Driveway Location(s).*

- (1) Two driveways entering the same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equals or exceeds fifty (50) feet.
- (2) Three driveways entering the same street from a single lot shall be permitted only if the minimum distance between the closest edges of the driveways equals or exceeds one hundred fifty (150) feet.
- (3) Four or more driveways entering the same street from a single lot shall be prohibited.
- (4) In no case may the total width of all driveways exceed fifty (50) percent of the total property frontage.
- (5) No driveway (nearest edge) shall be located within five (5) feet of a side lot property line except in the case of a shared driveway (single curb/access point) utilized by two or more lots.*
- (6) No driveway (nearest edge) shall be located within twenty-five (25) feet of an intersection on a secondary road and forty (40) feet on a primary road except in the case where no other lot access to a public street or Town-approved private road is available.

- (E) *Zoning Certificate of Compliance Inspection.* Once the driveway permit is duly issued, the supervisor of the driveway construction site shall keep the permit available for on-the-job inspection by authorized personnel of the Town. The inspector or other authorized representative of the Town shall have the authority to require the immediate stoppage of work not performed either in accordance with the approved plans or under the requirements of this section and may order the nonconforming installations be corrected and/or blocked.
- (F) *Brick Driveways.* Brick driveways will be allowed consisting of smooth, hard-burned clay bricks with an appropriate concrete base of 4 inches.

In the event repairs are required after brick driveways are installed due to utility replacement or other construction work, the driveway applicant shall pay that portion of the repair cost which exceeds the cost of repair using standard concrete six (6) inches in thickness. Normal maintenance or replacement will be the responsibility of the driveway applicant.

Section 9-10: Off-Street Loading Purpose and General Requirements

Off-street loading requirements are established in order to ensure the proper and uniform development of loading areas throughout the Town, to relieve traffic congestion in the streets, and to minimize any detrimental effects of off-street loading areas on adjacent properties.

The Zoning Certificate of Compliance or Certificate of Occupancy for the construction or use of any building, structure, or land where off-street loading space is required shall be withheld by the Administrator until the provisions of this Section have been met. If at any time such compliance ceases, any Certificate of Occupancy which shall have been issued for the use of the property shall immediately become void and of no effect.

Section 9-11: Minimum Loading Requirements

Off-street loading shall be provided and maintained as specified in the following schedule.

- (A) For uses containing a gross floor area of less than twenty thousand (20,000) square feet, each off-street loading space shall have minimum dimensions of fifteen (15) feet in width and forty (40) feet in length.
- (B) For uses containing a gross floor area of twenty thousand (20,000) square feet or more, each off-street loading space shall be fifteen (15) feet in width and eighty (80) feet in length as a minimum.
- (C) Uses which normally handle large quantities of goods, including but not limited to, industrial plants, wholesale establishments, storage warehouses, freight terminals, hospitals or sanitariums, and retail sales establishments shall provide off-street loading facilities in the following amounts:

| Gross Floor Area (Square Feet) | Minimum Number of Spaces Required |
|-----------------------------------|--------------------------------------|
| 5,000 - 20,000 | 1 |
| 20,001 - 50,000 | 2 |
| 50,001 - 80,000 | 3 |
| 80,001 - 125,000 | 4 |
| For each additional 45,000 | 1 additional |

(D) Uses which do not handle large quantities of goods, including but not limited to, office buildings, restaurants, funeral homes, hotels, motels, apartment buildings, and places of public assembly, shall provide off-street loading facilities in the following amounts:

| Gross Floor Area (Square Feet) | Minimum Number of Spaces Required |
|-----------------------------------|--------------------------------------|
| 5,000 - 80,000 | 1 |
| 80,001 - 200,000 | 2 |
| 200,001 - 320,000 | 3 |
| 320,001 - 500,000 | 4 |
| For each additional 180,000 | 1 additional |

(E) A loading space requirement may be modified or waived by the Board of Adjustment due to a limited need for loading space based on the nature of the building.