

ARTICLE F
OFF-STREET PARKING AND LOADING REQUIREMENTS

9-3071 Parking Space to be Required and Permanent

- (a) Off-street parking space shall be provided in accordance with this Article in all districts, except the B-1 Central Business District, the function of which makes it impractical to impose such requirements.
- (b) The off-street parking space required by this division shall be permanent space and shall not be used for any other purpose.
- (c) Each parking space shall be:
 - (1) Angle parking: 30 degree, 45 degree, 60 degree or 90 degree: minimum nine (9) feet by eighteen (18) feet; or
 - (2) Parallel parking: minimum nine (9) feet by twenty-two (22) feet.

The parking standards are for one vehicle, exclusive of adequate egress and ingress, drives, maneuvering space and landscaping.

- (d) Minimum aisle widths shall be according to the angle of parking as follows:

Angle of Parking	Minimum Width of Aisle
0 (parallel)	12 feet
30	12 feet
45	12 feet
60	16 feet
90	24 feet

- (e) Off-street parking spaces shall not be located in such a manner that parked cars will extend onto a public street or sidewalk.
- (f) Off-street parking areas shall not be permitted within the front yard in the B-1 Zoning District.
- (g) Off-street parking areas shall be setback at least 10 feet from any public street.
- (h) Required off-street parking spaces for any use shall be located no more than 400 feet from the use they are intended to serve. This standard does not apply to parking spaces for auditoriums, stadiums, assembly halls, gymnasiums, hospitals and other places of assembly.

9-3072 Use of Parking Lots Permitted

- (a) The required parking spaces for any number of separate uses may be combined in one lot but the required space assigned to one use may not be assigned to another use at the same time, except that one-half (1/2) of the parking space required for **churches, theaters, or assembly halls** whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at nights or on Sundays.
- (b) No portion of any street right-of-way shall be considered as fulfilling or partially fulfilling the area requirements for off-street parking required by the terms of this Ordinance.
- (c) Parking in one zoning district in connection with the principle use in another zoning district is permitted so long as all requirements of Article F, Off-Street Parking, are met.
- (d) 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. Light standards shall not exceed 30ft in height and the light direction angle shall not exceed 45 degrees from vertical.

9-3073 Enforcement

- (a) Each application for a zoning permit or certificate of occupancy shall include information as to the 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 Zoning Enforcement Officer to determine whether or not the requirements of this Ordinance are met.
- (b) The Certificate of Occupancy of the use of any structure or land where off-street parking space is required shall be withheld by the Zoning Enforcement Officer 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.

9-3074 Schedule of Parking Spaces

Off-street parking spaces shall be provided and permanently maintained by the owners and occupants of the following types of property uses as follows:

<u>Use Classification</u>	<u>Parking Space Requirement</u>
Residential	2 spaces for each dwelling unit
Commercial	1 space for each 500 square feet of gross floor area
Industrial	1 space for each 500 square feet of gross floor area
Office	1 space for each 500 square feet of gross floor area
Warehouse	1 space for each 4,000 square feet of gross floor area
Civic (i.e. churches, fraternal organizations, etc.)	1 space for each 500 square feet of gross floor area
High Schools or Colleges and Universities campuses (auditoriums, Stadiums, gymnasiums, assembly halls)	1 space for each 10 fixed seats and 1 space for each 10 moveable seats in the largest assembly area

9-3075 Required Loading and Unloading

Every building or structure used for business, trade, or industry hereafter erected shall provide space as indicated herein for the loading and unloading of vehicles off the street or public right-of-way. Such space shall have access to an alley or street. For the purposes of this Section, an off-street loading space shall have a minimum dimension of twelve (12) feet by forty (40) feet and overhead clearance of fourteen (14) feet in height above the alley or street grade. Off-street loading and unloading shall be permanently maintained by the owners and occupants of the following types of property uses on the basis indicated:

- (a) Retail operations: One (1) loading space for each 5,000 square feet of gross floor area or fraction thereof.
- (b) Wholesale and industrial operations: One (1) loading space for each 10,000 square feet of gross floor area or fraction thereof.

9-3076 Parking Lot Design Requirements

Off-street parking areas should be designed to create a safe and comfortable passage for the pedestrians. All off-street parking lots, including exits, entrances, drives and parking areas shall:

- (a) Be designed to allow for traffic movement in accordance with generally accepted geometric design principles
- (b) Have physical access to a public street
- (c) Be so designed that storm water runoff from the parking area does not create erosion, flooding, or other nuisance condition or hazard, on the parking area property or on adjoining properties or roadways. Wherever practicable, runoff shall be directed into existing storm water conveyances, such as ditches, curbs, and storm sewers. In no case shall runoff be directed onto adjoining properties in locations that previously did not receive runoff.
- (d) Off-street parking areas, loading, egress and ingress, and maneuvering space shall be paved with asphalt or concrete. Any parking area not paved at the time of adoption of this ordinance shall be allowed to continue as such until an expansion of the building or parking area occurs. At such time, the parking area must be paved and meet current landscaping requirements
- (e) Be maintained as long as the use, which it serves exist. Each parking space shall be marked and maintained
- (f) Unless otherwise required by these regulations, all off-street parking with more than 10 automotive vehicles that adjoins any plot zoned or used for single family residential purposes, shall be screened with landscaped devices in accordance with 9-3077.5 to protect residences from light, glare, noise and fumes.

9-3077 Landscaping of Parking Area

The landscaping requirements of this section shall apply to land, public and private, designated as multi-family, recreational, institutional, industrial or commercial land uses, which is required to have or provide forty (40) or more parking spaces. All those multi-family, recreational, institutional, industrial and commercial land uses which are required to have one (1) to thirty-nine (39)nineteen spaces must comply with the street yard requirements only. All parking areas, regardless of size shall meet buffer requirements outlined in Section 9-3077.5.

.1 Parking area landscaping requirements of this section are as follows:

- (a) Landscaping shall be placed in a manner which meets the intent of this Ordinance and shall be maintained.
- (b) Any fraction of requirements shall be rounded up to the next whole number.
- (c) Landscaping shall not obstruct the view of motorists using any street, private driveway, parking aisles or the approach to any street intersection so as to constitute a traffic hazard.
- (d) Credit for using existing trees on site greater than or equal to those required by standards shall be two (2) trees for every one tree retained.
- (e) When using an existing tree, the area under the dripline (maximum extension of branches) of the tree must remain undisturbed. This includes grading, fill, paving, etc.
- (f) If an existing tree dies, it must be replaced with two (2) trees during the next planting season.
- (g) If any vegetation dies, replacement is required within the next planting season.

.2 Landscaping requirements for interior areas of parking areas:

(Interior areas are defined as the areas within the property used for vehicular storage, parking or movement).

- (a) Landscaped planting areas are to be located within or adjacent to the parking area as tree islands, at the end of parking bays, inside medians, or between rows of cars.
- (b) There shall be one (1) large shade tree for every two thousand (2,000) square feet of total parking area.
- (c) There shall be one shrub for every one thousand (1,000) square feet of total

parking area. Shrubs must be eighteen (18) inches tall at planting and reach a minimum height of thirty (30) inches in three (3) years.

- (d) All trees and shrubs are to be planted within a landscaped planting area not less than one hundred sixty-two (162) square feet in area.
- (e) No vehicular parking space shall be farther than fifty (50) feet from a planting area.
- (f) No more than fifty (50 %) percent of the trees and/or shrubs shall be deciduous.

.3 Landscaping requirements for street yards of parking areas:

(Street yards are defined as the area between the public right-of-way and interior area)

- (a) Street yards are required to be a minimum of ten (10) feet in width.
- (b) One (1) large shade tree is required every fifty (50) feet or one (1) small tree is required every twenty-five (25) feet along the street frontage.
- (c) Shrub beds (fifty (50) square feet minimum and a minimum of ten (10) shrubs per shrub bed) are required every forty (40) feet along the street frontage. Berms may be used instead of shrubs with the following stipulations: 1) berms must be the required height of shrubs with no more than a 3:1 slope; 2) shorter shrubs may be used in combination with berms as long as the required total height is met; 3) berms must be capped or topped with groundcover vegetation; 4) berms shall be grassed; 5) berms must occupy sixty (60%) percent of the frontage area; 6) fences may be used in combination with berms as long as the fence is compatible in materials and color to the building and is not more than forty (40%) percent of the required height.

.4 Tree and shrub specifications:

- (a) "Tree" as used herein means any tree, evergreen or deciduous, whose mature height of its species can be expected to exceed fifteen (15) feet for a small tree and thirty-five (35) feet for a large tree (except in cases where this would require the planting of incompatible species with the surrounding environment, such as overhead utility lines, then acceptable species may be used). The tree, existing or planted, shall be at least eight (8) feet in height and six and one-quarter (6 1/4") inches in circumference (two (2) inches in diameter) measured at one-half (1/2') foot above grade for newly planted trees and measured at four (4) feet above grade for existing trees.
- (b) Each shrub shall attain a minimum of thirty (30") inches in height within three (3)

years of planting. All shrubs shall be a minimum of eighteen (18") inches tall when planted. All shrubs planted on berms may have lesser height provided the combined height of the berm and plantings after three (3) years is at least thirty (30") inches in height.

.5 Abutting property landscaping requirements

Any non-residential use located or developed on property abutting any residential district, unless separated by a public street or rail right-of-way, shall provide landscaping as outlined in Section 9-3046.1.2 Buffers. Landscaping shall be provided even if the abutting residentially zoned property is vacant. A buffer shall be provided along the full length of any common property line and shall be maintained as long as the conditions requiring the screening exist.

Screening for any parking area regardless of use or zoning district shall meet the requirements of 9-3046.1.2.

9-3078 Dumpsters/Trash Containers

- .1 Dumpsters and trash containers shall meet all the requirements of the Solid Waste Ordinance as adopted by the Town of Valdese.

9-3079 Compliance with Stormwater and Erosion Control Standards

- .1 Parking areas constructed or improved under this Article shall comply with all applicable stormwater and erosion control standards adopted by the Town of Valdese.

Sections 9-3080 through 9-3082 reserved.