

ARTICLE H. OFFSTREET PARKING AND LOADING

Sec. 6-3-141. General Parking Requirements

Permanent off-street parking for all structures and uses of land shall conform to the minimum requirements of Sec. 6-3-141 (e). These standards, to be used as a guide to the development team, are based on national parking standards for general land use categories. The developer is ultimately responsible for ensuring that sufficient parking is provided.

(a) Calculation of Off-Street Parking Requirements

- (1) The number of parking spaces required shall be calculated so that fractional portions of parking spaces are considered a full space (*i.e.* 56.12 parking spaces shall be calculated as 57 total spaces).
- (2) Calculation for required off-street parking for any bar, lounge, nightclub, or restaurant shall include all outdoor seating areas.

(b) Change or Expansion of an Existing Use

- (1) Change in the use of an existing structure after August 1, 2005 shall also require compliance with the minimum parking requirements applicable to the new use.
- (2) Any expansion of an existing use shall be required to provide additional off-street parking related to the expansion area only, and shall not be required to provide additional off-street parking related to the existing use. Existing spaces cannot be used to off-set the expansion areas.
- (3) Any addition of personnel, seats, chairs, slips, *etc.* upon which the parking standards are established within Table 6.1 shall require upgrading of parking facilities under the standards provided herein.

(c) Parking for Uses Not Listed in Table

Parking for uses not expressly provided for in Sec. 6-3-141 (e) shall be determined by the Zoning Official, who shall apply the unit of measurement set forth in the table which he/she deems to be most similar to the proposed use.

(d) Mixed Uses

Combined parking areas serving two or more principal uses shall contain spaces equal in number to the total of spaces required for all principal uses served. This requirement is also in effect if the principal uses are the same or have the same parking requirements.

(e) Parking Requirement Matrix

PARKING REQUIREMENTS

USE CATEGORY	SPECIFIC USE	PARKING RATIO
RESIDENTIAL		
<i>Residential</i>	Duplex	2 spaces per dwelling unit
	Group Home, Limited	3 spaces per home
	Houseboat	2 spaces per dwelling unit
	Manufactured Home	2 spaces per dwelling unit
	Manufactured Home - Residential Designed	2 spaces per dwelling unit
	Manufactured Home Park	2 spaces per home site
	Mobile Home	2 spaces per dwelling unit
	Multi-Family	1 space per 1 bedroom unit 1.5 spaces per 2 bedroom unit 2 spaces per 3 or more bedroom unit and 1 space per 5 total units
	Single-Family Attached (3 or more units)	2 spaces per dwelling unit
	Single-Family Detached	2 spaces per dwelling unit
CIVIC		
<i>Cultural</i>	Auditorium/Arena	1 space per 4 seats based on maximum seating capacity
	Cultural Arts Center	1 space per 4 seats based on maximum seating capacity
	Library	10 spaces, plus 1 space for each 300 sq ft of gross floor area
	Museum/Art Gallery	1.2 spaces per 1,000 sq ft of gross floor area
	Public Assembly Hall	1 space per each 3 persons allowed with the maximum occupancy load
<i>Day Care</i>	Child/Adult Care Center	1 space designed for the safe and convenient loading and unloading of persons for every 10 persons, based upon center=s regulated capacity, with a minimum of 4 spaces, plus 1 parking space per every room plus sufficient area for 8 stacking spaces.
	Child/Adult Day Care Home	2 spaces designed for the safe and convenient loading and unloading of persons.
	Family Child/Adult Day Care Home	2 spaces designed for the safe and convenient loading and unloading of persons.
	Group Child/Adult Day Care Home	1 space for the convenient loading and unloading of persons for every 5 persons, based upon the center=s regulated capacity, with a minimum of 3 spaces.
	Animal Shelter	1 space per 400 sq ft, but no fewer than 4 spaces
<i>Government Services</i>	Correctional Institution	1 space per employee, plus one space per 10 cells
	Government/Public Utility Office	1 space per employee based upon largest shift

<i>Government Services</i>	Military Armory	1 space per 250 sq ft of gross floor area
	Police, Fire & EMS Station	1 space per each person on largest shift or 1 per 300 square feet, whichever is greater
	Post Office	1 space for 400 sq ft of gross floor area
	Other Government Services	1 space for 300 sq ft of gross floor area
<i>Institutional</i>	Administrative Offices	1 space per 400 sq ft of gross floor area
	Assisted Living	1.2 spaces per room or 0.6 spaces per bed, whichever is greater
	Beauty/Barber School	3 spaces, plus one for each operator station
	College/University Building	1.25 spaces per student, based on the design capacity of the building
	Commercial/Trade School	1.25 spaces for each student, based on the design capacity of the building
	Dormitory	A total number of spaces equal to 75% of the designed capacity of the building
	Educational Institution	1.25 spaces per student, based on the design capacity of the building
	Group Home, Extensive	1 space per every 10 persons, based upon occupancy level, with a minimum of 3 spaces
	Hospitals/Sanatoriums Medical Clinic	2.25 spaces per bed at design capacity of the building 1 space for 100 sq ft of gross floor area
	Nursing/Convalescent Home	1.2 spaces per room or 0.6 spaces per bed, whichever is greater
	Outpatient Hospital	2.25 spaces per bed at design capacity of building
	School, Elementary	1.6 spaces per classroom
	School, Middle/ Intermediate/Junior High	2.5 spaces per classroom
	School, High	1 space per each 1.5 students, faculty and staff, based on design capacity
	Technical School or College	1.25 spaces per student, based on the design capacity of the building
Other Institutional	The most similar institutional regulations shall apply at the discretion of the Zoning Official.	
<i>Recreation</i>	Amusement Center	1 space per each 150 sq ft of gross floor area
	Amusement Park	1 space per 200 sq ft of area within enclosed buildings, plus 1 space for every 3 persons that the facility is designed to accommodate when used to the maximum capacity
	Baseball/Softball/Soccer Park	10 spaces per field
	Basketball Court, Outdoor	5 spaces per court
<i>Recreation</i>	Batting Cages - Commercial	3 spaces per batting cage
	Botanical Garden	2 spaces per total acre of land
	Bowling Alley	4 spaces per each alley

Recreation	Camp	1 space per every 2 dormitories, plus 2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in the operation of the camp, plus general parking area to accommodate drop-off/pick-up of campers
	Campground	1 - 10' x 30' space per each campsite
	Community Center	1 space per 250 sq ft of gross floor area
	Community/Neighborhood Recreation	1 space per 1,000 sq ft of gross floor area
	Driving Range	1 space per each driving tee
	Fairground	1 space per 50 sq ft of total acreage used
	Golf Course, Including Clubhouse	4 spaces per each golf hole, plus 1 space per each 500 sq ft gross floor area
	Golf Course, Par 3	6 spaces per each golf hole
	Gymnasium	1 space per each 3 seats at maximum seating capacity, plus 1 space for each 200 sq ft of gross floor area
	Health Club	1 space for 200 sq ft of gross floor area, with a minimum of 5 spaces.
	Indoor Athletic Field	1 space per each 2.5 spectator seats, or 1 space per each 200 sq ft of gross floor area, whichever is greater
	Indoor Racquet/Tennis	3 spaces per each court
	Marina	1 space per 2 slips
	Miniature Golf Course	1.25 spaces per each hole
	Outdoor Recreation	1 space per 500 sq ft of total acreage used
	Pistol/Rifle Firing Range	1 space per target area
	Private Recreation Area	1 space per 20,000 sq ft of total acreage used for recreation
	Public Park and Playground	2 space per acre of total area included in park or playground
	Racetrack	1 space for each 4 spectator seats
	Recreational Vehicle Park	1.5 spaces per each RV site
	Riding Stable	1 space per every 4 stalls
	Skating Rink	1 space per 250 sq ft of gross floor area
	Stadium	1 space per every 4 seats
	Swimming Pool, Public Outdoor	1 space per 4 persons, based on design capacity of the pool
	Swimming Pool, Public Indoor	1 space per 4 persons, based on design capacity of the pool
	Tennis Club	2 spaces per court
Theater, Indoor	1 space per 4 seats	
Theater, Outdoor	1 space per 3 patrons to the maximum capacity of the facility	
Ultra-Light Flight Park	0.5 spaces per tie-down or storage area	

<i>Recreation</i>	Zoo or Wildlife Park	1 space per 2,000 sq ft of land area of the zoo or park
	Other Recreation	The most similar recreation regulations shall apply at the discretion of the Zoning Official
<i>Religious Uses</i>	Cemetery	1 space per each full-time employee
	Cemetery, Pet	1 space per 1,000 sq ft of land area of the cemetery
	Church, Temple, Synagogue	1 space per 4 seats in the principal place of worship, based on the maximum seating capacity
	Convent or Monastery	1 space for each 1,000 sq ft of gross floor area or 1 per 2 beds, whichever is greater
	Mausoleum	Parking area equal to ground floor area of facility
<i>Service Organizations</i>	Civic Club/Lodge	1 space for each 4 persons based upon design capacity of the facility
	Sorority/Fraternity House	3.3 spaces per 1,000 sq ft of gross floor area
	Other Service Organizations	The most similar service organization regulations shall apply at the discretion of the Zoning Official
COMMERCIAL		
<i>Professional</i>	Accountant	1 space per 350 sq ft of gross floor area
	Architect/Engineer Office	
	Biotechnological Center	
	Brokerage House	
	Business Office	
	Contractor, General	1 space per 500 sq ft of gross floor area
	Corporate Headquarters	1 space per 400 sq ft of gross floor area
	Laboratory/Research	1 space per 500 sq ft of gross floor area
	Medical/Dentist/Doctor	1 space per 200 sq ft of gross floor area
	Office Building	1 space per 350 sq ft of gross floor area
	Real Estate Office	
	Other Offices	
<i>Retail</i>	ABC Package Store	1 space per 200 sq ft of gross floor area
	Antique Shop	1 space per 400 sq ft of gross floor area
	Art Store	1 space per 400 sq ft of gross floor area
	Automobile/Truck/Motorcycle/Boat Sales	1 space per 600 sq ft of gross floor area
	Automotive Parts	3.3 spaces per 1,000 sq ft of gross floor area
	Bait Shop	1 space per 200 sq ft of gross floor area
	Bakery/Candy Store	1 space per 500 sq ft of gross floor area
	Book Store	1 space per 250 sq ft of gross floor area
	Building/Plumbing Supplies	1 space per 500 sq ft of gross floor area
	Business Machine Sales and Service	1 space per 900 sq ft of gross floor area
	Business Services, General	1 space per 350 sq ft of gross floor area
	Camera Shop	
	Carpet/Wallpaper/Window Treatment Sales	
	Ceramic Shop	
	Clothing/Apparel Store	

Retail	Contractor - Shop Yard	1 space per 2,500 sq ft of lot area
	Convenience Store - Gasoline Sales	1 space per 250 sq ft of gross floor area
	Dairy Product Sales	1 space per 350 sq ft of gross floor area
	Department Store	
	Farm Equipment Sales and Service	1 space per 1,000 sq ft of gross floor area
	Feed and Seed Store	1 space per 750 sq ft of gross floor area
	Flower/Gift/Card Shop	1 space per 350 sq ft of gross floor area
	Furniture/Appliance Retail	1 space per 1,000 sq ft of gross floor area
	Gas Station, Full-Service	1 space per 500 sq ft of gross floor area
	Gas Station, Self-Service	1 space per 250 sq ft of gross floor area
	General Merchandise	1 space per 500 sq ft of gross floor area
	Grocery Store/ Supermarket	6.5 spaces for each 1,000 sq ft of gross floor area
	Gun Sales and Service	3 spaces per 1,000 sq ft of gross floor area
	Hardware/Paint/Fixture Store	
	Jewelry Store	1 space per 200 sq ft of gross floor area
	Manufactured Home Sales	1 space per 7,500 sq ft of total lot area
	Monument and Tombstone Sales	1 space per 2,000 sq ft of total lot area
	Newspaper/Magazine Stand	1 space per 300 sq ft of gross floor area
	Outdoor Retail (permanent)	1 space per 500 sq ft of gross floor area
	Pawn Shop	1 space per 300 sq ft of gross floor area
	Pet Shop/Pet Supplies	1 space per 300 sq ft of gross floor area
	Pharmacy/Drug Store	1 space per 250 sq ft of gross floor area
	Rental Center	1 space per 300 sq ft of gross floor area
	Retail, Extensive	1 space per 350 sq ft of gross floor area
	Shoe Store	1 space per 250 sq ft of gross floor area
	Shopping Center	1 space per 350 sq ft of gross floor area
	Sporting Goods	1 space per 350 sq ft of gross floor area
	Tire Recapping	1 space per 500 sq ft of gross floor area
	Toy Store	1 space per 350 sq ft of gross floor area
	Video Rental	1 space per 100 sq ft of gross floor area
Other Retail	The most similar retail regulations shall apply at the discretion of the Zoning Official	
Service	Appliance Service	1 space per 500 sq ft of gross floor area
	Animal Grooming	1 space per 300 sq ft of gross floor area
	Automobile Detailing	1 space per 1,000 sq ft of gross floor area, plus 1 space for each bay/stall
	Automobile Rental	1 space per 500 sq ft of gross floor area
	Automobile/Truck/Motorcycle Repair/Service	1 space per 150 sq ft of gross floor area

Service		
	Automatic Teller Machines	2 spaces per machine, plus stacking room for three cars
	Bank	1 space per 400 sq ft of gross floor area up to 20,000 sq ft, plus 1 space per each 500 sq ft of gross floor area in excess of 20,000 sq ft, plus stacking spaces shall be provided at a ratio of 4 spaces per drive-through window
	Bank, Drive-Thru	1 space per 200 sq ft, plus stacking spaces shall be provided at a ratio of 9 per service window stacking tube (171 feet)
	Bar/Lounge/Nightclub	1 space per 100 sq ft of gross floor area or 1 per 3 persons of maximum seating capacity, whichever is greater
	Barber/Beauty Shop	3 spaces per barber/stylist chair
	Bed and Breakfast	2 spaces, plus 1 space per guestroom
	Bicycle Sales and Service	1 space per 400 sq ft of gross floor area
	Bingo Parlor	1 space per 100 sq ft of gross floor area or 1 per 3 persons of maximum seating capacity, whichever is greater
	Boat Repair	1 space per 1,000 sq ft of gross floor area
	Body Shop	1 space per 150 sq ft of gross floor area
	Car Wash, Full-Service	1 space per 1,000 sq ft of gross floor area, plus stacking spaces shall be provided at a ratio of 10 per bay/stall
	Car Wash, Self-Service	4 stacking spaces per each washing stall, plus 2 drying spaces per each stall
	Catering Establishment - No On-site Sales	1 space per 1,000 sq ft of gross floor area
	Cellular Telephone Provider	1 space per 200 sq ft of gross floor area
	Crematorium	1 space per 4 seats of chapel capacity, plus 0.22 spaces per employee
	Dance Studio or School	1 space per 3 persons, based upon the design capacity of the building
	Dancing/Staged Entertainment	1 space per 3 seats, based upon the design capacity of the building
	Dry Cleaning/Laundry Establishment	3 spaces, plus 1 for each 500 sq ft of gross floor area in excess of 1,000 sq ft of gross floor area
	Employment Agency	1 space per 250 sq ft of gross floor area
	Financial Institution	1 space per 400 sq ft of gross floor area
	Funeral Home	1 space per 100 sq ft of gross floor area or 1 per 3 persons of maximum seating capacity in the viewing rooms and chapel, whichever is greater
	Hotel/Motel	1.2 spaces per guest room, plus 50% of accessory uses
	HVAC Service	1 space per 500 sq ft of gross floor area
	Interior Decorating Shop	1 space per 1,000 sq ft of gross floor area
	Janitorial Service	1 space per 1,000 sq ft of gross floor area
	Kennel Operations/Care	1 space per 400 sq ft, but no fewer than 4 spaces
	Laundromat	1 space per 200 sq ft of gross floor area used by the general public
	Lawnmower Repair	1 space per 500 sq ft of gross floor area
	Locksmith	3 spaces per 1,000 sq ft of gross floor area
	Mail/Fax Services	1 space per 200 sq ft of gross floor area

<i>Service</i>	Mechanical/Repair Shop	1 space per 500 sq ft of gross floor area
	Mini-Warehouse Storage	1 space per 10 storage units
	Movie Theater	1 space per 5 seats
	Music Studio	4 spaces per each recording studio
	Newspaper/Publishing Business	1 space per 600 sq ft of gross floor area or 1 space per employee on the largest shift and vehicles stored on the premises, whichever is greater
	Oil Change Service	2 spaces per service bay, plus 1 per employee
	Optician	1 space per 200 sq ft of gross floor area
	Parking Garage	1 space for each anticipated vehicle
	Parking Lot, Commercial	1 space for each anticipated vehicle
	Pest/Insect Control Business	1 space per 800 sq ft of gross floor area
	Photography Studio	1 space per 400 sq ft of gross floor area
	Pool/Video Game Room	1 space per 5 persons, based on the design capacity of the building
	Printing/Copying Business	1 space per 600 sq ft of gross floor area
	Rescue Mission	1 space per personnel on largest shift
	Restaurant (drive-thru)	1 space per each 3 seating accommodations plus 1 space per each 2 employees on largest shift, plus sufficient area for 8 stacking spaces for the 1 st drive-in window and 6 stacking spaces for each additional window
	Restaurant (no drive-thru)	1 space per each 3 seating accommodations, plus 1 space per each 2 employees on largest shift
	Rooming/Boarding House	1.7 spaces per dwelling unit
	Sewing Machines/Vacuum Cleaner Repair/Sales	1 space per 350 sq ft of gross floor area
	Sexually Oriented Business	1 space per person, based on the design capacity of the building or 1 space per 1,000 sq ft of gross floor area, whichever is greater
	Tailor/Shoe Shop	1 space per 200 sq ft of gross floor area
	Taxi Business	1 space per each employee on the largest shift
	Therapeutic Massage	1 space per 400 sq ft of gross floor area
	Travel Agent	1 space per 250 sq ft of gross floor area
	Tourist Welcome Center	1 space per 400 sq ft of gross floor area
	Veterinary Clinic/Office	1 space per 500 sq ft of gross floor area
	Other Services	The most similar service regulations shall apply at the discretion of the Zoning Official
INDUSTRIAL		
<i>Processing and Manufacturing</i>	Acid Manufacturing	2 spaces per each 3 employees of the largest shift, plus 1 space per vehicle kept/stored on premises
	Apparel/Clothing	
	Animal Processing/Sales	
	Asphalt/Petroleum Refining	
	Blacksmith	
	Boat Manufacturing	
	Bottling Works	
Chemical and Allied Products Manufacturing		

<i>Processing and Manufacturing</i>	Computer Products	2 spaces per each 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises
	Dairy Product Processing	
	Explosives Manufacturing and/or Storage	
	Fabricating/Assembling - Enclosed in Building	
	Fertilizer Manufacturing	
	Fish Oil	
	Manufacturing/Refining	
	Furniture and Fixtures	
	Games/Toys	
	Glass, Stone & Clay Products	
	Ice	
	Metal Industries - Bolts, Screws, Nuts, Washers, Rivets, Rails	
	Metallic Smelting	
	Musical Instrument Manufacturing	
	Office Machines	
	Paper and Allied Products	
	Pharmaceuticals	
Plastic Products		
Precision Instrumentation		
Printing, Publishing and Allied Industries		
Pulp Manufacturing		
Saw Mill		
Scrap Metal Processors		
Sign Manufacturing		
Silverware		
Tobacco Storage & Processing		
Textiles		
Welding Shop		
Wood Products		
Other Light Industrial		
Other Heavy Industrial		
<i>Transportation/ Infrastructure</i>	Airport Facility	2 spaces per 3 employees on the largest shift, plus 1 space per 100 sq ft of gross floor area of waiting area(s)
	Airport Terminal	2 spaces per 3 employees on the largest shift, plus 1 space per 100 sq ft of gross floor area of waiting area(s)
	Bus Terminal	2 spaces per 3 employees on the largest shift, plus 1 space per 100 sq ft of gross floor area of waiting area(s)
	Cartage, Express, & Parcel Delivery	2 spaces per 3 employees on the largest shift, plus 1 space per vehicle kept/stored on premises

<i>Transportation/ Infrastructure</i>	Communications Tower	2 spaces, plus 1 space per 250 sq ft of gross floor area of building
	Heliport	1 space per 1,000 sq ft of operational gross floor area
	Helistop	A maximum of 5 spaces for commercial helistops and a minimum of 2 spaces for non-commercial helistops
	Public Utility	1 space per employee based on the largest shift, plus one per vehicle stored
	Private Air Strip	1 space per airplane storage building or pad
	Railroad Facility/Switching Yard	1 space per employee based on the largest shift
	Railroad Terminal	1 space per 500 sq ft of gross floor area
	Radio/Television Station	1 space per 1,000 sq ft of gross floor area
	Radio/Television Station Mast	2 spaces, plus 1 space per 250 sq ft of gross floor area of building
	Radio/Television Studio	1 space per 1,000 sq ft of gross floor area
	Sanitary Landfill	2 spaces per each 3 employees on the largest shift, plus 1 per vehicle stored
	Sewage Treatment Facility	1 space per employee based on the largest shift, plus 1 per vehicle stored
	Solid Waste Convenience/ Recycling Center	1 space for each 500 sq ft of facility area, with a minimum of 5 spaces
	Trucking/Shipping Terminal	1 space per employee based on the largest shift, plus 1 per vehicle stored
	Utility Substation/Station	1 space per employee based on the largest shift
	Water Treatment/Storage	1 space per employee based on the largest shift
	Other Infrastructure/ Transportation	The most similar transportation/infrastructure regulations shall apply at the discretion of the Zoning Official
<i>Warehousing/ Distribution</i>	Beverage Distribution	2 spaces per each 3 employees on the largest shift, plus one per vehicle stored
	Distribution Center	
	Scrap Operation	2 spaces per acre of total land used for storage
	Storage Yard - not scrap	1 space per 20,000 sq ft of lot area
	Surplus Materials, Heavy Machinery	2 spaces per each 3 employees on the largest shift, plus one per vehicle stored
	Warehouse	2 spaces per each 3 employees on the largest shift or 1 per 5,000 sq ft, whichever is greater
	Other Warehouse/Distribution	The most similar warehousing/distribution regulations shall apply at the discretion of the Zoning Official
NATURAL RESOURCE		
<i>Agriculture</i>	Agricultural Sales & Service	1 space per employee on the largest shift
	Animal Production/Breeding Facility	1 space per employee on the largest shift
	Animal/Livestock Keeping	1 space per employee on the largest shift
	Crop Storage and Sales	1 space per 300 sq ft of gross retail floor area
	Dairy Farming/Cattle Farming	1 space per 300 sq ft of gross retail floor area

<i>Agriculture</i>	Field Crops	1 space per 300 sq ft of gross retail floor area
	Christmas Tree Sales	
	Game Farm	
	Greenhouse/Nursery - Commercial	
	Grove/Orchard/Vineyard	
	Greenhouse/Private	
	Hatchery Operation	1 space per 300 sq ft of gross floor area
	Hunting Club/Preserve	1 space per 300 sq ft of gross floor area
	Livestock Auction House	1 space per 300 sq ft of show area
	Mulch Sales/Landscaping Products	1 space per 300 sq ft of gross sales floor area, or 1 space per employee on the largest shift, whichever is greater
	Poultry House	1 space per employee on the largest shift
	Produce Stand/Shelter	1 space per 300 sq ft of gross floor area
	Slaughterhouse Stockyard	1 space per employee on the largest shift
	Truck Farm/Farmer=s Market	1 space per 300 sq ft of gross floor area of building
	Wildlife Refuge	N/A
Other Agricultural	The most similar agriculture regulations shall apply at the discretion of the Zoning Official	
<i>Extractive</i>	Mining	1 space per employee based on the largest shift, plus 1 per vehicle stored
<i>Forestry</i>	Forest Management Area	N/A
	Park/Forest Reserve	N/A

6-3-142. Developer-Submitted Parking Data

The Zoning Official may accept a higher or lower number of parking spaces than required in Sec. 6-3-141 (e), or a specific number of spaces for a use not listed based upon developer-submitted parking data such as a shared parking analysis or appropriate standards for another accepted source, provided the following:

- (a) If the Zoning Official accepts the lower number of parking spaces than is required in Sec. 6-3-141 (e), the site may be required to accommodate the higher number of spaces in case of future need. The design and location of these additional parking spaces shall meet current design standards.
 - (1) The area necessary to accommodate these spaces shall not be included as part of the site's minimum open space requirement.
 - (2) The area necessary to accommodate these spaces shall be included in the impervious coverage for the site and accounted for in the drainage design.
 - (3) Until or unless such spaces are needed, as determined by the Zoning Official, the area shall be maintained as open space, and the clearing of trees and other vegetation and subsequent adherence to the requirements of Sec. 6-3-147, shall not occur until or unless such additional parking is required to be constructed.
- (b) Any shared parking analysis shall follow the guidelines of the Urban Land Institute's *Shared Parking*. Any off-site parking to be utilized shall require the recording of a perpetual easement, in form and substance acceptable to the Zoning Official, in the office of the Clerk of Court of Greenwood County.

6-3-143. Parking Design Standards

All off-street parking areas except single-family detached and manufactured or mobile homes shall be designed and constructed in accordance with the following design standards:

- (a) Accessibility and Functionality
 - (1) Unless no other practicable alternative is available, any off-street parking area shall be designed so that vehicles may exit such areas without backing onto a public street or private road.
 - (2) Off-street parking areas of all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments.
 - (3) Off-street parking areas shall be designed so that vehicles cannot extend onto public rights-of-way, sidewalks, or tend to bump against or damage any wall, vegetation, or other obstruction.
 - (4) Circulation areas shall be designed so vehicles can proceed safely without posing a danger to pedestrians and without interfering with parking areas.
 - (5) Off-street parking areas shall be free of obstructions, displays, storage and the like that prevents the free flow of traffic and results in the reduction in parking spaces available for potential users. Cart storage is allowed within the parking area, but the space allocated shall not be considered in the total number of parking spaces.
- (b) Location

- (1) No off-street parking area shall be located over an active or auxiliary septic tank field.
- (2) The land designated for parking must be contiguous to the building site that it relates to.
- (3) All designated parking areas must be set back at least 5 feet from all property lines.

(c) Construction and Maintenance

- (1) Off-street parking shall be constructed of asphalt or concrete in all zoning districts with the exception that properties zoned RDD and FA with a required parking space requirement of 10 or fewer spaces may use 4 inch depth of compacted crusher run or triple treatment tar and gravel. A paved entranceway of asphalt shall be required a distance of 40 feet measured inward from the edge of pavement of the main roadway. All parking spaces for disabled persons must be paved as required in Section 6-3-144.
- (2) Additional parking spaces provided for in the site plan, beyond those required under Section 6-3-141, may utilize pervious paver materials in the design. The additional parking area must be maintained at all times.
- (3) Off-street parking facilities shall be properly graded so as to prevent damage to abutting property or roadways.
- (4) Off-street parking areas shall be maintained in a clean, orderly, dust-free and weed-free condition.

(d) Dimensional Standards for Parking

- (1) Parking Space Dimensions ▾ Each parking space, other than those designed for the disabled, shall contain a rectangular area at least nineteen (19) feet long and nine (9) feet wide. Parking spaces set aside for parallel parking shall be not less than twenty (20) feet by eight (8) feet.
- (2) Aisle and Driveway Widths ▾ Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking.

ANGLE OF PARKING

Aisle Width	Angle of Parking				
	0E	30E	45E	60E	90E
One Way Traffic	13 ft.	13 ft.	13 ft.	18 ft.	20 ft.
Two Way Traffic	19 ft.	19 ft.	20 ft.	22 ft.	24 ft.

- (3) Cart Storage ▾ Retail stores and other uses that provide carts for patrons may provide cart return storage within the parking area. These storage areas shall be noted on the parking plans and shall not be counted towards the total number of spaces as required in Sec. 6-3-141 (e).

(e) Marking in Parking Areas

Parking areas containing ten (10) or more spaces shall be marked by easily seen painted lines of white, yellow or gold tones to indicate individual spaces.

(f) Lighting for Parking Areas

Adequate lighting shall be provided in accordance with Section 6-3-113 (9).

Sec. 6-3-144 Parking Spaces for Disabled Persons

Except for a lot containing a single family or duplex dwelling, all uses shall be required to provide the following number of spaces designed for disabled persons and such spaces shall be counted towards the total number of spaces as required in Sec. 6-3-141 (a).

PARKING SPACES REQUIRED FOR DISABLED PERSONS

Total Number of Required Off-Street Spaces	Total Number of Required Spaces for the Disabled
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
100 to 150	5
151 to 200	6
Over 200	7 plus one space for every additional 100 spaces over 300

Parking spaces for the handicapped shall be designed as a rectangle with minimum dimensions of at least twelve (12) feet by twenty (20) feet or 8 feet in width with an adjacent access isle of 8 feet in width. All spaces for the handicapped shall have access to a curb-ramp or curb-cut to allow access to the building, shall be located so that users will not be compelled to wheel behind parked vehicles, and shall be located the shortest distance between the parking area and the entrance to the principal building it serves. Each space shall be paved and prominently outlined in paint, with a permanent sign of a color and design approved by the South Carolina Department of Transportation, bearing the internationally accepted wheelchair symbol, posted at the head of the parking space.

Sec. 6-3-145. Parking or storage of unlicensed vehicles, construction equipment, trucks and trailers.

Parking, storage and use of certain vehicles shall be subject to the following conditions:

- (a) Not more than one automobile, truck or trailer of any kind or type without current license plates shall be parked, and construction equipment shall not be stored on any residentially occupied lot of less than ten acres, other than in completely enclosed buildings.
- (b) The parking or storage of tractor-trailer rigs or cabs is not permitted in the residential districts, with the exception of vehicles not exceeding one-half ton in loading capacity.
- (c) Not more than one travel or camping trailer per family living on the premises shall be permitted on a lot in any residential district, and the trailer shall not be occupied temporarily or permanently while it is parked or stored.

- (d) All uses not in compliance with the provisions of this section shall be removed or brought into conformity within six months of the effective date of the ordinance from which this section is derived.

Sec. 6-3-146 Off-Street Loading and Unloading Spaces

- (a) Off-Street Loading Area Required

Whenever the normal operation of any commercial or industrial use greater than 10,000 square feet in gross square floor area requires that goods, merchandise, or equipment be routinely delivered to or shipped from that site, a sufficient off-street loading and unloading area must be provided in accordance with this Section to accommodate the delivery or shipment operations in a safe and convenient manner.

- (b) Required Dimensions for Loading Space

Each loading space shall be a minimum of 45 feet long and ten (10) feet wide and be clear and free of obstructions at all times.

- (c) Required Loading Spaces

Requirements for the number of loading/unloading space(s) required for particular land uses as calculated related to gross floor area of the proposed land use are as follows.

OFF-STREET LOADING AND UNLOADING REQUIREMENTS

Use	Gross Floor Area	Space(s) Required
Retail, Restaurant, Wholesale, Warehouse, Service, Manufacturing, or Industrial	10,000 sq. ft. to 25,000 sq. ft.	1
	25,001 to 40,000 sq. ft.	2
	40,001 to 100,000 sq. ft.	3
	100,001 to 160,000 sq. ft.	4
	Over 160,000 sq. ft.	4 plus 1 space for each additional 90,000 sq. ft. over 160,000 sq. ft.
Hotel, Motel, Office Building, Hospital, or Similar Institution or Place of Public Assembly	10,000 sq. ft. to 25,000 sq. ft.	1
	25,001 to 100,000 sq. ft.	2
	100,001 to 200,000 sq. ft.	3
	Over 200,000 sq. ft.	3 plus 1 space for each additional 100,000 sq. ft. over 200,000 sq. ft.

- (d) Loading Space Requirement for Land Uses Not Included in Table

Loading spaces required for land uses not expressly provided for in Sec 6-3-146 (c) shall be determined by the Zoning Official, who shall apply the unit of measurement set forth in the table which he/she deems to be most similar to the proposed use.

- (e) Loading Space Access, Location and Design

Each loading or unloading space shall have access from an alley or public street. Loading and unloading areas shall be located and designed so that the vehicles intended to use them can maneuver safely and conveniently to and from a street right-of-way, and complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking aisle.

6-3-147. Landscaping

(a) Purpose

The purpose of landscaping requirements is primarily to preserve existing stands of trees and promote increased use of trees and other vegetation within suburban developments while intercepting runoff through pervious surfaces which promotes water filtration through the soil. Additional benefits of these regulations include: the preservation of vegetation; provision of adequate light and air; reduction of glare; filtration of automobile exhaust; encouragement of moderate temperatures; provision of visual buffering and delineation of parking areas; preservation, protection, and restoration of the unique identity and environment; conservation of energy; and the provision of habitat for living things that might not otherwise be found in urban and suburban environs.

(b) Definitions Specific to this Article

HEDGE: A continuous linear planting of shrubs.

SHRUB: A single or multiple stem plant species normally characterized by the ability to obtain a mature height of less than 12 feet.

TREE: Any hard-wooded perennial plant, whether coniferous or deciduous, of a species which normally reaches a height of 12 feet or more.

TREE, SMALL: A single or multiple stem tree species normally characterized by the ability to obtain a mature height of between 12 to 25 feet.

TREE, MEDIUM: A single or multiple stem tree species normally characterized by the ability to obtain a mature height of between 26 to 50 feet.

TREE, LARGE: A single or multiple stem tree species normally characterized by the ability to obtain a mature height of greater than 50 feet.

(c) Development Requirements

A landscape plan shall be required for all new developments regardless of size, with the exception of single-family detached residential projects and manufactured and mobile homes. If adequate parking exists in conformance with Section 6-3-141 for the specified land use, no additional landscaping shall be required; however, any additional parking areas shall meet the landscaping standards as set forth in Section 6-3-147. The landscape plan shall show the extent of the project, including all landscaping locations and species, site improvements and details illustrating installation, irrigation and materials. No building permit shall be issued until the landscape plan is approved, and no Certificate of Occupancy shall be issued until the landscaping is completed and certified by on-site inspection. A bond totaling 125% of the estimated cost of materials and installation may be provided to the County thereby authorizing the issuance of a Certificate of Occupancy.

(d) Design Guidelines

The intent of this Article is to provide as much flexibility in landscaping of a development as possible. However, the following guidelines shall be followed:

- (1) Locations of plant material shall be provided on the preliminary construction plans for the development with species denoted.
- (2) A listing of undesirable plant species shall be maintained by the Zoning Official. No development shall incorporate any species found within this list.

- (3) Trees planted below overhead utility lines shall be of appropriate species so as to not impede the utility network.
- (4) No landscape materials in excess of two feet in height shall be placed within site triangles.
- (5) All planter islands must be curbed.

(e) Installation Guidelines

Landscaping shall be performed during the optimal time of year to ensure the health and vitality of the plants. Bonds may be posted to allow for the issuance of Certificates of Occupancy. All plant material shall be installed in accordance with American Association of Nurserymen Standards for soil preparation and drainage. All landscaped areas shall be sodded or finished with a natural topping to prevent soil erosion such as ground cover, bark, pine straw, wood mulch, stone, crushed brick, or other non-organic materials as approved by the Zoning Official.

(f) Maintenance

The owner of the property of record is responsible for maintaining all required plant materials and planting areas in good health and appearance into perpetuity. All dead, unhealthy or missing plants shall be replaced within 180 days of notification by the Zoning Official. Any violation of this deadline shall be subject to a fine of no more than \$500 per offense per day past the 180-day deadline. Vegetation shall conform to initial planting rates and standards required at the time of permitting unless a determination is made by the Zoning Official that the growth of existing plant materials is sufficient for the site. If preserved vegetation is included in the landscape plan, these plants shall be replaced with similar vegetation to meet the Certificate of Occupancy requirements. Landscaping shall be performed during the optimal time of year to ensure the health and vitality of the plants.

(g) Retention/Detention Standards

Where retention/detention ponds are required by SC DHEC or the City/County Engineer, plant materials are required within the basin areas. All slopes must be grassed and aquatic or wetland plants utilized in the base of the structure.

(h) Multi-Family Residential Standards

When parking is required for the proposed land use, the following standards shall be incorporated:

- (1) One (1) eight (8) foot tall, one and one-half (1 2) inch DBH medium tree shall be required for every eight (8) parking spaces, planted in a pervious area of at least 180 square feet in size.
- (2) Six (6) shrubs shall be required for every twelve (12) parking spaces, planted in a pervious area of at least 180 square feet in size.
- (3) In order to encourage plant diversity within the development, differing tree species shall be required at the following rate:

Tree Species Diversity - Multi-Family Residential Parking Area

Total Number of Medium Trees Required	Minimum Number of Species
1 to 5	1
6 to 10	2
11 to 20	3
21 to 50	4
51 or more	5

- (4) If more than ten (10) medium trees are required, twenty-five percent (25%) of the proposed trees and shrubs must be evergreen.
 - (5) The total number of medium trees required may be substituted for large or small trees at the following ratio:

One Large Tree = Two Medium Trees = Three Small Trees
 - (6) Perimeter streetscape landscaping is required on all boundaries of property that are adjacent to a roadway. One medium tree of at least one and one-half (1 1/2) inch DBH shall be required for every 40 linear feet of road frontage. Mature height of the species shall be at least 40 feet. The minimum perimeter landscape zone width shall be ten (10) feet.
- (i) Non-Residential Standards

When parking is required, the following standards shall be incorporated:

- (1) At least one planter island is required for every 15 parking spaces. Each island shall have a minimum square footage of 180 square feet. The planter islands shall be located within the parking area. The dimensions of such islands shall not be less than 10 feet on either side. Planter islands may be combined to facilitate the creativity in design at a ratio of at least 180 square feet per every 15 parking spaces.
- (2) Two (2) eight (8) foot tall, one and one-half (1 1/2) inch DBH medium trees shall be required for every 15 parking spaces, planted in a pervious area of at least 180 square feet in size.
- (3) Three (3) shrubs shall be required for every 25 parking spaces, planted in an area of at least 180 square feet in size.
- (4) If more than 20 medium trees are required, 25 percent of the proposed trees and shrubs must be evergreen.
- (5) In order to encourage plant diversity within the development, differing tree species shall be required at the following rate:

Tree Species Diversity - Non-residential Parking Area

Total Number of Medium Trees Required	Minimum Number of Species
1 to 5	1
6 to 10	2
11 to 20	3
21 to 50	4
51 or more	5

- (6) The total number of medium trees required may be substituted for large or small size trees at the following ratio:

One Large Tree = Two Medium Trees = Three Small Trees

- (7) Parking lots shall have planted borders around the perimeter of the parking area with dimensions of at least ten (10) feet in width. These borders shall contain shrubs and ornamental plantings such as annuals or perennials that frame the parking area. Grass shall not be considered an ornamental planting.
- (8) A ten (10) foot perimeter streetscape landscaping zone shall be required on all boundaries of property that are adjacent to a roadway. Trees of at least one and one-half (1 ½) inch DBH shall be required. The developer may choose the tree size at the following ratios:

Streetside Landscaping Zone - Tree Planting Ratios

Tree Size	Minimum Distance Requirement
Small Tree	One tree per 20 linear feet of road frontage
Medium Tree	One tree per 40 linear feet of road frontage
Large Tree	One tree per 60 linear feet of road frontage

- (j) Landscaping of Walls, Fences or Berms

- (1) Where a wall, fence or berm is proposed or being used to satisfy the screening requirements of this Ordinance as listed in *Chapter 5, Article 4 - Buffer and Screening*, vegetation must be used in front of at least 50% of the structure to soften the effect. The vegetation must be placed on the side of the structure that faces outward from the lot.
- (2) Whether installed to meet the screening requirements of this Ordinance or not, all walls, fences or berms visible from a public road and less than 500 feet from the road right-of-way shall also have vegetation in front of at least 50% of the structure.
- (3) Access and room for maintenance must be incorporated into the design and placement of the structure and subsequent vegetation.

- (k) Provisions for Preservation of On-site Vegetation

Existing trees and understory vegetation shall be retained whenever possible with additional plantings as necessary to achieve the required landscaping.

(l) Preservation of Existing Vegetation in Required Buffer Areas

To maximize the effect and benefit of required buffers, except as otherwise provided in this Ordinance, the removal of healthy medium or large trees or evergreen shrubs within required buffer areas is strongly discouraged. Retention of healthy plant materials within these areas reduces the costs of development on the site.

(m) Replanting

Where there is not sufficient existing vegetation, or where topography requires encroachment into the buffer during the development process, vegetation shall be planted or re-planted within the buffer at a minimum average density of one group for every 35 feet, or portion thereof, of buffer area. Groupings of materials shall be any approved combination of the following:

- (1) One large tree and three medium trees;
- (2) One large tree and three large evergreen shrubs; or
- (3) Equivalent combination as approved by the Zoning Official.

Secs. 6-3-148--6-3-160. Reserved.

