

ARTICLE IX. OFF-STREET PARKING AND LOADING

Section 9.1 Off-Street Parking Requirements

There shall be provided 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 in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded open space. Off—street parking shall not be required in the C—B Central Business District.

A. Certification of Minimum Parking Requirements

Each application for a zoning permit submitted to the Zoning Enforcement officer as provided for in this ordinance shall include information as to the location and dimensions of off—street parking and the means of entrance and exit to such space. This information shall be in sufficient detail to enable the zoning Enforcement Officer to determine whether or not the requirements of this Section are met.

B. Definition of a Parking Space

The storage space of one (1) automobile. The size of a parking space shall be in accordance with geometric design principles for the type space and lot. (See Table I, Geometric Design standards.

If in the opinion of the zoning enforcement officer the parking -Lot is designed to acceptable engineering practices, the stall depth factor(s) may be reduced to the equivalent of eighteen (18) feet from curb space on single unit spaces. The combined stall and traffic lane width (u) may be correspondingly reduced.

C. Minimum off—street parking Requirements

The following off-street Parking Space shall be required:

Classification	Off-Street Parking Requirement (any fractional space e.g., 47.3 shall be considered the next whole number, e.g.,48)
Residential:	
Housing designed for and used by the elderly	1 space per Dwelling Unit

Incidental Home Occupations	1 space in addition to the residential requirement
Multi-family residences	2 spaces per Dwelling Unit
Rehabilitation homes	1 space per two beds
Congregate Car	1 space per 2 Dwelling Units
Single-family and Two- Family residences (may be in a single drive with one car behind the other)	2 spaces per Dwelling Unit
Commercial and Industrial:	
Auto service station and/or repair shops	4 spaces per service bay, plus 1 space per wrecker per service vehicle
Auto Sales	1 space per 400 square feet of building area devoted to sales
Bank and consumer financial services	1 space per 200 square feet of gross floor area
Barber shop and other personal services	2 spaces per operator
Beauty Shops	3 spaces per operator
Car washes	1 space per 1 employee
Delivery, ambulance and other similar services	1 space per vehicle, plus 1 space for each 2 employees

Drive-through services such as banks, automobile services station, dry cleaners, car washes and similar Uses (in addition to Use Requirements)	Stacking for 4 vehicles at each bay window or lane
Dry cleaners or laundries (self-Service)	1 space per 4 rental piece of equipment
Eating establishments and nightclubs serving meals	10 spaces, plus 1 for every 3 seats
Fire Stations	1 space per person on duty on a normal shift
Mobile home sale	5 spaces, plus 1 space per 10,000 square feet of gross land area
Manufacturing, industrial, warehousing and wholesaling	1 space per 3 employees on the largest shift
Post Office	1 space per 200 square feet of public service area, plus 2 spaces per 3 employees on the largest shift
Retail sales except those listed below	1 space per 200 square feet of gross floor area

Retail sales of bulky items which require high rates of items offered for sale such as antiques, appliances, art, bicycles, carpet, floor covering, furniture, motorcycles, paint, upholstery and similar uses	1 space per 300s square feet of gross floor area
Retail Uses dealing primarily in service a/or repair	1 space per 200 square feet of gross floor area
Designed shopping center	5 spaces per 1,000 square feet of gross floor area (optional to computing parking on a store by store basis)
Radio, TV stations	2 spaces per 3 employees on the largest shift
Transportation terminals such as airports, bus terminals and railroad passenger stations	1 space per 4 seating accommodations for waiting passengers, plus 1 space for each 2 employees on the largest shift
Wholesale with related retail	1 space per employees on the largest shift, plus additional spaces per square foot of gross floor area devoted to “retail sales” as applicable from retail sales schedule above
Office and Institutional:	
Bed and Breakfast Inn	2 spaces plus one per unit
Child care and kindergarten less than 6 children	1 space per teacher or staff, plus space for 1 car drop-off and pickup
Child care and kindergarten, 6 or more children	1 space per teacher or staff
Churches	1 space per 4 seats in the largest assembly room
Dormitories	1 space per 4 beds
Fraternity, sorority houses	1 space per 2 beds
Elementary and junior high schools	5 spaces, plus 1 space per teacher or staff
Funeral homes	1 space per 4 seats in the main chapel
General Offices	1 space per 200 square feet of net rentable area (Net rentable area shall be considered to be 80% of the gross floor area unless otherwise shown by applicant)

Hospital, nursing and convalescent homes	1 space per 2 beds, plus 1 space per staff doctor, plus 1 space per employee on the shift with the greatest number of employees
Library, museum and art galleries	1 space per 300 square feet of
Medical, dental and similar offices	7 spaces per doctor or practitioner
Nursing, convalescent homes designed and used primarily for the elderly	1 space per 3 beds, plus 1 space per staff doctor, plus 1 space per employee on the shift with the greatest number of employees
Orphanage, juvenile homes	1 space per 2 beds
Senior high schools, trade and vocational schools, colleges and universities	10 spaces per instructional classroom plus one space per staff member
Auditoriums, stadiums, assembly halls and gymnasiums located on a high school, college or university campus	1 space per 12 fixed seats and 1 space per 12 movable seats in largest assembly room
Recreation:	
Amusements, dance halls, nightclubs not serving meals	1 space per 3 persons in designed capacity, plus 2 spaces per 3 employees on the largest shift
Auditoriums, stadiums, assembly halls, convention centers, gymnasiums, fraternal or social clubs or lodges, community recreation center	1 space per 3 fixed seats and 1 space per 3 moveable seats in the largest assembly room
Bowling alleys	4 spaces per lane
Golf course	4 spaces per tee
Indoor movie theater	1 space per 3 fixed seats and 1 space per 3 movable seats
Public Swimming pools	1 space per 100 square feet of water area and deck
Recreation Uses such as golf driving range, miniature golf, tennis, billiards or pool centers or similar recreation uses	1 space per tee, green, court and/or other method of participation however styled
Recreation facilities such as community center, swimming pool, tennis courts, and similar activities when located in conjunction with a townhouse, condominium, group housing or homeowner association development	1 space per 25 memberships or tenants

D. Combination of Required parking Spaces

The required parking spaces for and number of separate uses may be combined in one lot or parking structure, but the required parking spaces assigned to one use may not be assigned to another use at the same time.

E. Day Time / Night Time Assignments

One—half (1/2) of the required parking spaces for churches, theaters, or assembly halls whose peak attendance is at night or Sundays may be assigned to a use which will be closed at night or Sundays.

F. Lighting

If parking areas are lighted, the lighting fixtures shall be so installed as to protect the street and neighboring properties from direct glare or hazardous interference of any kind.

G. Remote parking

On all off—street parking lots, the required space shall be provided on the same plot with the use are on a lot separated therefrom by not more than four hundred (400) feet, except for residential uses which must be provided on the same plot.

Where provision of required off—street parking for a building or other uses established subsequent to the adoption of this section involves one (1) or more parcels or tracts of land that are not a part of the plot on which the principal use is situated, the applicant for a permit for the principal use shall submit with his application for a zoning Permit an instrument duly executed and acknowledged, which subjects the parcels or tracts of land to parking uses in connection with the principal use for which it is made available - The applicant shall cause said instrument to be registered in the office of the Register of Deeds upon the issuance of a zoning Permit.

Parking in one zoning District in connection with a use not permitted in that District shall be permitted in accordance with the following:

- 1) Business and Office uses may park in Industrial Districts.
- 2) Industrial and Office uses may park in Business Districts.
- 3) Residential uses may park in Business, Office and Industrial Districts.

In addition, any use located in one zoning District which is also a permitted use in another zoning District may also park in such other zoning District: in which the use is permitted.

Section 9.2 Parking Lot Improvement, Design and Locational Requirements

All off—street parking lots including exits, entrances, drives and parking areas shall:

- 1) Be designed to allow for traffic movement in accordance with the geometric design principles;
- 2) Have physical access to a public street;
- 3) Be go designed that all access to public street is by forward motion;
- 4) Be graded, properly drained, stabilized and maintained to prevent dust and erosion;
- 5) Be continuously provided and maintained as long as the use which they serve exists.

No parking lot designed or providing for more than six (6) cars shall be located in the required front yard within the R-20, R-10, R-9, RS-8, R-8, or Rs-6 Residential Districts.

Within the R-O (Residential – Office) District and the O (office) District, parking lots may be located in the front yard but lots of six (6) or more cars shall not be located within ten (10) feet of any public right-of-way line.

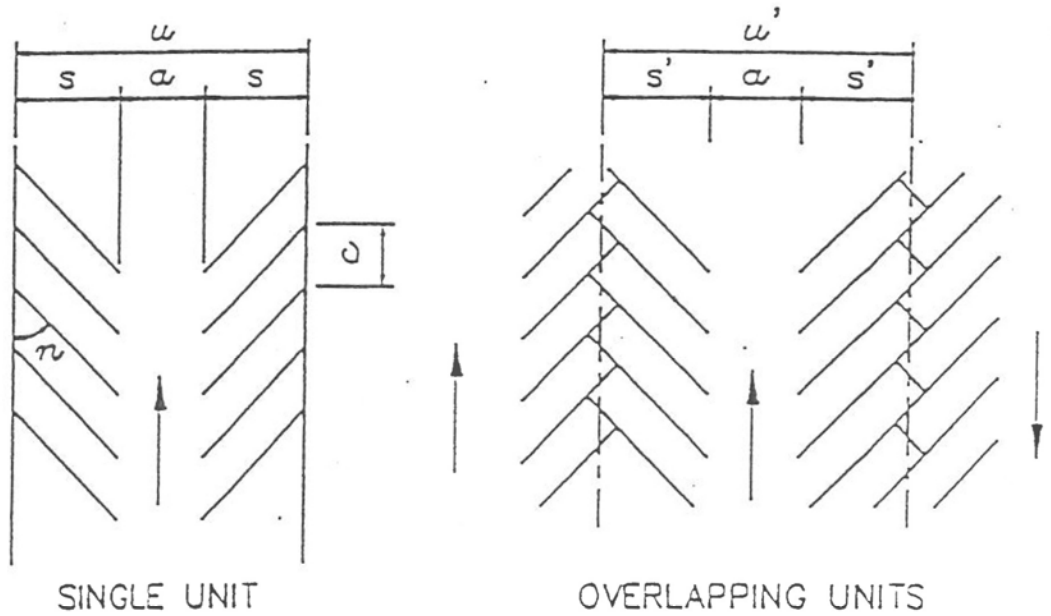
When a parking lot with space for more than three (3) cars adjoins any plot zoned for residential purposes, a screening device as defined in Article XI shall be provided to protect residences from light, glare, noise and fumes.

Section 9.3 off-Street Loading Requirements

Every structure or building used for trade, business or industry hereafter erected shall provide space as indicated herein for the loading, unloading and maneuvering space of delivery vehicles off the street or public alley. Space shall have access to a public alley, private driveway, or if such cannot reasonably be provided, to a public street. For the purpose of this section an off—street loading space (exclusive of adequate access drives and maneuvering space) shall have a minimum dimensions of twelve (12) feet by forty (40) feet and an overhead clearance of fourteen (14) feet in height above the alley or street Grade.

Type of Use	Requirements Off-street Loading Spaces
Retail Business	1 space for each 20,000 square feet of gross floor area or fraction thereof
Wholesale and Industries	1 space for each 20,000 square feet of gross floor area or fraction thereof
Office and Institutions	1 space for each 50,000 square feet of gross floor area or fraction thereof

Table I – Geometric Design Standards



n	s	a	c	u	s'
90°	20'-0"	24'-0"	9'-0"	64'-0"	20'-0"
60°	21'-10"	18'-0"	10'-5"	61'-8"	19'-7"
45°	20'-6"	13'-0"	12'-10"	54'-0"	17'-3 1/2"

n	u'
90°	64'-0"
60°	57'-2"
45°	47'-7"

REVISIONS

DATE: MARCH 1991

SCALE: NTS

DRAWN BY: P2C

CHECKED BY: WKD

CITY ENGINEER: TWH

STANDARD DETAIL

PARKING LAYOUT DIMENSIONS

OFFICE OF THE
CITY ENGINEER
KINGS MOUNTAIN, N.C.

TRC
NO. 71A-2