

Sec. 62-3206. Traffic parking and loading requirements.

(a) In the interest of the health, safety and welfare of the general public in the promotion and preservation of traffic safety, all buildings, structures or activities shall be provided with adequate offstreet parking and offstreet loading facilities in accordance with the parking and loading requirements of this section.

(b) The applicant may apply for a reduction in parking requirements by providing for alternative modes of transportation, including transit, bicycle and pedestrian facilities. The application, which shall include a justification and calculations supporting the request, will be reviewed and considered by the traffic engineering section and the land development section.

(c) Offstreet parking and offstreet loading areas shall be maintained and continued as part of the primary use of the site, and shall be expanded in accordance with (d)(1) and (2) of this section if the activities on the site are expanded, enlarged or changed in any manner that would create a need for additional offstreet parking and loading facilities. In all zoning classifications, offstreet parking and offstreet loading shall be provided on the site on which is located the use to which the parking or loading facilities pertain and shall not be separated from that use by public roadright-of-way having a minor arterial classification or higher, or any street or roadway currently having average daily traffic (ADT) of 5,000 or more, or any street or road projected to have such classification or average daily traffic under the county comprehensive plan, as determined by the county development engineer, except as may be provided otherwise by article VI of this chapter, the county zoning regulations. In computing the number of required parking spaces, the floor area of a building or structure shall be the sum of the gross horizontal area of every floor of the building, using exterior wall dimensions. Where fractions occur in the computation of required parking spaces, the next highest whole number shall apply where the fraction is 0.5 or more, and where the fraction is less than 0.5, the next lowest whole number shall apply.

(d) Required parking area: Sufficient land area for parking shall be provided on the site at the time of construction or expansion of any building or structure, or change of business use of a structure.

(1) *Minimum number of parking spaces:* The minimum number of required paved parking spaces for a site shall be determined by the use(s) or activities applicable to the site in accordance with the classification schedule established under subsections (d) and (e) of this section. However, a reduction of 15 percent in paved parking spaces may be permitted for the preservation of native vegetation.

(2) *Paved parking requirements:* The following standards shall be used, along with the design standards in subsection (e) of this section, to determine the paved parking requirements for the following permitted uses, regardless of the zoning classification in which they are located:

- a. Amusement game parlors, pool halls and other similar recreational buildings: One space per 200 square feet of floor area.
- b. Automotive, boat and trailer sales: One space per 200 square feet of floor area, plus one space per 2,500 square feet of outside display area.
- c. Automobile rental agency: One parking space per 300 square feet of floor area.
- d. Barbershops and beauty shops: Two spaces per barber or beauty chair.
- e. Carwash: One parking space per 200 square feet of office space.
- f. Churches, and places of worship: One space per three seats or seating places. (Sunday school additions do not require additional parking.) See subsection 62-3206(e)(10).
- g. Colleges, universities, technical or vocational schools, and public and private schools:

1. Generally:

- i. Gymnasiums, auditoriums, theaters, etc.: One space per four seats of seating capacity.
- ii. Stadiums: one space per two seats, minus available campus parking within 750 feet of the stadium proper.
- iii. Dormitories: One space per two sleeping spaces.

2. Classrooms:

- i. Colleges, universities, technical or vocational schools: One space per three seats of seating capacity.
- ii. High schools: Six spaces per classroom, plus one space per teaching, administrative or staff position.
- iii. Elementary through junior high or middle schools: One space per classroom and one space for each administrative or staff position.
- iv. Day care centers: One and one-half spaces for each employee.

h. Condominiums and apartment complexes: Two spaces per residential unit plus one space per five units for guest parking. If parking is provided under the building and the parking spaces are not enclosed with separate garage doors, at least one handicap parking space must be provided in the under the building parking area. In lieu of providing a handicap parking space under the building, this space may be provided outside of the building and it must be covered.

(This space will be provided in addition to the required number of outside handicap parking space(s). This parking must be consistent with the current fair housing act and all accessibility regulations.

If outside parking is provided, at least one handicap parking space must be provided.

Two handicap parking spaces may share the 5 foot wide access aisle way.

i. Convenience store: One space per 125 square feet of floor area. Gas pump aisles may be counted as parking spaces--One pump with two sides, two spaces; one pump with one side, one space.

j. Drive thru businesses only: One space per employee at the largest shift.

k. Duplexes: Two parking spaces are required per residential unit; a garage space may count as one parking space. The location of parking spaces for each duplex site or lot shall be so designated as to minimize or eliminate the necessity to back into any street. One driveway access, not exceeding 24 feet in width, is limited to each duplex site or lot abutting a minor arterial or higher street classification, as determined by the county development engineer, shall be limited to one driveway access, not exceeding 24 feet in width.

l. Flea markets and farmers' markets: One space per 50 square feet of sales area, including outdoor areas.

m. Furniture and major appliance stores: One space per 500 square feet of floor area.

n. Furniture and major appliance stores: One space per 500 square feet of floor area devoted to storage for the first 4,000 square feet and one space per 750 square feet of the remaining floor area, plus one space per 200 square feet of display area.

o. Hospitals and other similar health care facilities: One space shall be reserved for doctors for each ten patient beds, plus one space per four patient beds, plus one space per one and one-half employees, exclusive of doctor parking spaces.

p. Libraries, museums, art galleries: One space per 300 square feet of floor area.

q. Lumber yards and building supply firms: Same as manufacturing and warehouses, plus, if applicable, the parking required in subsection (d)(2)hh. of this section.

r. Manufacturing and warehouses: One and one-tenth spaces per employee at the largest shift or one space per each 500 square feet of floor space, whichever is applicable to the particular needs of the given industry as determined by the county development engineer. This determination would include, but not be limited to, possible expansion and type of use in terms of intensity of employment. For building units having a minimum of 50 square feet and not exceeding 200 square feet, whose primary purpose is to provide an address for an business tax receipt, parking shall be 1 space per unit. Dedicated parking spaces are to be adjacent to but not more than 200 linear feet from the furthest access door.

s. Mini warehouses: A mini warehouse as defined in the county zoning code shall have a minimum and a maximum of five parking spaces, including one handicap parking space, regardless of size. A minimum 24-foot driveway aisle shall be provided contiguously along any side of the mini-warehouse containing the access points or doors to the individual storage areas. Parking spaces shall not be designed and located where blockage or access points or doors or the driveway aisle would occur.

t. Marinas: One space per two slips in wet storage and one space per two boat spaces in dry storage, one space for each 300 square feet devoted to sales and service, and 25 spaces per boat ramp or hoist available to the general public.

u. Medical and dental clinics and veterinary clinic/hospital: One space per 175 square feet of floor area.

v. Mortuaries, funeral homes and crematoriums: One space per three seats, or seating spaces within chapel, plus one and one-half spaces per employee.

w. Motels and hotels: One and three-tenths spaces per unit or room, plus 30 percent of the parking space requirements associated with other uses permitted in addition to overnight lodging accommodations; provided, however, that in order for a motel or hotel to qualify for a 70 percent reduction in parking space requirements for other uses permitted in addition to overnight lodging, such motel or hotel must have a minimum of 100 units for overnight lodging.

x. Offices and professional buildings: One space per 250 square feet of floor area.

y. Outdoor attractions, with grandstands or without: One space per three fixed seats and one space per 20 square feet of seating or spectator area where no fixed seats are provided. Parking area shall be stabilized or hard surfaced.

z. Parks and recreation areas: Parking spaces should be considered on the specific parks development plan and should be determined by its active or passive facilities. A parking study must be reviewed and approved by the county traffic section.

aa. Private clubs and clubhouses: One space per 200 square feet of floor area.

bb. Restaurants, cocktail lounges and other eating and drinking establishments. One space per three seats of the maximum seating capacity including indoor and outdoor seating of such establishment plus one space for every four employees.

Fast Food and sit down restaurants that are part of a strip center or an outparcel with shared parking: one space per three seats of the maximum seating capacity including indoor and outdoor seating of such establishment, plus one space for every four employees on the largest shift.

cc. Single-family residence: Two spaces per unit.

dd. Service stations, automobile repair and garages: One space per 200 square feet.

ee. Theaters, auditoriums, convention halls and other similar public assemblage places: One space per three seats.

ff. Townhouse subdivisions: Two spaces per dwelling unit plus one space per five units for guest parking.