

Part II

Section 20

Off Street Parking

PART II, SECTION 20:

OFF-STREET PARKING REQUIREMENTS

A. INTENT

Off-street parking areas shall be required in all districts as an accessory use to buildings and uses newly constructed, enlarged or restored. Except as provided in other sections of this Regulation, off-street parking areas shall be according to the following minimum requirements.

B. GENERAL REQUIREMENTS

1. Each standard off-street parking space shall be a minimum size of nine feet (9') by eighteen feet (18'). The parking space shall be arranged in such a manner so that a vehicle will not back directly from a required off-street parking space into a public right-of-way.
2. Off-street parking areas for compact cars are allowed. Each space shall be a minimum size of seven feet, six inches by fifteen feet (7'6" X 15'), and the total area shall not exceed thirty-five percent (35%) of the total off-street parking area for office use and five percent (5%) for any commercial or retail use.
3. Each required off-street parking space shall have adequate access to a public street or other thoroughfare. Alleys, where they are utilized, shall only be used as a secondary means of access to a lot or parcel.
4. Each off-street parking space stall shall not be situated at an angle less than forty (40) degrees.
5. Each required off-street parking space, in all zoning districts, shall be properly graded and drained.
6. Each off-street parking area which is accessory to any principal use other than a single-family dwelling located on a lot in excess of ten thousand (10,000) square feet in size, shall be stripped and surfaced with asphalt or concrete or other method approved by the Board of County Commissioners.
7. Each off-street parking area accessory to a principal use in the MF, B, C, LL, GI or nonresidential areas of PUD zone shall be located on the same lot as the principal use, or within a common parking area within five hundred (500) feet of the specific use(s).
8. Each off-street parking area accessory to a principal use in the MF, B, C, LL, GI or nonresidential PUD zone districts shall be located in the same zone district as the principal use and within five hundred feet (500') of the principal use.
9. No off-street parking area required for any use for the purpose of complying with the provisions of this Regulation shall be included as part of an off-street parking area similarly required for another use.



10. Required off-street parking in the B, C, LI, GI and nonresidential areas of the PUD zone shall be located not closer than fifteen (15) feet back of the required front property line and not closer than ten (10) feet back from side and rear property lines.
11. Each off-street parking area containing parking spaces for fifty (50) or more vehicles, shall provide a landscaped area or areas dispersed within the parking area which shall be a portion of the overall site landscaping requirement and shown in an appropriate landscaping plan. The area may include storm water detention areas.
12. Required off-street parking area(s) may be phased in with proposed phased development. Areas not improved shall be reserved for this purpose.
13. All open off-street parking areas with ten (10) or more spaces shall be adequately screened from any adjoining residential development or zoned lot by a fence, wall, or plating at least four (4) feet in height which shall be maintained in good condition. Any lighting provided for a parking area shall be directed away from adjacent residential zoned or developed areas.

C. RESIDENTIAL DWELLING UNITS

1. Single Family Detached: Two (2) off-street parking spaces per dwelling unit.
2. Multifamily (duplex and larger): Two (2) off-street parking spaces per dwelling unit, plus one (1) guest parking space per four (4) dwelling units.
3. Mobile Home Parks: Two (2) off-street parking spaces for each mobile home.

D. NON-RESIDENTIAL USES

Required off-street parking for non-residential land uses shall be based on the total gross floor area of all floors in the principal structure, excluding atriums, restrooms, mechanical areas, stairwells and elevator shafts.

1. One (1) handicapped parking space at a minimum size of twelve feet by twenty (12' x 20') feet, shall be required per fifty (50) off-street parking spaces in all nonresidential zone districts.
2. Churches and Related Buildings: One (1) off-street parking space per three (3) fixed seats in principal public areas (i.e., auditoriums), or one (1) off-street parking space per one hundred (100) square feet of gross floor area, whichever is greater.
3. Auditoriums and Other Places of Public Assembly: One (1) off-street parking space per three (3) fixed seats, or one (1) off-street parking space per one hundred and fifty (150) square feet of gross floor area, whichever is greater.

4. Hospitals and Similar Health Facilities: One (1) off-street parking space per two (2) beds and one (1) off-street parking space per two (2) employees, plus four (4) additional spaces for each twenty-five (25) beds.
5. Schools and Institutions of Higher Education:
 - a. Elementary and junior high schools: Two (2) off-street parking spaces per classroom.
 - b. Senior high schools, colleges, business schools, universities and private schools: One (1) off-street parking space per employee, faculty and administrator; plus six (6) off-street parking spaces per ten (10) students.
6. Home Occupations: One (1) off-street parking space per permitted home occupation.
7. Hotels, Motels, Tourist Homes: One (1) off-street parking space per rental unit, plus one (1) off-street parking space per two (2) employees.
8. Rooming Houses, Fraternity and Sorority Houses and Similar Accommodations/Facilities: One (1) off-street parking space per two (2) rental units, or one (1) off-street parking space per four (4) guest beds, whichever is greater.
9. Restaurants, Bars and Similar Dining and Drinking Establishments: One (1) off-street parking space per three (3) seats, or one (1) off-street parking space per seventy-five (75) square feet of gross floor area, whichever is greater.
10. Nursing Homes, Sanitariums, and Similar Establishments: One (1) off-street parking space per two (2) employees, plus one (1) off-street parking space per five (5) beds.
11. Office Uses: One (1) off-street parking space per three hundred (300) square feet of gross floor area.
12. Other Business and Commercial Uses: One (1) off-street parking space per two hundred and fifty (250) square feet of gross floor area, or as required by the Board of County Commissioners.
13. Industrial Uses: One (1) off-street parking space per five hundred (500) square feet of gross floor area or as required by the Board of County Commissioners.
14. Warehouses (including mini-storage facilities): One (1) off-street parking space per one thousand (1,000) square feet of gross floor area.
15. Utility Service Facilities: Three (3) off-street parking spaces per facility.
16. Major Facilities of a Public Utility: Parking requirements shall be determined through the Use by Special Review Procedure.



E. PLANNED UNIT DEVELOPMENTS

Off-street parking within Planned Unit Developments shall comply with the regulation of this section, except when a separate development guide is approved by the Board of County Commissioners for the proposed Planned Unit Development (PUD), which incorporates separate guidelines for parking.