

ARTICLE XIII

OFF-STREET PARKING AND LOADING

13-1 OFF-STREET PARKING, STACKING, AND LOADING AREAS

13-1.1 General Requirements

(A) Parking, Stacking and Loading Space Required

When any building or structure, except for those located within the Central Business (CB) zoning district, is erected, modified, enlarged or increased in capacity, or any open use is established, modified or enlarged, the requirements of this Article shall be met. For enlargements, modifications, or increase in capacity, the requirements of this Article shall apply only to such enlargements, modifications or increases in capacity.

(B) Required Number

The minimum number of required off-street parking, stacking and loading spaces is indicated in Section 13-1.3 (Parking and Stacking Areas) and Section 13-1.7 (Loading Areas). In cases of mixed occupancy, the minimum number of off-street parking, stacking and loading spaces shall be the cumulative total of individual use requirements unless otherwise specified.

(C) Handicapped Spaces

Spaces for the physically handicapped shall be provided as required by the NC Building Code, Volume I-C.

(D) Minimum Required

In all instances where off-street parking is required, except for residential uses, a minimum of five parking spaces shall be provided.

(E) Reduction of Minimum Requirements

Unless there is a change in use requiring fewer spaces, the number of spaces shall not be reduced below the minimum requirements of this Ordinance.

(F) Maintenance

All parking, stacking and loading facilities shall be permanently maintained by the owners or occupants as long as the use they serve exists.

(G) Access

All parking, stacking and loading facilities shall have vehicular access to a public street or approved private street.

(H) Use for No Other Purpose

Land used to provide required parking, stacking, and loading shall not be used for any other purposes, except for temporary events. If such land is devoted to any other purpose, the Certificate of Occupancy of the affected principal use shall immediately become void.

(I) Compliance With Air Quality Standards

The construction of or modification to (i) open parking lots containing 1,500 or more spaces or (ii) parking decks and garages containing 750 or more spaces shall comply with the concentrated air emissions standards of the NC Division of Environmental Management.

13-1.2 Parking Requirements for Change in Use

If a change in use causes an increase in the required number of off-street parking, stacking or loading spaces, such additional spaces shall be provided in accordance with the requirements of this Ordinance; except that if the change in use would require an increase of less than five percent in the required number of parking spaces, no additional off-street parking shall be required.

13-1.3 Number of Parking and Stacking Spaces Required

- (A) The minimum number of required off-street parking and stacking spaces is indicated in Table 13-1-1.
- (B) Whenever the number of parking spaces required by Table 13-1-1 results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.
- (C) For any use not specifically listed in Table 13-1-1, the parking and stacking requirements shall be those of the most similar listed use, as determined by the Zoning Administrator.
- (D) All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.
- (E) The City Council recognizes that, due to the particularities of any given development, the inflexible application of the parking standards set forth in Table 13-1-1 may result in a development either with inadequate parking space or parking space far in excess of its needs. Therefore, the permit-issuing authority may permit deviations from the requirements of Table 13-1-1 and may require more parking or allow less parking whenever it finds that such deviations are more likely to satisfy the general standard delineated in subsection (D). The permit-issuing authority may allow deviations, for example, when it finds that a residential development is irrevocably oriented toward the elderly, disabled or other population that demonstrates a lesser parking need or when it finds that a business or service is primarily oriented

to walk-in trade. Whenever the permit-issuing authority allows or requires a deviation from the requirements of Table 13-1-1, it shall enter on the face of the permit the parking requirement that it imposes and the reasons for allowing or requiring the deviation.

13-1.4 Design Standards for Parking, Stacking and Loading Areas

(A) Parking facilities shall be designed and constructed so as to:

- (1) Allow unobstructed movement into and out of each parking space without interfering with fixed objects or vehicles;
- (2) Minimize delay and interference with traffic on public streets and access drives;
- (3) Maximize sight distances from parking lot exits and access drives; and
- (4) Allow off-street parking spaces in parking lots to have access from parking lot driveways and not directly from streets.

(B) Dimensional Requirements

Parking facilities shall be designed and constructed to meet the minimum parking space dimensions, aisle dimensions and other standards found in the *City of Shelby Standard Details* prepared by the Office of the City Engineer. The minimum stacking space dimensions shall be twelve feet by twenty feet.

(C) Improvements

- (1) Paving
 - (a) Required parking spaces, access drives, and loading areas shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.
 - (b) Access drives shall be paved and maintained from the curblineline to a point at least ten feet beyond the public right-of-way line for all parking and loading facilities, whether paved or unpaved.

**Table 13-1-1
Off-Street Parking and Stacking Requirements**

USE	SPACES REQUIRED
Residential Uses	
1) Boarding and rooming house; bed & breakfast	1/bedroom plus 2/3 employees on the largest shift
2) Congregate care, family care, or group care facilities; halfway house	1/4 beds plus 1/employee and visiting specialist plus 1/vehicle used in the operation
3) Multi-family dwellings (including condominiums)	
0 to 1 bedroom units	1.50/unit
2 bedroom units	1.75/unit
3 or more bedroom units	2.00/unit
4) Homeless shelter	1/resident staff member, plus 2/3 nonresidential staff members and/or volunteers on the largest shift, plus 1/each vehicle used in the operation
5) Single-family detached & two-family dwellings; manufactured homes; townhouse dwellings; manufactured home parks	2/dwelling unit on the same lot
Accessory Uses	
1) Accessory dwelling unit, detached garage apartment	1/attached unit, 2/detached unit
2) Caretaker dwelling	2/unit
3) Home and rural family occupations	1/each non-resident employee
Recreational Uses	
1) Amusement parks; fairgrounds; skating rinks	1/200 square feet of activity area
2) Athletic fields	25/field
3) Auditorium; assembly hall; convention center; stadium	1/5 persons based upon the design capacity of the building
4) Batting cages, golf driving ranges; miniature golf; shooting ranges	1/cage, tee, or firing point
5) Billiard parlors; tennis courts	3/table or court
6) Bowling centers	4/lane

USE	SPACES REQUIRED
7) Clubs; coin-operated amusement; physical fitness centers and similar indoor recreation	1/200 square feet of gross floor area
8) Riding academy	1/2 stalls
9) Go-cart raceways	1/go-cart plus 1/employee on the largest shift
10) Recreational vehicle park or campground	See Section 11-4.58
11) Swimming pools, swim clubs	1/100 square feet of water and deck space
Educational and Institutional Uses	
1) Ambulance services; fire stations; law enforcement stations	1/employee on the largest shift
2) Churches	1/4 seats in main chapel
3) Colleges and universities	7/classroom plus 1/4 beds in main campus dorms plus 1/250 square feet of office space plus 1/5 fixed seats in assembly halls and stadiums
4) Correctional institutions	1/10 inmates plus 2/3 employees on largest shift plus 1/vehicle used in the operation
5) Day care, child or adult	1/employee plus 1/10 clients served with parking located on-site
6) Elementary and middle schools	3/room used for offices plus 3/classroom
7) Government offices; post offices	1/150 square feet of public service area plus 2/3 employees on largest shift
8) Hospitals	1/4 in-patient or out-patient beds plus 2/3 employees on largest shift plus 1/staff doctor
9) Libraries; museums and art galleries	1/450 square feet of gross floor area for public use plus 2/3 employees on the largest shift
10) Nursing and convalescent homes	1/4 beds plus 1/employee and visiting specialist plus 1/vehicle used in the operation
11) Senior high schools	3/room used for offices plus 7/classroom
Business, Professional and Personal Services	
1) Automobile repair services	3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on the largest shift
2) Banks and financial institutions	*1/200 square feet gross floor area plus stacking for 4 vehicles at each drive-through window or automatic teller machine
3) Barber and beauty shops	3/operator

USE	SPACES REQUIRED
4) Car washes	
a) Full-service	*stacking for 30 vehicles or 10/approach lane, whichever is greater plus 3 spaces in the manual drying area plus 2/3 employees on the largest shift
b) Self-service	*3 stacking spaces/approach lane plus 2 drying spaces/stall
5) Delivery services	2/3 employees on largest shift plus 1/vehicle used in the operation
6) Equipment rental and leasing	1/200 square feet gross floor area
7) Funeral homes or crematoria	1/4 seats in main chapel plus 2/3 employees on the largest shift plus 1/vehicle used in the largest operation
8) Hotels and motels containing...	
a) 5,000 square feet or less ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing 3,000 square feet or less	1.1/rental unit
b) more than 5,000 square feet of ancillary space, i.e. restaurant, meeting rooms, lounge or lobby or a restaurant/lounge containing over 3,000 square feet	1.25/rental unit
9) Kennels or pet grooming	1/300 square feet of sales, grooming or customer waiting area plus 2/3 employees on the largest shift
10) Laundromat (coin operated)	1/4 pieces of rental equipment
11) Laundry and dry cleaning plants or substation	*2/3 employees on the largest shift plus 1/vehicle used in the operation plus stacking for 4 vehicles/pickup station
12) Laboratories	*2/3 employees on the largest shift plus 1/250 square feet of office space
13) Medical, dental, or related offices	3/examining room plus 1/employee including doctors
14) Motion picture production	1/1000 square feet of gross floor area
15) Offices not otherwise classified	1/250 square feet of gross floor area
16) Repair of bulky items (appliances, furniture, boats, etc.)	2/3 employees on largest shift plus 1/vehicle used in operation

USE	SPACES REQUIRED
17) Theaters (indoor)	1/4 seats
18) Truck wash	*3 stacking spaces/stall
19) Veterinary service (other)	4/doctor plus 1/employee including doctors
20) Vocational, business, or secretarial schools	1/100 square feet of classroom space plus 1/250 square feet of office space
21) Services and repairs not otherwise classified	1/250 square feet gross floor area plus 1/vehicle used in the operation
Drive-throughs not otherwise classified	*Stacking for 4 vehicles at each bay, window, lane, ordering station or machine in addition to the use requirement

Retail Trade	
1) Bars, night clubs, taverns	1/3 persons based upon the design capacity of building plus 2/3 employees on the largest shift, located on the same zone lot
2) Convenience stores	*3 spaces per 1,000 square feet plus 4 stacking spaces at pump islands
3) Department stores, food stores	3 spaces per 1,000 square feet
4) Fuel oil sales	2/3 employees on largest shift plus 1/vehicle used in the operation
5) Furniture; floor covering sales	1/1,000 square feet gross floor area
6) Motor vehicle, motorcycle, or recreational vehicle sales or rental; manufactured homes sales	5 spaces plus 1/10,000 square feet of display area plus 2/3 employees on the largest shift
7) Restaurants	*8 spaces per 1,000 square feet & 11 total stacking spaces with minimum 5 spaces at or before ordering station
8) Retail sales not otherwise classified	3 spaces per 1,000 square feet
9) Retail sales of bulky items (appliances, building materials, etc.)	1/500 square feet of gross floor area
10) Service stations, gasoline sales	*3/service bay plus 1/wrecker or service vehicle plus 2/3 employees on largest shift plus 4 stacking spaces at pump islands
Wholesale Trade	

1) Market showroom	1/1,000 square feet gross floor area
2) Wholesale uses	2/3 employees on the largest shift plus 1/200 square feet of retail sales or customer service area plus 1/vehicle used in the operation

USE	SPACES REQUIRED
Transportation, Warehousing and Utilities	
1) Airport, bus and railroad terminals	1/4 seats plus 2/3 employees on the largest shift
2) Communications towers; demolition debris landfills; heliports; utility lines or substations	No required parking
3) Self-storage warehouses	1 space/5,000 square feet devoted to storage
4) Transportation, warehousing and utility uses not otherwise classified	2/3 employees on the largest shift plus 1/vehicle used in the operation
Manufacturing and Industrial Uses	
Other Uses	
Flea markets; other open air sales	1/1,000 square feet of lot area used for storage, sales, and display
Shopping Centers	
a) < 250,000 square feet gross floor area	1/200 square feet gross floor area in main building(s) (excluding theaters) plus parking as required for outparcels or theaters
b) > 250,000 square feet gross floor area	1,250 spaces plus 1/225 square feet gross floor area above 250,000 square feet

/ = Per

* = NCDOT may require additional stacking spaces on state or federal highways.

- (c) Paving shall not be required for:
 - (i) Parking facilities used on an irregular basis for churches, private clubs or other similar nonprofit organizations, provided they are constructed with an all-weather surface.
 - (ii) Parking facilities for residential uses where six or fewer spaces are required, provided they are constructed with an all-weather surface.
 - (iii) Parking areas in the General Industrial District (GI) or manufacturing and industrial uses in the Light Industrial District (LI), provided they are constructed with an all-weather surface.
 - (iv) Parking areas for tracked heavy construction equipment, skid-mounted equipment and similar equipment, provided they are constructed with an all-weather surface.
 - (v) Parking areas for agricultural uses, provided they are constructed with an all-weather surface.
- (d) Where parking facilities are paved, curb and gutter or an equivalent drainage system shall be provided along the periphery of the parking lot, except where it is determined by the City Engineer that such system is not practical for storm drainage purposes. Where gravel parking lots are permitted, crossties shall be provided around the perimeter of the parking lot.
- (e) All parking facilities shall be graded, properly drained, stabilized and maintained to minimize dust and erosion.
- (f) All parking spaces and stacking lanes shall be clearly identified with paint lines, bumper guards, curbs, or similar treatment.
- (g) All parking spaces shall be provided with wheel guards or curbs located so that no part of the parked vehicle will extend beyond the property line or encroach more than two feet into a required planting area.
- (h) Concrete pads for stationary refuse containers shall be provided beneath and in the approach to each container.
- (i) Parking lots shall be designed and constructed such that walkways shall maintain a minimum unobstructed width of four feet (vehicle encroachment is calculated as two feet beyond curb).

13-1.5 Location

(A) Off-site Parking Lots

When required off-street parking is permitted to be located off-site, it shall begin within five hundred feet of the zone lot containing the principal use. Required off-street parking shall not be located across an intervening major or minor thoroughfare.

(B) Parking in Nonresidential District

Automobile parking for any use may be provided in any nonresidential district.

(C) Parking in Residential Districts

Surface parking in a residential district for any use not permitted in that district is allowed under the following conditions:

- (1) Property on which the parking is located must abut the lot containing the use which the parking serves. The property must be under the same ownership or subject to a parking encumbrance agreement. All access to such property shall be through nonresidentially zoned property;
- (2) Parking shall be used only during daylight hours;
- (3) Parking shall be used by customers, patrons, employees, guests, or residents of the use that the parking serves;
- (4) No parking shall be located more than one hundred twenty feet into the residential zoning district.
- (5) No parking shall be permitted closer than one hundred fifty feet to any public street right-of-way upon which the principal use would not be permitted driveway access; and
- (6) Long-term or dead storage, loading, sales, repair work or servicing of vehicles is prohibited.

(D) Residential Parking in Residential Districts

The following shall apply to all off-street parking for property developed for single family detached, duplex, triplex, or quadraplex dwelling units:

- (1) Front Yard – Passenger vehicles must be located completely upon an improved driveway or improved parking pad. Further, an "improved" driveway shall not exceed 25% of the area of the defined front yard. All other vehicles (i.e. boats, recreational vehicles, trailers, etc...) are prohibited in the front yard.

Front yard is defined as an open space between a building or structure and the street line of the lot on which the building or structure is located, unoccupied and unobstructed from the ground upward, except by fences or as otherwise provided in these regulations. In measuring a front yard, the horizontal distance between the street line and the closest projection of the building shall be used. Every front yard shall be measured in a parallel manner from the street line.

- (2) Side Yard – If the side yard faces a street all vehicles must be located completely upon an improved driveway or improved parking pad. Any improved parking pad shall be connected to the street or other improved driveway with an improved driveway. Side yard is defined as a space extending from the front yard to the rear yard between the principal building and the side lot line as measured perpendicular from the side lot line to the closest point of the principal building.
- (3) Parking on vacant lots in residentially zoned property is prohibited unless otherwise allowed under City Code or Zoning Ordinance.

For purposes of this subsection, "improved" means surfaced with concrete, asphalt, gravel, or any other material commonly used for the parking of vehicles, but not including grass, mulch, or dirt. Designated areas must be kept free of all grass, weeds or similar growth. Gravel area must have a defined border (i.e. railroad ties, landscape timbers, block, etc...). One vehicle, per property, may be parked adjacent to an improved surface.

This subsection adopts the US Department of Transportation definition of passenger vehicle to mean cars and trucks used for passengers; the term here excludes buses, commercial vehicles, recreational vehicles and trains.

- (4) On lots that the front building line of the dwelling unit is less than 20 feet from the back of the curb line or edge of pavement or in the event that the unusual topography or elevation of a residential property or the location or size of the parcel to be developed for parking would make it physically impossible to install and/or maintain the required parking area, the Planning Director may alter the requirements of this Section provided the spirit and intent of the parking requirement as outlined in Section 13-1.6 of this Ordinance are maintained. Such an alteration may occur only at the request of the property owner, who shall submit a site plan to the Planning Director. The Planning Director shall have no authority to provide said relief unless the property owner demonstrates that the existing site features will prohibit a property from maintaining a parking area.

The prohibition of this section shall not apply:

- (a) In conjunction with special events involving family or social gatherings provided such events do not occur more frequently than once a week.

- (b) The prohibitions in this section shall not apply to emergency and public service vehicles whose operators are performing services for which they are responsible, nor do these prohibitions apply to vehicles belonging to persons under contract with the city to perform a public service. These exceptions, however, shall apply only when an emergency situation requires that such vehicles park in the prohibited areas.

13-1.6 Combined Parking

(A) Separate Uses

The required parking for separate or mixed uses may be combined in one facility.

(B) Shared Parking

A maximum of fifty percent of the parking spaces required for a church, theater, auditorium or assembly hall or other similar use may also serve as required spaces for another use located on the same zone lot. Shared spaces may also be located off-site as allowed in Section 13-1.5(A) (Off-site Parking Lots). In either case, the Zoning Administrator must determine that the various activities will have peak parking demand at different periods of the day or week. Otherwise, no off-street parking required for one building or use shall be applied toward the requirements of any other building or use.

(C) Reassignment

Required off-street parking spaces shall not be leased or otherwise assigned to another use except as provided in subsection (B).

13-1.7 Loading Areas

(A) Location

Off-street loading areas shall be located on the same zone lot as the use they serve.

(B) Design Standards

- (1) Minimum Number of Loading Spaces Required:

(a) Retail operations, including restaurant and dining facilities within hotels and office buildings:

Gross Floor Area (FT²)	Number of Spaces
0 - 20,000	0
20,001 - 40,000	1
40,001 - 75,000	2
75,001 - 150,000	3
150,001 - 250,000	4
For each additional 250,000 square feet or fraction thereof	1

(b) Office buildings and hotels:

Gross Floor Area (FT²)	Number of Spaces
0 - 100,000	0
For each additional 100,000 square feet or fraction thereof	1

(c) Industrial and wholesale operations:

Gross Floor Area (FT²)	Number of Spaces
0 - 10,000	0
10,001 - 40,000	1
40,001 - 100,000	2
100,001 - 160,000	3
160,001 - 240,000	4
240,001 - 320,000	5
320,001 - 400,000	6
For each additional 90,000 square feet or fraction thereof	1

- (2) Each loading space shall be at least twelve feet wide, sixty-five feet long, and fourteen feet in clearance. Loading areas shall be improved in accordance with the requirements of Section 13-1.4 (C).
- (3) All off-street loading areas shall be arranged and marked to provide for orderly and safe unloading and loading, and shall not hinder the free movement of vehicles and pedestrians. All loading and unloading maneuvers shall take place on private property. No backing in from a street or maneuvering on the street right-of-way shall be permitted.

13-1.8 Parking Area Landscaping

All parking lots containing ten or more spaces shall provide landscaping and screening in accordance with the standards delineated in Section 14-5.2.

13-1.9 Excessive Illumination In Parking Lots and Loading Areas

Lighting within any parking and loading area that unnecessarily illuminates any other lot and substantially interferes, as determined by the Electric System Director, with the use or enjoyment of such other lot is prohibited.