

ARTICLE 6. PARKING

TEXT AMENDMENT

TMOD 24-001

SEC. 6.1.3 PARKING REGULATIONS, OFF-STREET PARKING SPACES

Sec. 6.1.1. Introduction.

This chapter establishes the standards for the number, location, and development of motor vehicle parking facilities, standards for on-site loading areas, and standards for bicycle parking.

(Ord. of 8-2-2017, § 1(6.1.1))

Sec. 6.1.2. Interpretation.

- A. *Fractions.* Where a fractional space results during the calculation of required parking, the required number of parking spaces shall be the next lowest whole number.
- B. *Parking space requirement not specified.* Where the parking requirement for a particular use is not described in Table 6.2, and where no similar use is listed, the director of planning shall determine the number of spaces to be provided based on requirements for similar uses, location of the proposed use, the number of employees on the largest shift, total square footage, potential customer use, or other expected demand and traffic generated by the proposed use. If the director of planning reasonably determines that a parking generation study should be prepared by a qualified professional, the director of planning may require submission of such a study to aid the director of planning in making a determination with respect to the number of required parking spaces.
- C. *Computations for multiple floor uses within a building.* In cases where a building contains some combination of residential use, office space, retail or wholesale sales area, or bulk storage area, the director of planning may determine on a proportional basis the parking and loading requirements based on separate computations for each use.

(Ord. of 8-2-2017, § 1(6.1.2))

Sec. 6.1.3. Parking regulations, off-street parking spaces.

Off-street parking spaces shall be provided in accordance with the following requirements:

- A. Each application for a development permit or building permit, other than for a detached single-family residence, shall be accompanied by a parking plan showing all required off-street parking spaces, driveways, and the internal circulation system for each such parking lot.
- B. All parking lots and spaces shall conform to the following requirements:
 - 1. All vehicles shall be parked on a paved surface that is connected to and has continuous paved access to a public or private street, except as otherwise allowed in this section.

2. Each parking space, except those located on a single-family residential lot, shall comply with the minimum dimensions established in Table 6.1. Each parking lot shall have adequate space for each car to park and exit every parking space and space for internal circulation within said parking lot.
3. Each parking lot, except those parking spaces located on property used for single-family residential purposes, shall comply with section 5.4.4, site and parking area landscaping.
4. All parking lots and parking spaces, except those located on property used for single-family residential purposes, shall conform to the geometric design standards of the Institute of Traffic Engineers.
5. Parking and loading shall not be permitted within the front yard in any MR, HR, O-I, or O-I-T zoning district, except for required handicapped parking. Notwithstanding the previous sentence, parking and loading shall be permitted within the front yard where provision of adequate parking spaces within the rear is impractical and upon issuance of a variance pursuant to article 7 of this chapter.
6. Parking shall not be permitted within the front yard of any property used for single-family residential purposes, except within a driveway, or in a roofed carport or enclosed garage. Within any single-family residential district, not more than 35 percent of the total area between the street right-of-way line and the front of the principal building shall be paved.
7. No parking space, driveway or parking lot shall be used for the sale, repair, dismantling, servicing, or long-term storage of any vehicle or equipment, unless located within a zoning district which otherwise permits such use.
8. The parking of business vehicles on private property located within residential zoning districts is prohibited. This section shall not prohibit:
 - (1) Typical passenger vehicles, with or without logos, including automobiles, pickup trucks, passenger vans, and dually trucks;
 - (2) Vehicles engaged in active farming, construction activities or contractor services on the private property, or the temporary parking (12 hours or less) of vehicles for the purpose of loading/unloading within residential zoning districts; nor
 - (3) The parking of vehicles on property located in residential zoning districts, where such property is used for an authorized nonresidential use such as a church.

Vehicles used in law enforcement are exempt from the restrictions of this subsection.
9. All parking lots shall conform to the requirements of section 6.1.7.

Table 6.1. Minimum Parking Space Dimensions

| Minimum Parking Space Dimensions | | | |
|----------------------------------|---------------------|---------------------|-----------------------------|
| Parking Angle | Minimum Stall Width | Minimum Stall Depth | Minimum Parking Aisle Width |
| Regular-sized vehicles | | | |
| 90 degrees | 9' | 18' | 24' |
| 75 degrees | 9' | 19' | 21' |
| 60 degrees | 9' | 17' | 14' |
| 45 degrees | 9' | 15' | 11' |
| Compact vehicles | | | |
| 90 degrees | 8.5' | 15' | 22' |

| | | | |
|------------|------|-----|-----|
| 75 degrees | 8.5' | 16 | 20' |
| 60 degrees | 8.5' | 15' | 14' |
| 45 degrees | 8.5' | 14' | 10' |






10. Notwithstanding any other provisions of chapter 27 or chapter 14, parking areas and/or parking on unpaved surfaces for transportation equipment and storage or maintenance (vehicle) storage, without services provided, shall be permitted as a principal use on parcels zoned M or M-2, provided that:
 - a. The parking area shall be screened from view of the public street with an opaque fence or wall minimum of six feet in height.
 - b. The parking area shall be at least 25 feet from the street right-of-way.
 - c. A ten-foot-wide evergreen landscape buffer shall be planted around the perimeter of the fence along the public street with at least 75 percent evergreens and at least two rows of plants.
 - d. The soil erosion, sedimentation and pollution requirements of chapter 14, article V of the Code of the City of Stonecrest, Georgia are met;
 - e. Minimum standards of the Georgia Stormwater Management Manual are met in terms of stormwater runoff and water quality; and
 - f. The parking lot has a minimum of one acre.

11. Unpaved parking areas within the M and M-2 zones permitted under subsection B.10. of this section shall comply with the following specifications:
 - a. The parking area shall be at least 150 feet from the boundaries of a residentially zoned parcel;
 - b. The parking area subgrade must meet a minimum compaction of 95 percent as certified by a registered professional engineer;
 - c. The parking area surface shall be composed of at least eight inches of compacted Graded Aggregate Base;
 - d. The Graded Aggregate Base shall be stabilized and treated to control dust through approved means, which may include but is not limited to, the effective design and operation of the facility, the periodic application of dust suppressant materials such as calcium chloride, magnesium chloride, or lignin sulfonate, reduced operating speeds on unpaved surfaces, or the periodic replenishment of gravel surfaces;
 - e. Parking areas shall be inspected by the City of Stonecrest every two years to ensure continued compliance with the above specifications. Additional maintenance such as grading, Graded Aggregate Base, or surface treatment may be required;
 - f. Parking areas on unpaved surfaces for transportation equipment and storage or maintenance (vehicle) storage with existing unpaved areas shall be considered a nonconforming use under section 8.1.5 exempt from the requirements of subsections B.10. and 11 of this section. if the underlying use of the parcel was issued a business license or Motor Carrier Number valid on December 31, 2017;
 - g. All other parcels with existing unpaved areas shall have two years to comply with these specifications with a one-time extension up to 12 months.

12. Commercial trucks, tractor trailers and semi-trailers: A commercial truck (including medium and heavy-duty trucks, semi-trucks, tractor trailer flatbed trucks, tow trucks, box trucks, and delivery trucks) and semitrailer are prohibited from parking in all residentially zoned properties. Commercial trucks, tractor trailers or semitrailers shall not be parked or stored in any O-1 (Office Institutional), OD (Office Distribution), C-1 (Local Commercial), C-2 (General Commercial), MU-1 (Mixed Use Low Density), MU-2 (Mixed Use Low Density, MU-3 (Mixed Use Medium Density), MU-4 (Mixed Use High Density) and NS (Neighborhood Shopping) districts.

C. No Semi Truck allowed signs/ and/or Weight limit signs shall be posted on the designated streets that are not classified as truck routes. (See Table 6.1 a No Semi Truck/Weight limits signs examples.)

Table 6.1 a No Semi Truck/Weight limits signs.

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The following are exceptions;

- a. The vehicle is engaged in loading or unloading activity where the driver is present and in charge thereof.
- b. The vehicle is owned or is being used by a business located on the property.
- c. A business on the property is conducting operations and the vehicle is being used in connection with such activity. Where a commercial vehicle is parked in an O-1, C-1, C-2, or MU district, it shall park only in areas designated and posted as loading zones and/or loading docks.
- d. Using loading zones and unloading docks by commercial vehicle operators for sleeping or parking overnight is strictly prohibited.
- e. If any vehicle found upon a parking lot, driveway or entrance drive, in violation of this Section regulating the parking and/or storage of commercial trailers, the owner or person in possession of any real property or the vehicle operator, or both may be punished as provided in this code section.

(Ord. of 8-2-2017, § 1(6.1.3); Ord. No. 2018-07-02, § 1(6.1.3), 7-16-2018)

Sec. 6.1.4. Off-street parking ratios.

- A. Minimum on-site parking requirements may be reduced through use of shared parking, in accordance with section 6.1.5.
- B. In residential districts in which garage space is provided, the garage space may count for no more than one required space per 200 square feet of garage space.
- C. Tandem parking is permitted in association with all single-family detached and single-family attached housing types.
- D. Minimum and maximum parking ratios. Unless otherwise regulated elsewhere in this chapter, off-street parking spaces shall be provided for all uses listed are specified in Table 6.2. Unless otherwise noted, the parking requirement shall be based on the gross square footage of the building or buildings devoted to the particular use specified. Maximum parking standards shall not apply to existing uses so long as the building or parking lot is not expanded.
- E. Phased development. Where a project is intended to be developed in phases, the director of planning may approve phased development of a parking lot intended to serve current and future development.
- F. Reduction of minimum parking requirements. The minimum number of required spaces described in Table 6.2 for a particular use may be reduced by ten percent by the director of planning pursuant to an administrative variance in compliance with article 7 of this chapter. If the use is within 1,000 feet of a designated heavy rail, streetcar/light rail or bus rapid transit station, the minimum number of required spaces may be reduced by 25 percent in accordance with article 7 of this chapter.
- G. Carpool/vanpool parking. For office, industrial, and institutional uses where there are more than 20 parking spaces on the site, the following standards shall be met:
 - 1. At least five percent of the parking spaces on-site must be reserved for carpool use.
 - 2. Except as otherwise provided by applicable law, parking lots shall be designed so as to provide the most convenient access to building entrances by persons arriving by vanpools and carpools. In the event of a conflict between the priority described in this subsection and section 6.1.16, this subsection shall prevail.
 - 3. Signs shall be posted identifying spaces reserved for carpool use.

Table 6.2. Off-street Parking Ratios

| Minimum and Maximum Parking Spaces | | |
|---------------------------------------|--|--|
| Use | Minimum Parking Spaces Required | Maximum Parking Spaces Allowed |
| <i>Residential</i> | | |
| Detached single-family dwelling | Two spaces per dwelling unit. | Four spaces per dwelling unit. |
| Two-family and three-family dwellings | One space per dwelling unit. | Four spaces per dwelling unit. |
| Detached single-family condominium | Two spaces per dwelling unit. | Four spaces per dwelling unit. |
| Attached single-family dwelling | 1½ spaces per dwelling unit, plus one-quarter space per dwelling | Three spaces per dwelling unit, plus one-quarter space per |

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| | unit to accommodate guest parking. | dwelling unit to accommodate guest parking. |
| Attached two-family and three-family dwellings | 1½ spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking. | Three spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking. |
| Multifamily dwellings | 1½ spaces for every dwelling unit. | Three spaces for every dwelling unit. |
| Mobile Homes | Two spaces per mobile home lot. | Four spaces per mobile home lot. |
| Multifamily dwellings, supportive living | One-half space per dwelling unit. | One space per dwelling unit. |
| Fraternity house or sorority house | One space per bed. | 1¼ spaces per bed. |
| Rooming house or boarding house, shelter | One space per four beds. | One space per 1½ beds. |
| Senior housing | One-half space per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking. | Two spaces per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking. |
| Assisted Living | One-half space per dwelling unit. | One space per dwelling unit. |
| Personal care home, group | Two spaces. | Four spaces |
| Personal care home, community | One space for every 3 beds. | One space for every 2 beds. |
| Child daycare facility | Two spaces. | Four spaces. |
| Child care institution, group | Two spaces. | Four spaces. |
| Child care institution, community | One-half space for each employee and resident. | Three-quarters space for each employee and resident. |
| Live Work dwelling | Two spaces per unit. | Four spaces per unit. |
| <i>Institutional</i> | | |
| Ambulance service where accessory to a hospital, ambulance services, delivery services and other similar services | One parking space for each fleet vehicle plus one-half space for each administrative or service employee. | One parking space for each fleet vehicle plus three-quarter space for each administrative or service employee. |
| Child daycare center | One space for each 400 square feet of floor area. | One space for each 300 square feet of floor area. |
| Convent or monastery | One space for each 400 square feet of floor area. | One space for each 200 square feet of floor area. |
| Funeral home | One space for each 400 square feet of floor area | One space for each 200 square feet of floor area. |
| Hospital and similar institutional use | One space per three beds. | No maximum. |
| Nursing care facility, nursing or convalescent home, and similar institutional use | One-quarter space per bed | One-half space per bed |
| Kindergarten | One space per 300 square feet of floor area. | One space per 200 square feet of floor area. |
| Places of assembly with fixed seating, including places of worship, movie theaters, stadiums, | One space for each four seats in the largest assembly room. | One space for each two seats in the largest assembly room. |

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| auditoriums, live performance theaters, conference centers and cultural facilities | | |
| Places of Assembly without fixed seating, including conference centers, gymnasiums, Place of Worship, libraries, museums, cultural facilities and art galleries | One space for each 40 square feet of floor space in the largest assembly room. | One space for each 20 square feet of floor space in the largest assembly room. |
| Private elementary and middle school | 1½ spaces for each classroom. | Two spaces for each classroom, plus one space for each 50 square feet in largest assembly room. |
| Private high school | Three spaces for each classroom. | Five spaces for each classroom, plus one space for each 50 square feet in largest assembly room. |
| Colleges, including trade, vocational, and commercial vocational schools | Ten spaces per classroom, plus 2½ spaces for each 1,000 square feet of floor area in the library or assembly area. | No maximum. |
| <i>Recreational</i> | | |
| Athletic Field | 20 spaces per field. | 60 spaces per field. |
| Bowling alley | Four spaces for each alley. | Five spaces for each alley. |
| Driving range | One space per tee | 1½ spaces per tee |
| Miniature Golf | 12 spaces | 20 spaces |
| Noncommercial club, lodge, or fraternal or social organization (other than fraternity and sorority houses) | One space for each 200 square feet of floor area. | One space for each 100 square feet of floor area. |
| Public or private swimming pool, neighborhood recreation club/subdivision clubhouse and amenities (recreation and meeting rooms, swimming, and playground), or similar use | One space per 10 homes. | One space per five homes. |
| Public or private golf course | 15 spaces per nine holes. | 30 spaces per nine holes. |
| Indoor recreational facilities, not including bowling alley, swimming pool, tennis courts, or neighborhood recreation centers | One space for each 300 square feet of floor area. | One space for each 125 square feet of floor area. |
| Special events facilities | One space for each 200 square feet of space used for such activity. | One space for each 100 square feet of space used for such activity. |
| Temporary outdoor social, religious, seasonal, entertainment or recreation activity | One space for each 300 square feet of land devoted to such use; or where such use is conducted within a tent one space for each 300 square feet of area within the tent enclosure. | One space for each 200 square feet of land devoted to such use; or where such use is conducted within a tent one space for each 200 square feet of area within the tent enclosure. |
| Public or private tennis courts | Three spaces per court. | Four spaces per court. |
| Outdoor recreational uses, waterparks, amusement parks | One space for each 3,000 square feet of gross site area. | One space for each 1,000 square feet of gross site area. |

| <i>Commercial</i> | | |
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| Adult daycare center | Two spaces | Four spaces |
| Automobile repair garage, minor repair, and maintenance establishments | One space for each 400 square feet of floor space. | One space for each 150 square feet of floor space. |
| Automobile service station | Two spaces for each service bay, with minimum of ten spaces required. | Three spaces for each service bay, with maximum of 15 spaces required. |
| Bed and breakfast establishment | One space for the owner-operator plus one per guest bedroom. | Two spaces for the owner-operator plus one per guest bedroom. |
| Car wash | Two stacking spaces for each car wash lane plus two drying spaces per lane. | Three stacking spaces for each car wash lane plus three drying spaces per lane. |
| Convenience Store without gas pumps | Three spaces for each 1,000 square feet of floor area. | Four spaces for each 1,000 square feet of floor area. |
| Convenience Store with gas pumps | One space per 500 square feet of floor area | One space per 150 square feet of floor area. |
| Grocery Store | One space per 500 square feet of floor area. | One space per 200 square feet of floor area. |
| Hotel or motel | One space per lodging unit, plus one space per each 150 square feet of banquet, assembly, or meeting area. | 1 2/10spaces per lodging unit, plus one space per each 100 square feet of banquet, assembly, or meeting area. |
| Laboratory, research facility | One space for each 1,000 square feet of floor area | One space for each 300 square feet of floor area |
| Office, Professional | One space for each 500 square feet of floor area. | One space for each 250 square feet of floor area. |
| Offices, Doctor and Dentist | One space for each 500 square feet of floor area. | One space for each 200 square feet of floor area. |
| Restaurant with seating for patrons (with or without drive-through) | One space for each 150 square feet of floor area, but not less than ten spaces. | One space for each 75 square feet of floor area, but not less than ten spaces. |
| Late Night Establishment | One space for each 300 square feet of floor area with a minimum of ten spaces. | One space for each 150 square feet of floor area with a minimum of ten spaces. |
| Nightclub | One space for each 300 square feet of floor area, but not less than ten spaces. | One space for each 150 square feet of floor are, but not less than ten spaces. |
| Restaurant, drive-through, without seating area for patrons | One space for each 250 square feet of floor area. | One space for each 150 square feet of floor area. |
| Restaurant where accessory to hotel or motel | One space for each 300 square feet of floor area, but not less than ten spaces. | One space for each 175 square feet of floor area, but not less than ten spaces. |
| Retail and personal service uses accessory to high-rise apartment building or high-rise office building | Three spaces for each 1,000 square feet of floor area. | Four spaces for each 1,000 square feet of floor area. |
| Retail uses, personal service uses, and other commercial and general business uses, but not including | One space for each 500 square feet of floor area. | One space for each 200 square feet of floor area. |

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| Convenience Stores or Grocery Stores or other uses described more particularly herein | | |
| Sexually Oriented Businesses | One parking space for each 400 square feet of floor area in the building. | One parking space for each 25 square feet of floor area in the building. |
| Storage facilities (mini-warehouse) | One space for each 8,000 square feet of floor area | One space for each 5,000 square feet of floor area. |
| <i>Industrial</i> | | |
| Heavy and light industrial, manufacturing, and commercial establishments not involving retail sales | One space for each 2,000 square feet of floor area. | One space for each 1,300 square feet of floor area. |
| Warehouse, distribution | One space for each 2,500 square feet of floor area. | One space for each 500 square feet of floor area. |
| Wholesale membership club | One space for each 500 square feet of floor area | One space for each 200 square feet of floor area. |
| Wholesale trade establishments, distribution establishments, offices in conjunction with showrooms, and similar uses | One space for each 200 square feet of floor area devoted to sales or display, plus one space for each 2,000 square feet of gross storage area. | One space for each 150 square feet of floor area devoted to sales or display, plus one space for each 1,500 square feet of gross storage area. |

(Ord. of 8-2-2017, § 1(6.1.4); Ord. No. 2022-05-01 , § 1(Exh. A), 5-23-2022; Ord. No. 2022-06-01 , § 2(Exh. A), 8-2-2022)

Sec. 6.1.5. Off-street parking reduction for shared parking.

Parking spaces for any existing or new mixed-use development may be based upon a shared parking formula as set forth in Table 6.3.

Shared parking may be utilized for any of the combinations of uses shown in Table 6.3. If shared parking is to be used to satisfy the requirements of this article, an application shall be submitted to the director of planning seeking approval of a shared parking plan. The applicant must submit a scaled site plan for each site that will participate in the shared parking showing zoning, use, and existing parking facilities. Shared parking agreements approved by the director of planning shall be executed prior to issuance of any certificates of occupancy for the development.

In any shared parking agreement, at least 50 percent of shared parking spaces must lie within 700 feet of the main entrance to the principal use for which the parking is provided, and all shared parking spaces must lie within 1,000 feet of the main entrance to the principal use for which the parking is provided. Shared spaces shall not be separated from the site by a roadway with more than four through-travel lanes, unless there is a well-marked, safe pedestrian crossing such as a pedestrian hybrid beacon, a signalized crosswalk, or a refuge median.

Any change in the use of a building, shop or leased area that relies on a shared parking agreement to meet its parking requirements shall require compliance with the parking standards in this article based on the new use in order to obtain a certificate of occupancy. No right to shared parking shall vest in a property where the use of the property changes. In the event that property on which the shared parking is located has a different owner than the owner of the principal development, a written shared parking agreement between all relevant property owners, approved by the director of planning and filed on the deed records in the office of the Clerk of Superior Court for

DeKalb County, shall be provided prior to approval of a certificate of occupancy for the principal development. Expiration for any reason of a shared parking agreement, on which compliance with this article is based, shall automatically terminate the related certificates of occupancy and place the property owners in violation of this zoning ordinance.

The steps for determining parking requirements in a mixed use development are:

- A. Determine the minimum amount of parking required for each separate use (Table 6.2).
- B. Multiply each parking requirement by the corresponding percentage for each of the time periods given below.
- C. Calculate the column total parking requirement for each time period.
- D. The largest column total is the shared parking requirement.
- E. Example of shared parking calculation:

If the following uses were proposed with the following example number of parking spaces in accordance with the individual use:

Office: 400 spaces;

Retail: 300 spaces; and

Restaurant uses: 100 spaces;

With a total parking for individual use on-site: 800 spaces.

Then these same land uses under the provisions for shared parking would require the number of parking spaces shown in the example Table 6.4 (by applying the percent reduction in Table 6.3):

Table 6.3. Shared Parking Reduction Table

| Shared Parking Reduction Table | | | | | |
|--------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Land Use Type | Weekdays | | Overnight | Weekends | |
| | 6:00 a.m.— 5:00 p.m. | 5:00 p.m.— 1:00 a.m. | 1:00 a.m.— 6:00 a.m. | 6:00 a.m.— 5:00 p.m. | 5:00 p.m.— 1:00 a.m. |
| Office | 100 percent | 10 percent | 5 percent | 10 percent | 5 percent |
| Retail | 60 percent | 90 percent | 10 percent | 100 percent | 70 percent |
| Hotel | 75 percent | 90 percent | 100 percent | 75 percent | 90 percent |
| Restaurant | 50 percent | 100 percent | 100 percent | 100 percent | 100 percent |
| Entertainment/Recreational | 40 percent | 100 percent | 10 percent | 80 percent | 100 percent |
| Church | 25 percent | 60 percent | 10 percent | 100 percent | 100 percent |

Table 6.4. Example of Shared Parking Reduction Calculation

| Shared Parking Reduction Table EXAMPLE | | | | | |
|--|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Land Use Type | Weekdays | | Overnight | Weekends | |
| | 6:00 a.m.— 5:00 p.m. | 5:00 p.m.— 1:00 a.m. | 1:00 a.m.— 6:00 a.m. | 6:00 a.m.— 5:00 p.m. | 5:00 p.m.— 1:00 a.m. |
| Office | 400 | 40 | 20 | 40 | 20 |
| Retail | 180 | 270 | 30 | 300 | 210 |
| Hotel | 0 | 0 | 0 | 0 | 0 |
| Restaurant | 50 | 100 | 10 | 100 | 100 |
| Entertainment/Recreational | 0 | 0 | 0 | 0 | 0 |

| | | | | | |
|--------|-----|-----|----|-----|-----|
| Church | 0 | 0 | 0 | 0 | 0 |
| Total | 630 | 410 | 60 | 440 | 330 |

As shown in the weekdays 6:00 a.m.—5:00 p.m. column, 6:30 parking spaces would be needed for this example development. This is a reduction of 170 required spaces.

(Ord. of 8-2-2017, § 1(6.1.5))

Sec. 6.1.6. Shared driveways and interparcel access.

- A. *Applicability.* This section shall apply to all new office, commercial, institutional, mixed use, and industrial developments and any building renovations and repaving projects of office, commercial, institutional, or industrial developments for which a land disturbance permit is required.
- B. *Shared driveways.* Shared driveways between two parcels along a common property line may be required by the planning commission during subdivision plat review or by the director of planning during the land disturbance permitting process. In such cases, each property owner shall grant an access easement to facilitate the movement of motor vehicles and pedestrians across the site. The property owner's obligation to comply with this requirement shall be limited to the extent legal permission to construct and utilize the required shared drive can be obtained from the neighboring property owner.
- C. *Interparcel access requirements.* Interparcel access for vehicles between abutting and nearby properties shall be provided so that access to individual properties can be achieved between abutting and nearby developments as an alternative to forcing all movement onto highways and public roads, unless the director of planning during the land disturbance permitting process determines that it is unnecessary to provide interparcel access due to the unlikelihood of patrons traveling among abutting or nearby sites, or due to inability after reasonable efforts by the property owner to obtain legal permission from the abutting property owners for such interparcel access.

(Ord. of 8-2-2017, § 1(6.1.6))

Sec. 6.1.7. Number of handicapped parking spaces required.

The minimum number of and dimensions for handicapped parking spaces shall comply with the requirements of the Americans with Disabilities Act (ADA) (Public Law 101—136), the State Building Code, and the American National Standards Institute, and any other applicable state or federal law.

(Ord. of 8-2-2017, § 1(6.1.7))

Sec. 6.1.8. On-street parking.

On-street parking spaces located immediately abutting the subject property, entirely within the extension of the side lot lines into the roadway and not within any required clear sight triangle, may be counted toward meeting the required parking ratios for all uses occurring on such abutting lots facing a local street or minor collector street. Where streets have been designated "no parking" by the city, no credit for on-street parking shall be available.

(Ord. of 8-2-2017, § 1(6.1.8))

Sec. 6.1.9. Parking structures.

The following requirements shall apply for parking structures:

- A. *Minimum setbacks.* Parking structures shall comply with the setback requirements for accessory structures established for the zoning district in which they are located.
- B. *Maximum height.* Parking structures shall comply with the maximum height requirements established in the zoning district in which they are located.
- C. *Architectural features and facades.*
 - 1. Parking structures shall utilize materials such as brick, glass, stone, cast stone, poured-in-place concrete, hard coat stucco or precast concrete with the appearance of brick or stone on facades facing public rights-of-way.
 - 2. Architectural features and facades for parking structures shall be compatible with abutting structures.
- D. *Orientation.* Parking structures shall be oriented to the interior of the parcel by adhering to the following:
 - 1. Residential dwelling units, retail storefronts or office facades shall line the parking structure along all first floor facades adjacent to a street, excluding alleys and driveways.
 - 2. Parking structures, when added to an existing residential development, shall not be located between the building front and the street.

(Ord. of 8-2-2017, § 1(6.1.9))

Sec. 6.1.10. Parking area landscaping.

See parking area landscaping requirements in section 5.4.4.

(Ord. of 8-2-2017, § 1(6.1.10))

Sec. 6.1.11. Paving surfaces.

- A. *Typical paving surfaces.* The paving surface of required minimum on-site and off-site parking areas shall be a dust-free, all-weather material (e.g., asphalt, concrete, or pavers). The paving surface shall have the parking stalls, loading and unloading zones, fire lanes and any other applicable designations delineated in white or yellow paint.
- B. *Alternative paving surfaces may be used for the number of spaces that exceed 105 percent of the minimum required spaces subject to the confirmation by the director of planning of the pervious nature of the alternative paving material and the numerical calculations.*
 - 1. Alternative paving surfaces may include living turf grass or similar ground cover, pervious pavers or concrete, stabilized grass lawn, or other pervious parking surfaces.
 - 2. Driveways, access aisles and parking spaces (excluding handicapped) may be surfaced with grass lawn or other pervious parking surface serving:
 - a. Uses within 50 feet of environmentally sensitive areas identified in the comprehensive plan;
 - b. Uses which require parking for less than five days per week during a typical month; and

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c. Parks, playgrounds, and other similar outdoor recreation areas with less than 200 parking spaces.
 (Ord. of 8-2-2017, § 1(6.1.11))

Sec. 6.1.12. Stacking spaces.

All driveway entrances, including stacking lane entrances, must be at least 50 feet from an intersection. The distance is measured along the street from the junction of the two street curb lines to the nearest edge of the entrance.

(Ord. of 8-2-2017, § 1(6.1.12))

Sec. 6.1.13. Valet parking requirements.

All valet parking services shall meet the following requirements:

- A. Valet parking services shall only use off-street parking to park customer vehicles.
- B. A valet parking service shall be allowed only where the business establishment being served possesses the minimum required parking spaces either on-site or through a shared off-site parking agreement.

(Ord. of 8-2-2017, § 1(6.1.13))

Sec. 6.1.14. Off-street loading requirements.

A. Off-street loading spaces shall be provided as indicated in Table 6.5.

Table 6.5. Off-street loading space requirements

| Off-street loading requirements | | |
|---|----------------------------|-------------------------|
| Type of Use | Gross Floor Area (Sq. Ft.) | Loading Spaces Required |
| Single retail establishment services | 0 to 19,999 | 0 |
| | 20,000 to 49,999 | 1 |
| | 50,000 to 250,000 | 2 |
| | Over 250,000 | 3 |
| Shopping centers | 0 to 9,999 | 1 |
| | 10,000 to 24,999 | 2 |
| | 25,000 to 39,999 | 3 |
| | 40,000 to 99,999 | 4 |
| | Each additional 100,000 | 1 additional |
| Office buildings, multifamily residential over four stories, hospitals, health care establishments, hotels and motels | 10,000 to 49,999 | 1 |

| | | |
|---|---------------------------|--------------|
| | 50,000 to 99,999 | 2 |
| | 100,000 to 199,999 | 3 |
| | 200,000 to 999,999 | 4 |
| | Each additional 1,000,000 | 1 additional |
| Manufacturing, warehousing, wholesaling, etc. | 10,000 to 24,999 | 1 |
| | 25,000 to 39,999 | 2 |
| | 40,000 to 99,999 | 3 |
| | Each additional 100,000 | 1 additional |
| Recycling centers | | 2 |

- B. Design and arrangement of off-street loading areas. The following standards shall apply to off-street loading areas, which shall be comprised of loading spaces and maneuvering areas:
1. A loading space shall measure no less than 12 feet by 35 feet and have no less than 14 feet of vertical clearance.
 2. For any use required to furnish three or more loading spaces, at least one in every three shall measure no less than 12 feet by 55 feet.
 3. For manufacturing and warehousing uses, all loading spaces shall measure no less than 12 feet by 55 feet.
 4. Maneuvering areas shall not include required parking spaces or any portion of a public right-of-way. No off-street maneuvering area shall require vehicles to back in from or out to a public street.
- C. Off-street loading and maneuvering location limitations. Off-street loading spaces and maneuvering areas shall be located only in those portions of a lot where off-street parking areas are allowed with the following additional limitations:
1. Industrial zoning districts. If the off-street loading spaces and maneuvering areas are across from, or adjacent to, any non-industrial zoning district, a 50-foot landscaped strip shall be established between the nonindustrial zoning district and the off-street loading spaces and maneuvering area.
- D. Screening of loading areas. Loading areas shall be paved with impervious materials and shall be screened so as not to be visible from any public plaza, ground-level or sidewalk-level outdoor dining area, public sidewalk, public right-of-way, private street or any adjacent residential use.
- E. Enclosure of dumpsters and trash compactors. All external dumpsters and loading areas shall be enclosed with opaque fence or walls at least six feet in height.

(Ord. of 8-2-2017, § 1(6.1.14))

Sec. 6.1.15. Parking of trailers in residential districts.

- A. In a residential zoning district, no trailer or recreational vehicle shall be parked in front of the principal structure; within the side yard setback or ten feet from side property line, whichever is less; or within ten feet of the rear lot line.
- B. No recreational vehicle or trailer may be occupied for human habitation for more than 14 consecutive days while parked within a residential zoning district.
- C. Recreational vehicles and trailers may be parked, for the limited purpose of storage between travel, on unpaved surfaces, including gravel or a similar material that prevents the vehicle's or trailer's tires from making direct contact with the earth, soil, sod or mud, so long as the unpaved surface prevents tracking of earth, soil, sod or mud onto public streets when the vehicle or trailer is moved from the property.
- D. Within any residential zoning district, no recreational vehicle, trailer or storage container may be parked on a lot that does not contain a permanent dwelling unit or other structure intended for permanent human habitation as its principal use.
- E. No portable storage container may be parked or stored in a residential zoning district for a period of a time exceeding 15 consecutive days, or a total of 30 days during any calendar year. A container used during active construction under a valid permit may remain for the duration of the active construction, counting toward the time restrictions of this subsection.

(Ord. of 8-2-2017, § 1(6.1.15))

Sec. 6.1.16. Alternative fuel vehicles parking.

- A. *Where required.* Preferential parking for alternative fuel vehicles shall be provided for all new nonresidential parking areas containing 100 or more parking spaces, and for new parking areas of mixed-use projects where the nonresidential portion of the project requires 100 or more parking spaces. The parking spaces shall be striped with green paint to distinguish the spaces as preferential parking spaces, and in accordance with the Georgia Department of Transportation requirements.
- B. *Required number of spaces.* At least two percent of all parking spaces in parking lots identified in subsection A. of this section shall be designated for preferential parking for alternative fuel vehicles.
- C. *Location of parking spaces.* The required alternative fuel preferential parking spaces shall be located as close as possible to the primary entrance without conflicting with the Americans with Disability Act requirements, or other state or federal law. In the event the priority described in this subsection shall conflict with the priority described in section 6.1.4, section 6.1.4 shall prevail.
- D. *Signage required.* Each alternative fuel preferential parking space shall be provided with a sign that identifies the parking space as designated for use by alternative fuel vehicles. The sign shall be in compliance with chapter 21, signs.
- E. *Existing vehicle recharging stations.* Existing parking spaces with vehicle recharging stations may be used to meet the requirements of this section.

(Ord. of 8-2-2017, § 1(6.1.16))

Sec. 6.1.17. Bicycle/moped parking requirements.

- A. A building, commercial establishment, recreation area, or other property, whether privately or publicly-owned or -operated, that is required to provide automobile parking facilities, whether free of charge or for a

fee, to any employees, tenants, customers, clients, patrons, residents, or other members of the public shall provide at least one bicycle/moped parking space for every 20 required automobile parking spaces. No such building, commercial establishment or other property subject to the provisions of this section shall have fewer than three, nor be required to have more than 50 bicycle/moped parking spaces. The requirements of this section shall not apply to properties being operated primarily as commercial parking facilities, residences, or churches.

- B. All bicycle/moped spaces shall be located within 250 feet of a regularly used building entrance and shall not interfere with pedestrian traffic. Each space shall include a metal anchor that will secure the frame and both wheels of a bicycle or moped in conjunction with a user-supplied lock. If bicycle/moped parking is not visible to the general visiting public, then a sign no larger than ten inches by 15 inches shall be displayed that directs cyclists to the bicycle/moped parking.
- C. The provisions of this section shall apply to property owners, persons occupying the property pursuant to a leasehold interest, or other managers or operators of buildings, commercial establishments and property subject to the provisions of this section.
- D. The provisions of this section shall apply to any building, commercial establishment or property for which a permit for new construction is issued following the effective date of this part, and to the alteration of existing buildings in all cases where sufficient space exists to provide such parking facilities.

(Ord. of 8-2-2017, § 1(6.1.17))