

ARTICLE 17. OFF-STREET PARKING AND LOADING

Section 17-1. Off-Street Parking and Loading Standards

This Article establishes parking standards for all land within the jurisdiction of the Town, and provides for design requirements, required parking spaces for various land uses, handicapped parking, and other administration, enforcement, and amendments thereof.

Section 17-2. General Provisions

- (A) Phased Developments. Each phase of a multi-phase development shall meet all applicable parking standards established in this Section prior to initiation of the next phase.
- (B) Use of Street Right-of-Way. No parking space required by this Section shall be placed within any public or private street right-of-way.
- (C) Spaces Provided Off-Site - Residential.
 - (1) For any residential structure more than two stories high, a parking facility may be located within 400 feet of the structure for which the spaces are required if reasonable pedestrian access can be demonstrated. The title to the parking facility must run with and/or be appurtenant to title to the principal residential structure. Parking space arrangement shall ensure that there will be no encroachment upon or over rights-of-way, sidewalk encroachment upon or over rights-of-way, sidewalks or property lines. Public streets, alleys, walkways or public easements will not be used for or included in the requirements for parking, nor will they be obstructed or blocked or altered in any way from their normal use or intended use.
 - (2) Property disposal that results in a reduction of parking spaces below those required in this Article shall be a violation subject to the provisions of Article 7.
- (D) Spaces Provided Off-Site - Commercial. The purpose of this section is to provide off-site parking standards that will: alleviate congestion in the streets, allow for the efficient storage of motor vehicles, be pedestrian accessible, and concurrently reduce any adverse environmental impacts to the urban area. By reducing glare, noise levels, and air pollution to occupants and residents of adjoining properties and by controlling stormwater drainage and soil erosion, these standards will generally contribute to the public health, safety, and general welfare of the citizenry and will create a more aesthetically pleasing living environment in the Town of Calabash.
 - (1) Parking. Spaces shall be provided so that the parking lot serving the structure is within the zoning districts of central business or highway commercial. A special application form will be used and supplied by the Administrator which sets forth requirements one must meet.
 - (2) Required parking spaces may be assigned to another use in commercial zones contingent on non-conflicting operating times. Dual-use parking will be

determined on a case-by-case basis. Minimum parking requirements for the primary business establishment must be met.

- (3) Location on Other Property. If the required automobile parking space cannot reasonably be provided on the same lot as the principal use, it may be provided on a lot within the areas zoned as central business or highway commercial if reasonable pedestrian access can be demonstrated to the Administrator. This parking area shall be held in fee simple by the owner of the use served, or in another manner that assures continued availability for required parking, provided the form of tenure shall be approved by the Town Attorney, Town Administrator or Building Inspector before such use is issued a certificate of occupancy. An updated copy of such parking agreement shall be presented to the clerk each year when renewing their business license.
- (4) The criteria for development of interim commercial parking lots are as follows:
 - (a) No existing significant vegetation shall be removed in order to accommodate the interim commercial parking lot uses.
 - (b) The interim commercial parking facility must be reviewed by the Town Building Inspector.
 - (c) Parking lots may remain grass or use gravel for surfacing; however, these lots must be adequately stabilized for vehicular traffic and approved by the Town Building Inspector or his/her designee. Rail ties, or similar materials, can accommodate delineation of spaces and may be used for wheel stops where striping is not feasible. Fences are permitted with approval of the Administrator.
 - (d) Parking spaces for handicapped persons must comply with all applicable codes.
 - (e) The lots shall comply with stormwater discharge requirements as specified by the Town code.
 - (f) Use of interim commercial parking facilities under these provisions shall terminate after 180 days. If the property owner wishes to continue use as a commercial parking facility, then the parking facility must be brought into compliance with parking lot design standards as specified in the ordinances of the Town of Calabash.
- (E) Maneuvering Room. Maneuvering space for off-street parking shall be located on the lot upon which parking is provided and not on public right-of-way.
- (F) Parking Surface Improvements.
 - (1) The parking surface on all on-site and off-site parking lot(s), with the exception of detached single-family or duplex housing units, shall be dust free, all-weather material (e.g. gravel, concrete, asphalt, paving stones, or approved equal). The

paving surface shall be delineated with parking stalls and locations of handicapped parking spaces that are in compliance with ADA requirements.

- (2) Residential parking areas or driveways shall be properly delineated and surfaced with concrete, asphalt, coquina or gravel.
 - (3) Proper drainage plans shall be designed and provided prior to approval and paving. (See Section 17-3. Requirements for Parking Lots.)
 - (4) Any alternative paving materials not stated in (1) above must be approved prior to permitting.
- (G) Access to public thoroughfares shall be from a driveway and not directly from a parking space. Ingress and egress shall be by a forward motion of the vehicle.

Section 17-3. Requirements for Parking Lots

Where parking lots for more than five cars are permitted or required, the following provisions shall be complied with:

- (A) The lot may be used only for parking and not for any type of permanent designated loading, sales, dead storage, repair work, dismantling or servicing, but shall not preclude convention and festival exhibits or parking of rental vehicles.
- (B) All entrances, exits, barricades at sidewalks, and drainage plans shall be approved and constructed before occupancy.
- (C) Landscape Requirements. (See Article 16.)
- (D) Only one entrance and one exit sign no larger than two square feet prescribing parking regulations may be erected at each entrance or exit.
- (E) Required off-street parking areas, including drives and access ways, shall be surfaced with an all-weather surface material.
- (F) Where parking or loading areas are provided adjacent to a public street, ingress and egress thereto shall be made only through driveways not exceeding 25 feet in width at the curb line of said street, except where the Administrator finds that a greater width is necessary to accommodate the vehicles customarily using the driveway.
- (G) Where two or more driveways are located on the same lot, the minimum distance between such drives shall be 30 feet, or one-third of the lot frontage, whichever is greater.
- (H) No driveway shall be located closer than 25 feet to any street intersection and shall meet other provisions of the UDO.
- (I) Lighting. Parking areas serving establishments that operate during evening and nighttime hours shall be adequately lighted. All lighting shall be shielded so as to cast no light upon adjacent properties and streets.

Section 17-4. Manufactured Home and Trailer Parking and Storing

It shall be unlawful to park or otherwise store for any purpose whatsoever any manufactured home or trailer within any zoning district except as follows:

- (A) At a safe, lawful and unobstructive location on a street, alley, highway or other public place, provided that the trailer or manufactured home shall not be parked overnight.
- (B) Within a manufactured home park.
- (C) On any other lot or plot provided that:
 - (1) A storing permit for any manufactured home to be parked or stored for longer than seven days shall be obtained from the Administrator.
 - (2) A manufactured home shall not be parked and used other than in an approved manufactured home park or in the MFH-II district, or unless obtaining a temporary occupancy permit.

Section 17-5. Access

Where parking lot or parking structure access is to or from a street, channelization or storage space shall be provided sufficient to prevent queues into the public street, in accordance with minimum required specified below:

Traffic Generator Required (type)	Minimum On-Site Storage* Queuing/Stack Space (number of vehicles)
Car Wash (auto)	8 per aisle
Drive-up Windows (excluding food service):	
Retail/service	4 per aisle
Financial service	6 per aisle
Parking Lots/Structures:	
1 - 30	1 per access point
31 - 50	2 per access point
51 - 100	3 per access point
101 - 200	4 per access point
Over 200 spaces	5 per access point
Parking Lots/Structures with Access Gates/Controls	
1 - 50	2 per access point

*Minimum required storage of vehicles is to be accommodated between the edge of the driveway entry into street right-of-way and the first contact point for sales (i.e., menu board, and the like.)

Section 17-6. Parking Space Dimensions

- (A) Angled Parking.

- (1) Parking stalls intended for the use of standard size automobiles shall have a minimum size of nine feet by 20 feet for angled parking. All angled parking stalls shall be provided with the minimum aisle width specified below depending on their angle of entry. This width is designed to accommodate traffic flow within the parking area and allow reasonable room for maneuvering in and out of parking stalls. Parking stall depths may be reduced by 2-feet if a 2-foot overhang is provided.
- (2) Aisle dimensions for various parking angles:
 - (a) One-way Traffic. See Appendix I.

<u>Degree of Angle</u>	<u>Aisle Width</u>
30°	10 feet
45°	12 feet
60°	18 feet
90°	20feet

- (b) Two-way Traffic. Aisle width 22 feet.

(B) Parallel Parking. Parallel parking stalls for standard size automobiles shall have a minimum size of 8 (eight) feet by 22 (twenty-two) feet. All parallel parking stalls shall have a minimum of 8 (eight) feet for maneuvering space in one-way traffic and 22 (twenty-two) feet maneuvering space in two-way traffic.

(C) Packed Parking. When conducive to the type of business which it serves and when approved by the Town of Calabash for festival events, packed parking is approved upon the following conditions:

- (1) Packed parking shall only be allowed where those parking in this type of manner arrive together and depart together within a 30-minute window for the purpose of pre-scheduled tour or similar event.
- (2) Maximum depth of packed parking shall be 4 rows with aligned 9' wide parking spaces. Under no circumstance shall a vehicle have to back through or pull through more than one row to reach a traffic aisle with two-way travel. All access to the packed parking are shall occur on the business property unless a written and certified agreement is provided by the adjoining property owner(s).
- (3) Packed parking shall not constitute more than 67% of the required parking spaces for the business and shall not be located within 60-feet of the building or structure which it serves or within 50-feet of any other habitable buildings. Location of packed parking shall not interfere with any emergency vehicle lanes and is subject to annual approval by the Fire Inspector.
- (4) Employees shall be able and are encouraged to park in the packed parking area and are exempt from having to meet requirement (2) above provided:
 - (a) At least one employee vehicle is available at all times for immediate use.

- (b) The above vehicle and driver shall remain on site during the time packed parking is used.
- (5) If the business only requires packed parking from time to time, then packed parking shall only need to be used during those occasions. It is the responsibility of the business owner to notify and direct its customers when packed parking is used.
- (6) The Business owner shall provide to the Town a site plan showing both a packed parking layout and a standard parking layout of the parcels involved.
- (7) Packed parking shall not be used at off-site parking unless specifically approved by the Board of Adjustment.

Section 17-7. Signage

- (A) Handicapped Parking Spaces. Handicapped parking spaces shall be provided in conformance with the applicable North Carolina General Statutes including applicable provisions of the North Carolina State Building Code.
- (B) Handicapped Parking Signage. Handicapped parking signage shall conform to the North Carolina State Building Code, Volume 1-C, commonly referred to as the Accessibility Code.

Section 17-8. Minimum Loading Requirements

Off-street loading shall be provided and maintained as specified in the following schedule:

- (A) For uses containing a gross floor area of less than 20,000 square feet, each off-street loading space shall have minimum dimensions of 15 feet in width, 30 feet in length, and 14 feet clear height as a minimum.
- (B) For uses containing a gross floor area of 20,000 square feet or more, each off-street loading space shall be 15 feet in width, 45 feet in length, and 14 feet clear height as a minimum.
- (C) Uses which normally handle large quantities of goods, including but not limited to industrial plants, wholesale establishments, storage warehouses, freight terminals, hospitals or sanitariums, and retail sales establishments shall provide off-street loading facilities in the following amounts:

<u>Gross Floor Area (square feet)</u>	<u>Minimum Number of Spaces Required</u>
5,000 - 20,000	1
20,001 - 50,000	2
50,001 - 80,000	3
80,001 - 125,000	4
For each additional 45,000	1 additional

- (D) Uses which do not handle large quantities of goods, including but not limited to office buildings, restaurants, funeral homes, hotels, motels, apartment buildings, and places of public assembly, shall provide off-street loading facilities in the following amounts:

<u>Gross Floor Area (square feet)</u>	<u>Minimum Number of Spaces Required</u>
5,000 - 80,000	1
80,001 - 200,000	2
200,001 - 320,000	3
320,001 - 500,000	4
For each additional 180,000	1 additional

Section 17-9. Specific Parking Standards

- (A) Residential.

Use Group	Spaces Required
Single-Family; Manufactured Homes; Duplexes	2 spaces/unit
Multi-Family; Townhouses; Condominiums	1 space/unit, efficiencies and one-bedroom 2 spaces/unit, two bedrooms 2 spaces/unit, three bedrooms 1 space/ 5 4 units, additional parking
Condotels	Same as multi-family residential for living units 1 space/3 employees on largest shift 1 space/3 patrons to maximum capacity of each meeting or banquet room 50% of spaces otherwise required for accessory uses; restaurants, lounges
Group Dwellings	1 space/bedroom or sleeping room
Hotels, Motels	1 space/room or suite 1 space/every 5 rooms or fraction 1 space/3 employees on largest shift 1 space/3 patrons to maximum capacity of each meeting/banquet room 50% of spaces otherwise required for accessory uses; restaurants, lounges
Manufactured Home Parks	2 space/manufactured home 1 visitor space/4 manufactured homes
RV Parks, Campgrounds, Recreational Rental	1.5 spaces/RV site or dwelling unit 1 space/employee

- (B) Commercial.

Use Group	Spaces Required
Agricultural Use	1 space/employee on largest shift
Art Gallery	1 space/300 square feet of gross floor area
Auction Sales	1 space/2 seats or 2 spaces/100 square feet of gross leasable area, whichever is greater
Automatic Teller Machine (ATM)	2 spaces/machine
Automobile Laundry/Car Wash, Full Service	1 space/2 employees on largest shift 1 space/manager 12 stacking/queuing spaces per day
Automobile Laundry/Car Wash, Self Service	4 stacking spaces/washing stall 2 drying spaces/washing stall
Automobile Repair and/or Body Work Services	1 space/employee on largest shift 1 space/service bay
Automobile Parts and Accessory Sales	1 space/400 square feet of leasable area, plus 1 space/employee on largest shift
Automobile Sales & Service	1 space/150 square feet of gross retail space 1 space/employee on largest shift
Automobile Service Station	1.5 spaces/fuel nozzle. In addition, 1 space shall be provided for each 50 square feet of usable floor area in the cashier's and office areas. In no instance shall such a facility provide less than three parking spaces. In no instance shall required parking space or its maneuvering area conflict with vehicles being fueled or awaiting fuel.
Banks	5 waiting spaces/drive-in window 1 space/employee on largest shift 1 space/150 square feet of gross floor area
Bars	1 space /3 patrons to maximum capacity 1 space/employee on largest shift Minimum of 1 handicapped space per establishment required—must comply with UDO §17-2(D)(4)(d) (i.e must comply with current NC State Accessibility Code)
Barbering and Hairdressing Services	2 parking spaces/beauty or barber chair
Bicycle Sales and Repair	3 spaces/1,000 square feet of gross floor area
Books and Printed Matter, Distribution	4.5 spaces/1,000 square feet of gross floor area
Commercial	1 space/250 feet of gross retail area

Use Group	Spaces Required
Commercial/Recreational Uses	1 space/4 patrons 1 space/2 employees on largest shift
Convenience Stores	1 space/200 square feet of gross floor area
Drive-in Theater	1 space/automobile station 1 space/employee
Dry Cleaning and Laundry	1 space/200 square feet of gross floor area used by the general public
Exterminating Services	3 space/1,000 square feet of gross floor area
Fast Food Restaurant	1 space/50 square feet of gross floor area 1 space/employee on largest shift
Funeral Homes	1 space/4 chapel seats 1 space/funeral vehicle
Grocery or Supermarket	1 space/200 square feet of gross floor area
Health Club/Gymnasium	1 space/100 square feet of gross floor area
Kennel Operations, Care	1 space/400 square feet, but no fewer than 4 spaces
Nursery or Garden Supplies	1 space/employee 1 space/200 square feet inside and outside sales area
Office Use	1 space/275 feet of gross floor area
Outdoor Theater	1 space/3 patrons to maximum capacity
Personal Services	1 space/200 square feet of gross floor area basement, 1st floor 1 space/300 square feet of gross floor area above 1st floor 1 space/employee on largest shift
Post Office	1 space/400 square feet of gross floor area 1 space/2 employees on largest shift
Shopping Center, Regional	1 space/400 square feet of gross floor area
Theaters, Auditoriums, Stadium, Coliseum	1 space/3 seats, fixed seating 1 space/150 square feet gross floor area, not fixed seating 1 space/employee on largest shift
Travel Agency	4 spaces/1,000 square feet

(C) Restaurants; Lounges.

Use Group	Spaces Required
Nightclubs, Lounges	1 space/3 patrons to maximum capacity 1 space/employee on largest shift
Private Clubs	1 space/3 persons to maximum capacity 1 space/employee on largest shift
Restaurant, Standard	1 space/employee on largest shift Spaces for 30% of maximum seating capacity

(D) Indoor/Outdoor Recreation.

Use Group	Spaces Required
Arcades, Billiard Parlors	1 space/200 square feet of gross floor area 1 space/employee on largest shift
Bingo Parlor	1 space/3 seats or 1 space/100 square feet of total floor area, whichever is greater
Bowling Alley	1 space/employee on largest shift 5 spaces/lane 1 space/150 square feet of gross floor area
Community/Recreation Center	1 space/employee 1 space/4 seats or 1 space/50 SF of useable seating area
Golf Courses	5 spaces/hole 1 space/employee on largest shift 50% of spaces normally required for accessory uses
Golf Driving Range	1.5 spaces/tee 1 space/employee
Golf, Par Three	40 spaces/9 holes 1 space/employee on largest shift
Marina, Marina with Landing	3 spaces/4 slips, 10% of spaces large enough for cars with boat trailers 1 space/employee on largest shift
Marinas/Docks/Piers	1 space/employee 1 space/slip 1 space/4 seats on tourist boat, head boat, charter boats, shrimp boats, and all boats for hire 1 space/4 dry storage
Miniature Golf	3 spaces/hole

Use Group	Spaces Required
	1 space/employee on largest shift
Outdoor Recreation	1 space/4 patrons at maximum capacity
Racquetball, Handball	4 spaces/court 1 space/employee on largest shift
Riding Stables	1 space/3 stalls 1 space/employee on largest shift
Skating Rink, I/R	1 space/200 square feet of gross floor area 1 space/employee on largest shift
Swimming Facility	1 space/75 square feet of gross water area 1 space/employee
Tennis Courts	3 spaces/court 1 space/employee on largest shift

(E) Industrial/Warehousing.

Use Group	Spaces Required
Extraction Uses	1 space/employee on largest shift
Heavy Industrial	1 space/company vehicle left on premises 1 space/employee on largest shift
Junk Yards	1 space/1,000 SF gross land area 1 space/employee on largest shift
Light Industrial	1 space/vehicle stored on site 1 space/employee on largest shift
Mini-Warehouse	1 space/15 storage cubicles 2 spaces/manager's residence 1 space/40 cubicles with a minimum of 3
Truck Terminal	1 space/employee 1 space/truck parked on site
Telecommunication Towers	4 spaces/1,000 square feet
Warehouse	1 space/4,000 square feet of gross floor area 1 space/employee on largest shift

(F) Schools/Camps.

Use Group	Spaces Required
Camps, Day or Youth	1 space/employee

Use Group	Spaces Required
	1 space/camp vehicle LOP
College	1 space/staff member 1 space/classroom 1 space/2 students during largest class period 1 space/100 square feet main auditorium floor space
Day or Nursery School	1 space/teacher and employee 1 space/9 children
School, Commercial and Trade	1 space/2 students 1 space/employee (teachers) at capacity class attendance period
Schools, Elementary and Junior High	1 space/teacher and staff member 1 space/classroom
Schools, Senior High	1 space/teacher and staff member 1 space/classroom 1 space/100 square feet main auditorium floor space 1 space/5 non-bussed students

(G) Medical.

Use Group	Spaces Required
Drug and Alcohol Treatment Centers	1 space/two beds 1 space/staff member
Hospital or Sanitarium Care	1 space/doctor and employee on largest shift 2 spaces/room
Medical/Dental Offices	5 spaces/doctor 1 space/employee on largest shift
Nursing Homes/Assisted Living	2 spaces/6 patient beds 1 space/employee on largest shift 1 space/staff member and visiting doctor
Veterinary Offices	5 spaces/doctor 1 space/employee on largest shift

(H) Institutional.

Use Group	Spaces Required
Cemeteries	2 spaces/gross acre 1 space/employee

Use Group	Spaces Required
Churches	1 space/2 seats in main assembly room
Libraries or Museums	1 space/300 square feet of gross floor area 1 space/employee
Monasteries, Convents	1 space/6 residents 1 space/employee 1 space/5 chapel seats (if possible)
Public Service	1 space/employee on largest shift 1 space/vehicle stored on site

(I) Special Development.

Use Group	Spaces Required
Theme Parks, Unusual Land Uses, Others	Parking spaces required will be determined by the Planning Board