

Article 8 Parking and Loading

Section 8-1 Parking

(A) Off-Street Parking Required

When a building is erected or a principal building is enlarged or increased in capacity by adding dwelling units, seats, or floor area, or before conversion from one type of use to another, permanent off-street parking space shall be on a graded open space, except in the B-1. On a case-by-case basis, the Board of Adjustment may grant variances for fewer parking requirements, provided the property owner acts in good faith and attempts to create as many parking spaces as possible.

(B) Parking Design Criteria

- (1) Each parking space shall be not less than 8 1/2 by 18 feet, exclusive of adequate egress and ingress drives, landscaping, and maneuvering space.
- (2) Parking spaces shall be permanent and shall not be used for any other purposes.
- (3) The required parking space for any number of separate uses may be combined in one lot. The required space assigned to only one use may not be assigned to another use except that 1/2 of the parking space required for churches, theaters, or assembly halls where attendance will be at night or on Sundays may be assigned to a use which will be closed at night and on Sundays.
- (4) If the off-street parking space required by this ordinance cannot reasonably be provided on the same lot where the principal use is located, such space may be provided on any land within 500 feet of the main entrance to such principal use provided the land is in the same ownership as the principal use. This land cannot be used for any other purposes as long as the on-site parking requirements are not met.
- (5) The following provisions must be met where parking lots for more than 5 automobiles are permitted in residential districts:

- (a) The lot may be used only for parking in relation to the principal use of the lot and not for any type of loading, sales, repair work, dismantling, or servicing.
- (b) All entrances, exits, barricades at sidewalks, and drainage works shall be approved by the Administrator prior to construction.
- (c) Only one entrance and one exit sign no larger than four square feet in area prescribing parking regulations may be erected at each entrance or exit. No other signs shall be permitted.

(C) Enforcement

- (1) Each application for a zoning permit or certificate of occupancy shall include information regarding location and dimensions of off-street parking space and the means of ingress and egress between such space and a street. This information shall be in sufficient detail to enable the Administrator to determine whether or not the requirements of this ordinance are met.
- (2) The certificate of occupancy of the use of any structure or land where off-street parking space is required shall be withheld until the provisions of this ordinance are fully met. If at any time such compliance ceases, any certificate of occupancy which has been issued for the use of the property shall immediately become void.

(D) Schedule of Parking Spaces

The required number of off-street parking spaces for each land use are specified below:

LAND	REQUIRED PARKING SPACE Gross Floor area = GFA
Auto service stations	Two spaces for each pump; plus, one space for each 200 sq ft GFA
Barber/beauty shops	One space for each 200 sq ft GFA
Banks and other financial Institutions	One space for each 200 sq ft (GFA); plus stacking for 4 vehicles at each drive thru window
Churches	One space for each 4 seats in the principal sanctuary
Convenience stores with gas sales	One space for each 200 sq ft GFA; plus, 4 stacking spaces at pump island
Fire stations	One space for each employee on the largest shift; plus adequate parking for emergency vehicles
Hotels/Motels	One space for each room; plus, one space for each two employees
Home Occupations	Two spaces for each commercial use within the dwelling; plus, 2 spaces required for a single family dwelling
Day care centers	One space for each employee and 4 spaces for off-street drop off and pickup
Medical offices and clinics	One space for each 200 sq ft of GFA
Municipal building/post office	One space for each 200 sq ft of GFA
Nursing, retirement Centers	One space per two rooms, plus one space for each employee on the shift with the largest number of employees
Offices, business professional	One space for each 250 GFA
Residential dwellings, single or duplexes	Two spaces for each dwelling unit
Restaurants, drive-thru	One space for each for each 100 sq ft of GFA; plus, 5 stacking spaces at each ordering station
Restaurants, in-door	One space for each for each 100 sq ft of GFA
Retail business and consumer service outlets	One space for each 200 sq ft of GFA
Wholesaling and industrial uses	One space for each employee at maximum employment on a single shift; plus, one space for each 5 administrative employees; plus, adequate parking for company vehicles.
Uses not specified	Sufficient parking spaces to accommodate the needs of the use without creating situations where people are parking on road right-of-ways or on unauthorized public or private land.

Section 8-2 Handicap Parking

Specific requirements for handicap parking are addressed in volume 1C of the North Carolina Building Code

Section 8-3 Loading and Unloading

(A) Area to Be Required

- (1) At the time of the erection or expansion of any main building or part which is used for commercial or industrial use, off-street loading and unloading space shall be required as specified in this section.
- (2) Off-street loading and unloading spaces shall be designed and constructed so that all maneuvering to park vehicles for loading and unloading can take place entirely within the premises. These spaces shall be provided so as not to interfere with the free, normal movement of vehicles and pedestrians on the public right-of-way.

(B) Schedule of Loading Spaces

- (1) For purposes of this section, an off-street loading berth shall have minimum dimensions of 12 feet by 30 feet and 14 feet overhead clearance with adequate means of ingress and egress.
- (2) For any structure containing less than 20,000 square feet of gross floor area, no berths shall be required. Larger structures, however, shall provide berths as specified below:

Floor Area of Commercial or Industrial Uses	Required Berths
0-19,999	0
20,000-39,999	1
40,000-59,999	2
60,000-109,999	3
110,000-159,999	4
160,000	Add one berth for each additional 80,000 sq. ft

(C) Enforcement

- (1) Each application for a zoning permit or certificate of occupancy shall include information as to the location and dimensions of off-street loading and unloading space and the means of ingress and egress between such space and a street. This information shall be in sufficient detail to enable the administrator to determine whether or not the requirements of this ordinance are met.
- (2) The certificate of occupancy for the use of a structure or land where off-street loading and unloading space is required shall be withheld until the provisions of this ordinance are fully met. If at any time such compliance ceases, any certificate of occupancy which has been issued for the use of the property shall immediately become void and of no effect.