

ARTICLE 7 OFF-STREET PARKING AND LOADING

7.1 PURPOSE.

In order to have safe, well-designed parking areas that successfully accommodate the pedestrian and are subordinate in design and appearance to adjacent buildings, the following standards apply to all accessory and principle use parking lots in all districts unless otherwise noted.

7.2 GENERAL OFF-STREET PARKING REQUIREMENTS.

- (A) Every new use, or an enlargement, expansion or alteration of an existing use shall require off-street parking in compliance with this Article and occasional visitor parking in residential districts.
- (B) Off-street parking spaces shall be increased when a change of use of either a structure or of land requires additional parking spaces in compliance with this section. Parking spaces may be decreased when a change of use in either a structure or of land requires fewer spaces than provided for the replaced use.
- (C) Permits for driveway locations on State maintained roads shall be obtained from the North Carolina Department of Transportation and driveways located on Village maintained roads shall be obtained from the Village prior to installation. Property owners, developers, homebuilders, and contractors shall be responsible for installation of all driveway improvements to NC Department of Transportation (NCDOT) specifications prior to release of the final Certificate of Occupancy (CO).
- (D) A one-time enlargement of a structure or increase in the amount of land used may be made for existing uses deficient in off-street parking, provided that the enlargement or increase does not represent a requirement in excess of five (5) off-street parking spaces. In the event that such increase represents a requirement in excess of five (5) off-street parking spaces, such increase shall require complete compliance with the provisions of this section for the entire use.
- (E) Storm drainage facilities where required, shall be so designed as to protect any public right-of-way or adjacent property from damage.

7.3 LOCATION OF OFF-STREET PARKING AREAS.

- (A) Off-street parking spaces shall be provided on the same lot as the principal use except as noted in (2) below. Driveways shall be considered as providing off-street parking spaces for all single-family dwellings.
- (B) Cooperative provisions for off-street parking may be made by contract between owners of adjacent property, and any such contract shall be filed with the Zoning Administrator. The parking area provided on any one lot may be reduced to not less than one-half (1/2) the parking spaces required for the use occupying such lot. The total number of spaces provided under such a cooperative parking scheme shall not be less than the total number of spaces required for each use individually.
- (C) No parking area shall be located over an active septic tank field.
- (D) In residential areas, the temporary parking or storage of manufactured homes shall be prohibited. Boats, motor homes and camping trailers may, however, be stored or temporarily parked in residential districts; provided they are not located in the front yard.

7.4 CONNECTIVITY OF OFF-STREET PARKING AREAS.

- (A) New parking areas on adjacent non-residential and non-industrial lots shall be connected unless the Village determines that topography or other natural features prevents it.
- (B) All off-street parking shall be served by interior circulation drives. No private off-street parking spaces shall directly connect to public streets.

7.5 PAVING OF OFF-STREET PARKING AREAS.

- (A) All driveway and parking areas shall be paved with asphalt, concrete, brick pavers, or crushed rock, stone, gravel or similar material except for areas used for overflow, special events, and peak parking.
- (B) Any non-paved surface used for overflow, special events and peak parking that cannot be maintained with healthy living turf grass or similar ground cover shall be paved with asphalt, concrete, pervious pavement, brick pavers, crushed rock, stone, gravel or similar material. (This standard does not apply to single-family detached residential lots.)
- (C) Any non-paved surface used for parking or driveways on industrial sites shall be maintained with crushed rock, stone, gravel, or similar material.

7.6 OFF-STREET PARKING AISLES.

- (A) Aisles shall be a minimum of 24 feet in width if serving two-way traffic and a minimum of 12 feet in width if serving one-way traffic.
- (B) No parking aisle serving the general public that contains more than ten (10) parking spaces shall deadend. Any parking aisle that deadends shall provide a suitable turnaround.

7.7 OFF-STREET PARKING SPACES.

- (A) Parking spaces shall be clearly marked on the ground for all uses except single-family detached residential.
- (B) Wheel stops, curbs, or other devices shall be provided in such locations as to prevent any vehicle from encroaching either on a public right-of-way, required planting yard, or an adjacent property. No parking space shall measure less than nine (9) feet in width and 18 feet in length.
- (C) Adequate onsite turnaround area shall be provided for all parking spaces

7.8 COMPUTATION OF OFF-STREET PARKING SPACES.

- (A) When units of measurement determining the number of required parking spaces result in a fractional space, any fraction of one-half (1/2) or more shall require one (1) parking space.
- (B) Where seats consist of pews or benches, each 20 inches of pew or bench shall be considered as one seat.
- (C) For the purpose of computing parking requirements based on the number of employees,

the owners or managers shall also be considered employees.

- (D) Lots containing more than one (1) principal use shall provide parking in the amount equal to the total of the requirements for each use.

7.9 PARKING SPACE REQUIREMENTS BY USE.

- (A) Parking shall be provided at the rate of one (1) space per 500 square feet of gross floor area except for the following:

USE	MINIMUM NUMBER OF PARKING SPACES
Auditoriums and Places of Public Assembly	one (1) space per six (6) seats or one (1) space per 50 square feet of gross floor area if no seats are provided
Civic, Social, and Fraternal Organizations	one (1) space per 250 square feet of gross floor area
Industrial Uses	one (1) space per 1,000 square feet of gross floor area
Multi-family Units	one and one-half (1½) spaces per unit
Office Uses	one (1) space per 300 square feet of building area
Schools	one (1) space per employee, one (1) space per five (5) students, and one (1) space per each school bus kept on site
Shopping Centers and Retail Uses	three (3) spaces per 1,000 square feet of gross floor area
Single-family and Duplex Units	two (2) spaces per unit
Warehouse Uses	one (1) space per each employee on the shift with highest employment plus one (1) space per each vehicle in business use

- (B) In addition to required parking spaces, drive-thru facilities shall provide a minimum of five (5) stacking spaces per drive-thru facility, window, or bay, except for the following:
 - (1) Fast food restaurants shall have an additional five (5) stacking spaces. A minimum of five (5) of the total stacking spaces shall be located at or prior to the ordering station.
 - (2) Non-automated car washes shall only be required to have a minimum of two (2) stacking spaces per bay, one (1) of which is located for use as a dry down area.
 - (3) Automated car washes shall be required to have an additional two (2) stacking spaces per bay.
- (C) Stacking spaces shall be located entirely outside of a required driveway or parking aisle needed to access required parking spaces.

7.10 OFF-STREET LOADING AND UNLOADING AREAS.

- (A) **Purpose.** In order to assure a proper and uniform development of off-street loading areas

throughout the Village of Misenheimer and to relieve traffic congestion in the streets, the off-street loading requirements set forth will apply in all zoning districts. These requirements will apply to buildings and uses and additions to existing buildings and uses.

(B) **Minimum Off-Street Loading Space Requirements.** The following minimum loading space requirements shall apply for the appropriate use:

USE	MINIMUM NUMBER OF LOADING SPACES
Commercial Uses	One (1) for uses having gross floor area of 10,000 -29,999 square feet; two (2) for uses having gross floor areas of 30,000 square feet or more.
Industrial Uses	One (1) per 10,000 sq. ft. of gross floor area not to exceed three (3) spaces.

(C) **Design of Loading Spaces.** Off-street loading spaces must be designed and constructed so that all maneuvering to park and un-park vehicles for loading and unloading can take place entirely within the property lines of the premises. Loading spaces must be designed so as to not to interfere with the normal movement of vehicles and pedestrians on public rights-of-way. Where feasible, off-street loading areas shall be located in the rear yard.