

Subpart B - LAND DEVELOPMENT AND LAND USE  
Chapter 104 - DEVELOPMENT REGULATIONS

ARTICLE VIII. OFF-STREET PARKING AND SERVICE REQUIREMENTS

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**Sec. 104-211. 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.

(Code 1992, § 8-215; Ord. No. 98-01, § 1, 1-14-1998)

**Sec. 104-212. Reduction of parking and maximum lot coverage.**

Off street parking spaces for all nonresidential uses shall not be reduced by more than five percent below the minimum required number for the use or facility to which they are assigned. In addition, lot coverage (impervious surfaces) for conditional uses located in residential or A-R zoning districts shall not exceed 50 percent of the total acreage of the lot.

(Code 1992, § 8-216; Ord. No. 98-01, § 1, 1-14-1998; Ord. No. 2000-15, § 1, 10-26-2000; Ord. No. 2001-13, § 1, 10-25-2001)

**Sec. 104-213. 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 50 feet of any intersection or within 40 feet of another curb cut. A curb cut shall be no greater than 50 feet in width and no closer than 20 feet to any property line.

(Code 1992, § 8-217; Ord. No. 98-01, § 1, 1-14-1998; Ord. No. 2001-11, § 1, 7-26-2001)

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**Sec. 104-214. 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 held longer than 30 days.

(Code 1992, § 8-218; Ord. No. 98-01, § 1, 1-14-1998)

**Sec. 104-215. Corner visibility clearance.**

In order to ensure adequate sight distance at intersections formed by two streets, a driveway and a street, or a street and a railroad 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 driver stopped at or approaching that intersection. The standards for sight distance are set forth in section 104-54(b).

(Code 1992, § 8-219; Ord. No. 98-01, § 1, 1-14-1998)

**Sec. 104-216. Off-street automobile parking.**

Off-street automobile parking shall be provided in accordance with all applicable provisions of this article.

(Code 1992, § 8-220; Ord. No. 98-01, § 1, 1-14-1998)

**Sec. 104-217. Design standards.**

All parking facilities, including entrances, exits and maneuvering areas, and access drives shall comply with the following provisions:

- (1) 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 areas shall be sufficient to permit vehicles to enter and leave the vehicular use area in a forward motion.
- (2) 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 article IX of this chapter, soil erosion and sedimentation control. 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 geo-web 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) Have all spaces marked with paint lines, curbstones, or other similar designations.
- (4) Parking area. Parking stalls shall have a minimum width of ten feet and length of 20 feet. For any nonresidential use providing 50 or more spaces, a maximum of ten percent of the required parking spaces may be marked for compact cars, which may be a minimum of nine feet by 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 24 feet wide where used with 90-

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degree angle parking, at least 18 feet wide where used with 60-degree angle parking, at least 12 feet wide where used with parallel parking, or where there is no parking, interior driveways shall be at least 12 feet wide for one-way traffic movement and at least 24 feet wide for two-way traffic movement.

- (5) Curb return radii shall not exceed 15 feet or be less than ten feet.
- (6) 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) Be separated from sidewalks and streets by a strip of land at least ten feet wide as measured from the right-of-way, reserved as open space 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 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 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 article 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 35 percent of the required front yard may be used for parking in such case.

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

(Code 1992, § 8-221; Ord. No. 98-01, § 1, 1-14-1998; Ord. No. 2000-15, § 2, 10-26-2000)

**Sec. 104-218. Location.**

All parking facilities shall be located in accordance with the following provisions:

- (1) The required space shall be provided on the same plot 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

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entrance to such principal use. Such vehicular parking space 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 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.

(Code 1992, § 8-222; Ord. No. 98-01, § 1, 1-14-1998)

**Sec. 104-219. 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 nonresidential lot that has been improved with a dwelling nor any nonresidential 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 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 14 days.

(Code 1992, § 8-224; Ord. No. 98-01, § 1, 1-14-1998)

**Sec. 104-220. Minimum number of loading spaces required.**

Industrial, wholesale and retail operations shall provide loading spaces as follows:

- (1) *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.
- (2) *Design of loading spaces.* Off-street loading spaces shall be designed and constructed so that all maneuvering to park and unpark vehicles for loading can take place entirely within the property lines of the premises. Loading spaces shall be provided so as not to interfere with the free and normal movement of vehicles and pedestrians on public rights-of-way.
- (3) *Ingress and egress.* Ingress and egress to off-street loading spaces shall conform to driveway entrance regulations of the county. 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 distances. Where frontage drives are required, these may be extended to the side property line in order to permit joint use by adjacent properties.

(Code 1992, § 8-226; Ord. No. 98-01, § 1, 1-14-1998)

**Secs. 104-221—104-248. Reserved.**