

ARTICLE VIII. OFF-STREET PARKING AND SERVICE REQUIREMENTS

(Revisions Approved 10/26/2000 and 07/26/01 – no ordinance numbers yet)

Sec. 8-215. Scope of Provision. Except as provided in this Article, no application for a building permit shall be approved unless there is included with the plan for such building, improvements, or use, a plot plan showing the required space reserved for off-street parking and service purposes. Occupancy shall not be allowed unless the required off-street parking and service facilities have been provided in accordance with those shown on the approved plan.

Sec. 8-216. Reduction of Parking and Maximum Lot Coverage. Off street parking spaces for all nonresidential uses shall not be reduced by more than five percent (5%) below the minimum required number for the use or facility to which they are assigned. In addition, lot coverage (impervious surface) for Conditional Uses located in residential or A-R zoning districts shall not exceed fifty percent (50%) of the total acreage of the lot. (Amended October 25, 2001)

Sec. 8-217. Street Access - Curb Cuts in Other Than Residential Districts. Curb cut for service drives, entrances, exits and other similar facilities on public streets in other than residential zoning districts shall not be located within fifty (50) feet of any intersection or within forty (40) feet of another curb cut. A curb cut shall be no greater than fifty (50) feet in width and no closer than twenty (20) feet to any property line. (Ordinance NO. 2001-11)

Sec. 8-218. State Highway Department Approval. All entrances or exits of any street or drive, public or private, from or to any State highway shall be approved by the State Highway Department prior to the construction of such street or drive, or the issuance of any development permit for any improvement to be served by such street or drive, but permit approval shall not be hold longer than thirty (30) days.

Sec. 8-219. Corner Visibility Clearance. In order to ensure adequate sight distance at intersections formed by two (2) streets, a driveway and a street and a rail-road track, no fence, structure, sign, planting or other obstruction shall be constructed and maintained adjacent to such an intersection in such a manner as to block the view of oncoming traffic from a drive stopped at or approaching that intersection. The standards for sight distance are set forth in Section 8-53 of these Development Regulations.

Sec. 8-220. Off-Street Automobile Parking. Off-street automobile parking shall be provided in accordance with all applicable provisions of this Article.

Sec. 8-221. Design Standards. All parking facilities, including entrances, exits and maneuvering areas, and access drives shall comply with the following provisions:

- (1) Shall have access to a public street. Only single family residences shall be allowed backward egress from a driveway onto a local street. In all other cases, maneuvering and access aisle area shall be sufficient to permit vehicles to enter and leave the vehicular use area in a forward motion.
- (2) Shall be graded and paved, and be curbed when needed for effective drainage control; however, due to their limited hours of operation, parking facilities for churches, charitable or nonprofit organizations and other uses as appropriate, need only be graded and have, at a minimum, an all-weather surface approved by the County Engineer, whose approval shall be based on compliance with the Fayette County Soil Erosion and Sedimentation Control Ordinance.

Use of pervious types of pavement for required parking spaces and overflow parking areas is encouraged. Pervious types of pavement include but are not limited to pervious concrete, gravel with Geoweb reinforcement, brick pavers, etc. All pervious types of pavement are subject to compliance with established specifications for that type of material which will be reviewed and approved by the County Engineer.

All types of pavement, pervious or impervious, are required to be maintained to the original design by the property owners.

- (3) Shall have all spaces marked with paint lines, curbstones or other similar designations;
- (4) Parking Area. Parking stalls shall have a minimum width of ten (10) feet and length of twenty (20) feet. For any nonresidential use providing fifty (50) or more spaces, a maximum of ten (10) percent of the required parking spaces may be marked for compact cars, which may be a minimum of nine (9) feet by eighteen (18) feet in size. There shall be provided adequate interior driveways to connect each parking space with a public right-of-way. Interior driveways shall be at least twenty-four (24) feet wide where used with ninety (90) degree angle parking, at least eighteen (18) feet wide where used with sixty (60) degree angle parking, at least twelve (12) feet wide where used with parallel parking, or where there is no parking, interior driveways shall be at least twelve (12)

feet side for one-way traffic movement and at least twenty-four (24) feet wide for two-way traffic movement;

- (5) Curb return radii shall not exceed fifteen (15) feet or be less than ten (10) feet;
- (6) Shall be drained so as to prevent damage to abutting properties or public streets. Runoff from vehicular use areas shall be controlled and treated on site if possible. The drainage design shall include measures based on stormwater quality best management practices. Recommended methods for drainage and on-site treatment of parking lot stormwater runoff include the use of vegetated open channels, parking lot perimeter infiltration trenches or sand filter strips, bioretention areas, and dry swales. Parking lot drainage is required to be reviewed by the County Engineer; and no permit shall be issued until the drainage design is approved by the County Engineer;
- (7) Shall be separated from sidewalks and streets by a strip of land at least ten (10) feet wide as measured from the right-of-way, reserved as open spaced and planted in grass;
- (8) If a parking area is established within a residential zoning district for a nonresidential use permitted in a residential zoning district, a continuous visual buffer at least four (4) feet in height between the parking area and the abutting residential zoning district property shall be provided on a strip of land at least ten (10) feet wide adjoining the lot uses for residential purposes;
- (9) Adequate lighting shall be provided if the facilities are to be used at night. Such lighting shall be arranged and installed so as not to reflect or cause glare on abutting properties;
- (10) No parking or loading areas shall be established within the required front yard of any RMF District, provided, however, that the governing authority may at the time of consideration of the application for rezoning include within the zoning or rezoning ordinance, provisions for parking and loading in the front yard in such districts, upon a finding of fact that such front yard parking or loading would not adversely affect the appearance and aesthetic conditions and values of the particular property and upon a further finding of fact that such front yard parking is necessary. Said governing authority shall have the authority to determine the number of front yard parking or loading areas to be allowed in each particular case based upon the space available and safety and

aesthetic conditions, and any other provisions of this Ordinance to the contrary notwithstanding;

- (11) No parking or loading area shall be established in the required front yard of any residential zoning district except for a single-family residential use; no more than thirty-five percent (35%) of the required front yard may be used for parking in such case;

The provisions of (2), (3), (7), (9), and (10) above shall not apply to single-family residential uses where three (3) or less spaces are required.

Sec. 8-222. Location. All parking facilities shall be located in accordance with the following provisions:

- (1) The required space shall be provided on the same lot with the use it serves, except as provided herein;
- (2) If vehicular parking or storage space required cannot be reasonably provided on the same lot on which the principal use is conducted, the Zoning Board of Appeals may permit such space to be provided on other off-street property provided such space lies within 400 feet of the main entrance to such principal use. Such vehicular parking spaces shall be associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner; and
- (3) The required parking space for any number of separate uses may be combined in one lot but the required space assigned to one may not be assigned to another use at the same time, except that one-half (1/2) of the parking space required for churches, theaters, or assembly halls whose attendance will be at night or on Sunday may be assigned to a use which will be closed at nights or Sundays.

Sec. 8-223. Reserved. (Amended May 26, 2005)

Sec. 8-224. Recreational Vehicle Parking. Camping trailers, recreational vehicles, travel trailers, camper pick-up coaches, motorized homes, boat trailers and boats shall not be parked on any residential or A-R lot that has not been improved with a dwelling nor any non-residential lot that has been improved with a dwelling nor any non-residential lot that has not been improved with a principal building except in conjunction with the construction of a principal building for which a building permit has been issued. Application for a permit for the parking of such recreational vehicles shall be made to the Zoning Administrator. Such a permit shall be issued for a period not to exceed six (6)

months and shall not be renewable when associated with the construction of a dwelling. This provision shall not be interpreted as precluding the parking of such recreational vehicles for a period not to exceed fourteen (14) days.

Sec. 8-225. Number of Parking Spaces. In order to assure a proper and uniform development of public parking areas throughout the area of jurisdiction of this Ordinance, to relieve traffic congestion on the streets, and to minimize any detrimental effects on adjacent properties, off-street parking spaces shall be provided and maintained as called for in the following schedule; the requirements shall be the same as a similar use as mentioned herein. Parking requirements for additions to existing uses shall be based upon the new addition even if the existing use is deficient.

- (1) Apartment or Multi-Family Dwelling
Two (2) spaces for each dwelling unit plus 0.25 guest parking spaces per unit for all dwelling units with common parking areas, plus any required spaces for recreation areas, sales office, etc.
- (2) Assembly, Public (including Auditorium and Stage Theater):
One (1) space for every 200 square feet in the main assembly room.
- (3) Athletic Field:
One (1) space for every four (4) bleacher seats or thirty (30) spaces per field, whichever is greater.
- (4) Automobile Sales and Repairs:
Three (3) spaces for every service area within the garage, or one (1) space for every service employee, whichever is greater.
- (5) Bowling Alley:
Four (4) spaces per alley, plus requirements for any other use associated with the establishment such as a restaurant, etc.
- (6) Care Home:
One (1) space for every four (4) beds, plus one (1) space for every employee.
- (7) Car Wash (Principal Use):
One (1) space for every 250 square feet.

- (8) Church, Temple, or Place of Worship:
One (1) space for every 150 square feet of gross floor area.
(Amended October 25, 2001)
- (9) Club or Lodge:
One (1) space for every 200 square feet of assembly area.
- (10) Combined Uses:
Parking spaces shall be the total of the spaces required for each separate use established by this schedule.
- (11) Dance School:
One (1) space for every employee plus one (1) space for every 150 square feet of gross floor area, plus safe and convenient loading and unloading of students.
- (12) Developed Residential Recreational/Amenity Areas:
a. One (1) space for every 250 square feet of clubhouse, pool house, pavilion, and swimming pool water surface area; and
b. Two (2) spaces for every other amenity provided (including but not limited to tennis, volleyball, basketball, and playgrounds).
- (13) Dry Cleaning/Laundry Plant:
One (1) space for every 10,000 square feet of gross floor area, plus one (1) space for every employee.
- (14) Entertainment, Indoor (except bowling alleys):
One (1) space for every 250 square feet of floor area devoted to patron use.
- (15) Entertainment, Outdoor:
10 spaces for every acre.
- (16) Fraternity or Sorority:
One (1) parking space for every two (2) residents and one (1) space for every two (2) employees.

- (17) Funeral Parlor:
One (1) space for every three (3) seats in the chapel plus space for each funeral vehicle.
- (18) Furniture, Appliance, or Carpet Sales:
One (1) space for every 500 square feet of showroom, plus one (1) space per 750 square feet of indoor storage space.
- (19) Gas Station
No parking spaces are required for gas pump uses. All other uses on the site must meet the requirements for retail, service, and repair etc.
- (20) Gas and Fuel, Wholesale:
One (1) space for every 250 square feet.
- (21) Golf Course:
Two (2) spaces for every hole and one (1) space for every two (2) employees, plus requirements for any other use associated with the golf course.
- (22) Greenhouse or Nursery, Retail:
One (1) space for every 10,000 square feet plus one (1) space for every employee.
- (23) Trade School, College, or University:
One (1) space for every two (2) students, one (1) space for every 300 square feet of administrative and educational office space, plus safe and convenient loading of students, plus additional spaces for stadium, gymnasium, and auditorium uses.
- (24) Hospital:
One and one-half (1.5) spaces for every two (2) beds plus one (1) space for every employee.
- (25) Hotel:
One (1) space for every guest room plus one (1) space for every two (2) employees on the largest shift.

- (26) Industrial Facility, Manufacturing or Processing Establishment:
One (1) space for every 1,000 square feet of gross floor area, plus one (1) space for every employee.
- (27) Kennel, Commercial:
One (1) space for every 300 square feet of cage and retail area.
- (28) Kindergarten, Nursery School, or Day Care Center:
One (1) space for every employee, plus a covered, safe, and convenient transient parking area for the loading/unloading of students.
- (29) Manufactured Home Park:
Two (2) spaces for every manufactured home.
- (30) Medical or Dental Office:
One (1) space for every employee, plus one (1) space for every examining room.
- (31) Motel:
One (1) space for every guest room.
- (32) Movie Theater:
One (1) space for every five (5) seats.
- (33) Moving and Storage:
One (1) space for every 10,000 square feet of gross floor area, plus one (1) space for every employee.
- (34) Museum, Art Gallery, Library, or Similar Use:
One (1) space for every 400 square feet of gross space to which the public has access.
- (35) Office, Business or Professional, Bank, or Similar Use:
One (1) space for every 300 square feet of gross floor area.
- (36) Residence:
Two (2) spaces for every dwelling unit (residential driveways can satisfy this need).

- (37) Personal Service Establishment:
One (1) space for every 300 square feet of gross floor area, but not less than two (2) spaces for every employee/operator.
- (38) Printing and Copying Services:
One (1) space for every 250 square feet of gross floor area.
- (39) Repair Services, Limited (Small Items):
One (1) space for every 250 square feet of gross floor area.
- (40) Restaurant or Place Dispensing Food, Drink or Refreshments:
One (1) space for every two seats provided for patron use.
- (41) Retail Stores of all types not mentioned otherwise:
One (1) space for every 300 square feet of gross floor area
- (42) School, Elementary and Middle:
One (1) space for every employee, and one (1) space for every classroom, plus safe and convenient area for loading and unloading of students.
- (43) School, High:
One (1) space for every two (2) students, plus one (1) space every employee.
- (44) Self Service Storage Facility:
One (1) space for every 75 storage bays plus one (1) space for every employee, plus two (2) customer spaces.
- (45) Shopping Center:
One (1) space for every 300 square feet of gross floor area.
- (46) Stable, Commercial:
One (1) space for every 300 square feet within stable, plus one (1) space per three (3) animal stalls.
- (47) Swimming Pool, Public:
One (1) space for every 200 square feet of water surface area plus requirements for additional uses in association with establishments such as a restaurant, etc.

- (48) Upholstery Shop:
One (1) space for every 250 square feet of gross floor area.
- (49) Vehicle Sales and Rental:
One (1) space for every 500 square feet of enclosed area, plus one (1) space for every 5,000 square feet of outdoor sales, rental, and display area, plus one (1) space for every service bay, plus one (1) space for every employee.
- (50) Veterinarian Office or Clinic:
One (1) space for every employee plus one (1) space for every 500 square feet of gross floor area.
- (51) Warehouse and Bulk Storage Facility:
One (1) space for every 2,000 square feet of gross floor area, plus one (1) space for every employee.
- (52) Wholesale, or Open Yard Establishment:
One (1) space for each employee, one (1) space for every 2,000 square feet of gross floor area, and one (1) space for every company vehicle to be stored on the site.
- (53) Woodworking or Cabinetmaking:
One (1) space for every 250 square feet of gross floor area.

Sec. 8-226. Minimum Number of Loading Spaces Required. Industrial, wholesale and retail operations shall provide loading spaces as follows:

- (a) Spaces Appropriate to Functions: Off-street loading spaces shall be provided as appropriate to the functions and scope of operation of individual or groups of buildings and uses.
- (b) Design of Loading Spaces: Off-street loading spaces shall be designed and placed entirely within the property lines of the premises. Loading spaces shall be provided so as constructed so that all maneuvering to park and maneuver vehicles for loading can take not to interfere with the free and normal movement of vehicles and pedestrians on public rights-of-way.

- (c) Ingress and Egress: Ingress and egress to off-street loading spaces shall conform to driveway entrance regulations of Fayette County.
 - (1) Along State Highways, ingress and egress may be limited in order to provide for safe access to the development and to provide for maintenance of adequate sight distance. Where frontage drives are required, these may be extended to the side property line in order to permit joint use by adjacent properties.

Sec. 8-227-8-240 Reserved.