



## **Division 5. Parking**

*Purpose: This Division ensures that businesses and residents have adequate parking, provides design and maintenance requirements, and reduces the impacts of excessive parking. This Division establishes minimum number of parking spaces with flexibility for reducing the minimum spaces in unique situations, parking ratios, along with parking lot design, shared parking opportunities and similar standards.*

### **Sec. 44-534. Off-street parking.**

(a) *Applicability.*

- (1) This Section applies to all applications for development approval, unless the application is specifically exempted by another provision of this Chapter.
- (2) The minimum parking requirements of this Division apply to the entire development when the expansion cumulatively is equal to or greater than 50% of the existing aggregate leasable floor area of all structures on the development parcel. If the expansion of the leasable floor area is less than 50%, then the parking requirements apply only to the expansion area.

(b) *Compliance.*

- (1) The developer is responsible for the construction and maintenance of the required off-street parking space and off-street loading space. This obligation continues while the structure or use is in existence.
- (2) An owner of any structure affected by this Chapter cannot discontinue or change the required vehicle parking or loading spaces, apart from the discontinuance of the structure, unless alternative parking and loading space are approved as required by this Division.

(c) *Methods of providing required parking.*

- (1) All required parking must be located on the same lot as the principal use it serves, except as provided in Subsection (c)(2) below.
- (2) In lieu of actual construction of required on-site parking spaces, required parking for a use on a lot may be located on another lot if the requirements of Subsections a. through e. below, are met. The offsite parking may be combined with parking for other uses, subject to approval by the planning director.
  - a. The use being served by the off-site parking is a permitted principal use in the zoning district within which the lot containing such parking is located.
  - b. The off-site parking spaces must be located within 500 feet of a public entrance to the structure or land area containing the use for which such spaces are required.



- c. A safe, direct, attractive, and convenient pedestrian route must exist or be provided between the off-site parking and the use being served.
  - d. The continued availability of off-site parking spaces, necessary to meet the requirements of this Division, must be ensured by an appropriate reciprocal easement, satisfactory to the County attorney, and recorded with the register of deeds.
  - e. Off-site required, off-street parking cannot be separated from the use it serves by arterial or collector streets, as shown on the thoroughfare plan, or other similar physical barriers to convenient access between the parking and the use.
- (d) *Minimum number of parking spaces.*
- (1) *Schedule of off-street parking spaces.* The number of required off-street parking spaces are shown in Table 44-534-1:



**Table 44-534-1. Required parking spaces.**

Uses	Spaces per Unit of Measure
<b>Agriculture and related uses:</b>	
Greenhouse-commercial, per 250 sq. ft. GFA* of sales and office area	1.0
Nursery/landscaping business, per 250 sq. ft GFA of sales and office area	1.0
Roadside stand, commercial, per 1,000 sq. ft. GFA	3.0
Stable, public, per five stalls	1.0
<b>Cultural facilities:</b>	
Art galleries, per 1,000 sq. ft. GFA	1.2
Museums, per 1,000 sq. ft. GFA	1.2
Libraries, per 1,000 square feet. GFA	1.2
<b>Communication facilities:</b>	
Radio and television studio, per 1,000 sq. ft. GFA	1.0
Radio and television transmitting and receiving facility, per employee	1.0
<b>Community recreational uses:</b>	
For each three persons able to use the facility at its maximum capacity	1.0
Plus, waiting spaces, if applicable	10.0
Plus, for each two employees	1.0
<b>Manufacturing, processing and assembly, per employee of largest shift</b>	0.6
<b>Membership organizations, per 1,000 sq. ft. GFA</b>	3.3
<b>Open uses of land, heavy:</b>	
Junkyards, per employee	0.5
Plus, per 5,000 sq. ft. of lot area	1.0
Landfills, per employee of largest shift	1.0
<b>Public facilities:</b>	



Uses	Spaces per Unit of Measure
Public service facilities, per employee	1.0
Public use facilities, per 1,000 sq. ft. GFA	3.3
Correctional facilities, per employee	1.0
Plus, per 25 inmates	1.0
<b>Recreational uses:</b>	
Athletic fields, per field	20
Campground, per employee	1.0
Plus 10 additional	
Campground, group camping, per employee	1.0
Plus, per camp vehicle	1.0
Plus, 10 additional	
Golf course, per hole	3.0
Indoor, for every 5 persons of maximum occupancy of building	1.0
<b>Residential support uses:</b>	
Child and adult care center, per employee	1.0
Plus, per facility vehicle	1.0
Plus, per 15 children	1.0
Church/synagogue, per seat	0.3
<b>Residential uses:</b>	
Congregate living facility, per employee of largest shift	1.0
Plus, per facility vehicle	1.0
Plus, per resident	0.2
Dormitories, fraternities and sororities, per 1,000 sq. ft. GFA	3.3
Dwelling units:	
Multi-family:	



Uses	Spaces per Unit of Measure
Efficiency, per dwelling unit	1.25
One bedroom, per dwelling unit	1.50
Two or more bedrooms, per dwelling unit	2.0
Two-family, per dwelling unit if garage is not constructed	2.0
Life care treatment facility, per employee of largest shift	1.0
Plus, per facility vehicle	1.0
Plus, per resident	0.33
Professional residential facility, per employee of largest shift	1.0
Plus, per facility vehicle	1.0
Plus, per resident	0.2
<b>Retail sales:</b>	
Convenience store with or without gas pumps, per 1,000 sq. ft. GFA	4.0
Plus, per employee for largest shift	1.0
Drinking establishment, per 1,000 sq. ft. GFA	10.0
Furniture and home furnishings stores, per 1,000 sq. ft. GFA	1.0
Grocery store/supermarket, per 1,000 sq. ft. GFA	5.0
Manufactured home and recreational vehicle sales, per 1,000 sq. ft. GFA	5.0
Motor vehicle sales, per 1,000 sq. ft. GFA	2.0
Restaurant, per 1,000 sq. ft. GFA	10.0
Other retail, per 1,000 sq. ft. GFA	4.0
<b>Schools:</b>	
College/university, per student	0.5
Elementary, middle/junior high:	



Uses	Spaces per Unit of Measure
Per classroom	1.6
Per staff member	1.0
Senior high and technical school, per student	0.33
Plus, per staff member	1.0
Per classroom	1.6
<b>Services:</b>	
Airport, by individual review	
Airport support uses, by individual review	
Animal hospital/veterinary clinic, per 1,000 sq. ft. GFA	3.0
<b>Banking:</b>	
Automatic teller, per machine	2.0
Bank, per 1,000 sq. ft. GFA	4.0
Plus 100 ft. of queuing area per drive-in window	
Business, professional services and personal services office, per 1,000 sq. ft. GFA	3.5
<b>Health services:</b>	
Health practitioner's office, per 1,000 sq. ft. GFA	5.0
Hospitals, per bed	2.0
Medical and dental laboratories, per 1,000 sq. ft. GFA	4.0
Nursing, convalescent and extended care facilities, per bed	3.5
Rehabilitation center, per 1,000 sq. ft. GFA	4.0
Sanitarium/mental institution, per 1,000 sq. ft. GFA	2.0
<b>Lodging places:</b>	
Boardinghouses and rooming houses or bed and breakfast, per bedroom	1.0



Uses	Spaces per Unit of Measure
Hotel/motel, per lodging unit	1.0
Conference/retreat center, for every five seats or for every five persons of maximum occupancy of building or assembly place, whichever is greater	1.0
<b>Repair services:</b>	
Motor vehicle repair, minor and major, per 1,000 sq. ft. GFA	4.0
Specialty repair services, per 1000 sq. ft. GFA	3.0
<b>Transportation:</b>	
Bus terminal, per 1,000 sq. ft. waiting room	8.0
Truck terminal, per employee	1.0
<b>Warehousing:</b>	
Warehouse, per employee of largest shift	0.6
Warehouse, mini, per twenty storage units	1.0
Plus, per employee	1.0
<b>Miscellaneous:</b>	
Adult uses, per 500 sq. ft.	3.0
Amusement park, by individual review	
Assembly, place of, per seat	0.3
Circuses, carnivals and fairs, by individual review	
Contractor's office, per 1,000 sq. ft. GFA	3.5
Contractor's shop area, per employee of largest shift	0.6
Funeral home or crematorium, per seat of chapel capacity	0.25
Plus, per employee	0.33
Dry cleaning plant, per employee on largest shift	1.0
Plus, per facility vehicle	1.0



Uses	Spaces per Unit of Measure
Flea markets, indoor, per 1,000 sq. ft. GFA	7.0
Flea markets, outdoor, per vendor	2.0
Lumberyard, per 1,000 sq. ft. GFA	2.0
Marina office, retail and restaurant areas, per 1,000 sq. ft. GFA	4.0
Plus dry storage, per storage bay	.10
Plus wet storage, per storage bay	.25
Publishing and printing, per 1,000 sq. ft. GFA	1.0
Rental and leasing of light equipment, per 1,000 sq. ft. GFA	3.0
Rental and leasing of vehicles, per 1,000 sq. ft. GFA	3.0
Research activities, per employee	1.4
Slaughterhouse, per 1,000 sq. ft. GFA	1.0
Wholesale distribution, per employee of largest shift	0.6

\* GFA = Gross floor area

(Ord. No. 2008-17, 10/20/08)

- (2) *Calculation of certain parking requirements.* Where parking requirements relate to number of seats, and seating is in the form of undivided pews and benches, 24 lineal inches is construed to be equal to one seat. Where parking requirements relate to movable seating in auditoriums and other assembly rooms, 10 square feet of net floor area is construed to be equal to one seat, except where otherwise specified. Net floor area must be the actual area occupied by seating and related aisles and must not include accessory unoccupied areas or the thickness of walls.
- (e) *Determination for unlisted uses.* The determination for unlisted uses will be made as follows:
  - (1) The planning director shall make a determination of the required off-street parking spaces for uses not listed in Table 44-534-1.
  - (2) In making a determination, the planning director will be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed uses and studies of the parking requirements of such uses in other jurisdictions.



- (f) *Maximum number of parking spaces.*
- (1) The following maximum off-street parking provisions applies in all zoning districts and to all uses. Where a pervious pavement system is used, parking spaces may be increased up to an additional 20%.
  - (2) The maximum number of off-street parking spaces permitted cannot exceed 125% of the minimum number of spaces required.
  - (3) The maximum number of off-street parking spaces permitted does not include required disabled accessible spaces.
  - (4) The maximum number of parking spaces permitted does not apply to parking structures.

**Sec. 44-535. Joint-use facilities and shared parking.**

- (a) When 2 or more uses, either on a single parcel or multiple parcels, provide for shared parking spaces, the number of parking spaces required for each individual business as shown in Table 44-534-1, may be reduced by no more than 10% of the total number of spaces. More than 10% reduction in required parking spaces would constitute an amendment to the approved plan and must be resubmitted to the applicable authority for approval.
- (b) An agreement for such joint use, in the form of a reciprocal easement acceptable to the County attorney, must be filed with the planning director and recorded with the County register of deeds.

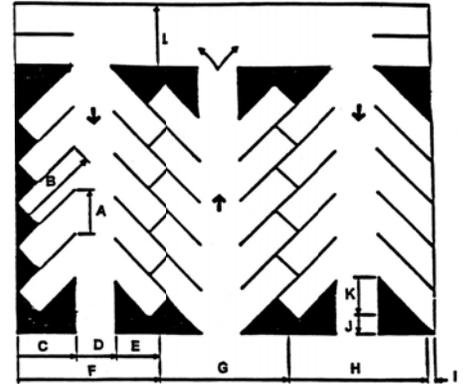
**Sec. 44-536. Parking standards.**

- (a) *Regular car parking.* The minimum dimensions for required off-street spaces at various angles are shown in the Table 44-536-1 and illustrated in Figure 44-536-1 below.



**Table 44-536-1. Parking dimensions.**

Parking components	Figure 44-536-1 reference	0°	45°	60°	75°	90°
Stall width, parallel to aisle	A	9.0	12.7	10.4	9.3	9.0
Stall length of line	B	24.0	24.5	21.4	19.5	18.0
Stall depth to wall	C	9.0	17.0	18.5	19.0	18.0
Aisle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	9.0	14.8	17.0	18.3	18.0
Module, wall to interlock	F	30.0	43.8	51.5	59.3	60.0
Module, interlocking	G	30.0	41.6	50.0	58.6	60.0
Module, interlock to curb face	H	30.0	41.8	49.4	56.9	58.0
Bumper overhang (typical)	I	0.0	1.5	1.8	2.0	2.0
Offset	J	--	6.3	2.7	0.5	0.0
Setback	K	24.0	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	--	24.0	24.0	24.0	24.0	24.0



**Figure 44-536-1. Parking components.**

- (b) *Compact car parking.* Parking for compact cars may be provided for up to 30% of the required parking.
- (1) Compact car parking may only be provided for nonresidential land uses.
  - (2) Compact car parking may only be provided for parking areas that have 10 or more spaces.
  - (3) For 90-degree compact parking, the minimum stall width is 8 feet, and the minimum stall length is 16 feet. Bumper overhang for compact parking is not required.
  - (4) Compact parking spaces must be designated as being for the exclusive use of compact cars through the use of signs or pavement marking.
  - (5) The parking layout dimensions (in feet) for 8-foot compact parking stalls at various angles are shown in Table 44-536-2 below and illustrated in Figure 44-536-1 above.



**Table 44-536-2. Compact car spaces.**

Parking components	Figure 44-536-1 reference	0°	45°	60°	75°	90°
Stall width, parallel to aisle	A	8.0	11.3	9.2	8.3	8.0
Stall length of line	B	22.0	24.0	20.5	18.2	16.0
Stall depth to wall	C	8.0	17.0	17.8	17.6	16.0
Aisle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	8.0	14.2	14.3	13.7	16.0
Module, wall to interlock	F	28.0	43.2	48.1	53.3	56.0
Module, interlocking	G	28.0	43.2	48.1	53.3	56.0
Module, interlock to curb face	H	28.0	43.2	48.1	53.3	56.0
Bumper overhang (typical)	I	0.0	0.0	0.0	0.0	0.0
Offset	J	0.0	5.7	2.3	0.0	0.0
Setback	K	22.0	11.3	8.0	4.1	0.0
Cross aisle, one way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two way	--	24.0	24.0	24.0	24.0	24.0

- (c) *Parking for persons with disabilities.* Parking for persons with disabilities must meet NC Accessibility Code.
- (1) Accessible parking spaces must be provided as follows in Table 44-536-3 below:



**Table 44-536-3. Disabled parking requirements.**

<b>Number of required parking spaces.</b>	<b>Number of disabled parking spaces required. These spaces are included in the total number of required spaces.</b>
1--25	1
26--50	2
51--75	3
76--100	4
101--150	5
151--200	6
201--300	7
301--400	8
401--500	9
501--1,000	2% of total
1,001 and over	20 plus 1 for each 100 over 1,000

- (2) Parking spaces for the disabled must be designed and located as follows:
  - a. All users must have direct access to a curb ramp, curb cut or sidewalk when necessary to allow access to the building, structure, or use served.
  - b. Diagonal or perpendicular parking spaces must be a minimum of 12 ½ feet wide.
  - c. Parallel parking spaces must be located either at the beginning or end of a block or adjacent to an alley entrance. Curbs adjacent to the spaces must be of a height which will not interfere with the opening and closing of motor vehicle doors.
  - d. Parking spaces must be prominently outlined with paint different from ordinary striping and posted with a permanent fixed sign of a color and design approved by NCDOT.
- (d) *Off-street parking design standards.* Off-street parking design standards are as follows:
  - (1) Except for single-family dwellings, every off-street parking area and driveway must have a hard surface consisting of asphalt or concrete pavement, or an alternative approved by the planning director, to provide a durable and dustless surface. In making a determination as to the suitability of a proposed alternative, the planning director must find the improvement provides:



- a. A safe and permanent surface, suitable for the quantity and quality of traffic expected to use it;
  - b. A surface which will accept permanent delineation of parking spaces, aisles, accessways, and maneuvering areas; and
  - c. A surface that will not contribute to subsidence, erosion, or sedimentation, either on site or off site.
- (2) All off-street parking lots must be graded and drained to dispose of all surface water accumulated within the area and not channeled to adjoining property.
- (3) Lighting intensities should be controlled to ensure that light and glare are not directed at adjacent properties, neighboring areas, and motorists.
- (4) Sales, dead storage, repair, dismantling and service of motor vehicles is not permitted on off-street parking spaces.
- (5) Off-street parking spaces, including all areas for maneuvering, must be located solely on private property and not on public property or public rights-of-way. In addition, off-street parking:
- a. If located in the front of the building, parking must be outside of the required setback; or
  - b. If located in the rear of the building, parking may be located within the required setback; or
  - c. If located on the side of the building, parking may be located within the required setback unless the side is adjacent to a street.
- (6) All off-street parking areas must be designed to provide safe and convenient circulation, in accordance with commonly accepted traffic-engineering practices.



**Sec. 44-537. Loading standards.**

- (a) *Required loading space.*
- (1) Every use requiring the receipt or distribution by vehicles, of materials and merchandise, must have one or more loading berths or other space for standing, loading and unloading on the same or adjoining premise.
  - (2) Loading space must be sufficient to allow normal loading and unloading operations of a kind and magnitude appropriate to the property served.
  - (3) Required loading space must be available for the loading and unloading of vehicles and cannot be used for the storage of vehicles or materials, off-street parking requirements, or conducting the principal use.
- (b) *Loading space standards.* All off-street loading spaces must meet the following standards:
- (1) Off-street loading spaces must be located and arranged so that a semi tractor-trailer truck (wheelbase 50 class) or a local delivery vehicle, as appropriate, must be able to gain access to and use such spaces;
  - (2) Loading space must meet the minimum street and interior setbacks established for structures;
  - (3) All loading space and maneuvering space must be surfaced with a dustless, all-weather material and maintained in a safe, sanitary, and neat condition;
  - (4) No loading space may be located so that a vehicle using the space intrudes on or hinders the use of the public right-of-way or adjacent properties; and
  - (5) Each required off-street loading space must have a minimum width of 12 feet and a minimum vertical clearance of 16 feet above the finished grade of the space. The length must be a minimum of 20 feet for local delivery and 60 feet for semi tractor-trailers.