

Parking Standards (PK)

5.60 PK-01: General Parking Standards

This Parking Standards section applies to the following zoning districts:



The intent of Parking Standards is to require minimal parking standards in order to assure public health, safety and welfare; minimize risks to the natural environment; and minimize conflict and promote vehicular and pedestrian safety along streets by minimizing on-street parking. The following standards apply:

- A. **Project Applicability:** Parking consistent with the requirements of the Unified Development Ordinance shall be required when any of the following conditions are met.
 1. *New Primary Structure:* An Improvement Location Permit for a new primary structure is obtained.
 2. *Large Expansion:* An Improvement Location Permit for an existing parking lot to be expanded ten percent (10%) or more of its existing size is obtained.
 3. *Second Expansion:* A legally nonconforming parking area has already been expanded one (1) time, up to ten percent (10%) of its existing size, with a valid Improvement Location Permit, and a second expansion is proposed for the same legal nonconforming parking area.
- B. **Cross Reference:**
 1. *Setback Standards:* Parking lots shall comply with the setbacks in the *Setback Standards*.
 2. *Driveway Standards:* For standards regarding driveways or access to parking lots, see *Driveway Standards*.
 3. *Temporary Sales in Parking Lots:* For standards regarding temporary structures and temporary uses located in existing parking lots or parking areas, see *Temporary Use and Structure Standards*.
 4. *Accessory Dwellings:* For additional parking requirements for accessory dwellings, see *Section 5.03: Accessory Dwelling Standards*.
- C. **Permits:** An Improvement Location Permit shall be required for new parking lots or the expansion of an existing parking lot.
- D. **Design:**
 1. *Materials:* All off-street parking shall utilize a paved surface of concrete, asphalt, brick pavers, porous concrete, or the like. Gravel, stone, rock, dirt, sand, or grass shall not be permitted as parking surfaces.
 2. *Size of Spaces:* Each off-street parking space shall be a minimum of nine (9) feet wide and eighteen (18) feet in length.
 3. *Right-of-way:* Off-street parking spaces shall not be fully or partially in a right-of-way or access easement.
- E. **Prohibited:** Parking of motor vehicles shall not be permitted on lawns, or similar unimproved surface.

5.61 PK-02: Single-family Residential Parking Standards

This Parking Standards section applies to the following zoning districts:



The following standards apply:

- A. **Quantity:** A minimum of three (3) off-street parking spaces shall be required per dwelling unit.
- B. **Minimum Garage:** A one-car garage shall be required for all single-family residences.
- C. **Location:**
 1. *Same Lot:* The required parking spaces shall be located on the same lot as the dwelling unit.
 2. *Garages:* The required parking spaces may include spaces within garages and/or carports.

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5.62 PK-03: Traditional Residential Parking Standards

This Parking Standards section applies to the following zoning district:

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The following standards apply:

- A. Quantity: A minimum of two (2) off-street parking spaces shall be required per dwelling unit.
- B. Location:
 1. *Same Lot*: The required parking spaces shall be located on the same lot as the dwelling unit.
 2. *Garages*: The required parking spaces may include spaces within garages and/or carports.

5.63 PK-04: Multiple-family Residential Parking Standards

This Parking Standards section applies to the following zoning districts:

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The following standards apply:

- A. Exceptions: Assisted Living Facility and Nursing Homes shall be regulated by *Table PK-A: Minimum Number Of Parking Spaces Per Use*
- B. Quantity:
 1. *Tenants*: A minimum of two (2) parking spaces shall be required per dwelling unit.
 2. *Visitors*: One (1) parking space per every four (4) dwelling units shall be required for visitors.
- C. Location:
 1. *Tenants*: Tenant parking spaces shall be located on the same site as the dwelling unit. Tenant parking spaces may include spaces within garages and/or carports.
 2. *Visitors*: Visitor parking spaces shall be located in a common parking area or as angled parking along internal private streets, but shall be proportionately assigned to an area within 200 feet of each multiple-family structure.

5.64 PK-05: Manufactured Home Residential Parking Standards

This Parking Standards section applies to the following zoning district:

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The following standards apply:

- A. Quantity:
 1. *Dwelling Site*: A minimum of two (2) parking spaces shall be required per dwelling site.
 2. *Visitors*: One (1) parking space per every three (3) dwelling sites shall be required for visitors.
- B. Location:
 1. *Dwelling Site*: The required dwelling site parking spaces shall be located on the dwelling site. The required dwelling site parking spaces may include spaces within garages and/or carports.
 2. *Visitors*: Visitor parking spaces shall be located in a common parking area or as on-street parking along internal private streets, but shall be proportionately dispersed throughout the development.

5.65 PK-06: Neighborhood Commercial and Central Business Parking Standards

This Parking Standards section applies to the following zoning districts:

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The following standards apply:

- A. Quantity: None. Off-street parking is not required.

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5.66 PK-07: Nonresidential Parking Standards

This Parking Standards section applies to the following zoning districts:



The following standards apply:

A. Quantity:

1. *Minimum Number:*
 - a. Off-street parking shall be required for all uses as shown in *Table PK-A: Minimum Number Of Parking Spaces Per Use*. The land use is listed in the left column. The minimum number of parking spaces for employees or tenants is in the middle column, and the minimum number of parking spaces for visitors, clients, and customers is in the right column. The minimum number of parking spaces shall be the sum of all three (3) columns. The numbers do not guarantee the quantity needed per use, only minimums are expressed.
 - b. A development that combines two (2) or more uses or group of adjacent developments may provide a shared parking area if the shared lot provides a minimum of seventy-five percent (75%) of the required spaces for each use and the Zoning Administrator approves the shared parking area.
 - c. If a use is not clearly noted in *Table PK-A: Minimum Number Of Parking Spaces Per Use*, the Zoning Administrator shall determine a use with similar employment and customer characteristics, therefore determining the minimum number of parking spaces required.
2. *Additional Parking Lot Landscape Requirements for Electively Larger Parking Lots:* Developments that elect to have more than 130% of the minimum required number of spaces shall be required to increase the minimum required perimeter parking lot landscape material by twenty-five percent (25%) and increase the minimum number of required parking lot landscape islands by twenty-five percent (25%). Developments that elect to have more than 160% of the minimum required number of spaces shall be required to increase the minimum required perimeter parking lot landscape material by fifty percent (50%) and increase the minimum number of required parking lot landscape islands by fifty percent (50%). See *Section 5.47: Parking Lot Planting Standards* for the minimum requirements that shall be increased per this subsection.
3. *Bicycle Parking:* Developments are encouraged to provide bicycle parking areas when appropriate. If provided, bicycle parking areas shall be within sixty (60) feet of the main entryway into the primary structure or be located inside the primary structure. Additionally, a secured bike rack shall be installed to provide the opportunity for secure parking of bicycles.
4. *Stacking Lanes Spaces:* The following uses shall provide minimum stacking lane spaces as indicated below:
 - a. ATM: 3 spaces per drive-up ATM
 - b. Bank: 3 spaces per drive-up window lane
 - c. Day Care Center: 6 spaces if utilizing curbside pick-up or drop-off
 - d. Dry Cleaner: 3 spaces if utilizing curbside pick-up or drop-off
 - e. Pharmacy: 4 spaces for a drive-through window
 - f. Place of Worship: 5 spaces if utilizing curbside pick-up or drop-off
 - g. Restaurant: 5 spaces for a drive-through window
 - h. School: 10 spaces if utilizing curbside pick-up or drop-off
 - i. Service-type Business: 3 spaces if utilizing curbside pick-up or drop-off

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- B. **Design:** Parking lots and parking areas shall meet the following criteria:
1. **Aisle Widths:** Minimum parking aisle widths shall be as follows:
 - a. Sixty-one degree (61°) to ninety degree (90°) angle spaces shall have a minimum eighteen (18) feet wide parking aisle for one-way traffic or minimum twenty-four (24) feet wide parking aisle for one-way or two-way traffic.
 - b. Forty-six degree (46°) to sixty degree (60°) angle spaces shall have a minimum of eighteen (18) feet wide parking aisle for one-way traffic.
 - c. Up to forty-five degree (45°) angle spaces shall have a minimum twelve (12) feet wide parking aisle for one-way traffic.
 2. **Aisle Exits:** All parking aisles shall have an outlet or turn around. Dead-end parking aisles shall not be permitted.
 3. **Driving Lanes:** Driving lanes in parking lots that provide access to parking aisles shall be defined by striping, curbs, pavement markings, arrows, or parking spaces.
 4. **Maneuvering:** Parking areas shall be designed to prevent vehicles from maneuvering in the right-of-way.
 5. **Drainage:** Parking areas shall be constructed to prevent ninety-five percent (95%) of a parking lots area from ponding. If areas of parking lots are designed and approved for retention of water they are exempt from this provision.
 6. **Lighting:**
 - a. If parking lots are illuminated, the light fixtures and poles shall be consistent in color, size, height, and design.
 - b. Parking lot lights shall not exceed twenty-five (25) feet in height, measured from the bottom of the fixture to the ground.
 - c. Parking lot lights shall meet all standards in *Lighting Standards*.
 7. **Connectivity:**
 - a. Connectivity to adjacent parking lots shall be required in at least one (1) location. This may be accomplished through an aisle connector, frontage street, access street, or stub to an adjacent lot zoned for commercial, institutional, or industrial use.
 - b. Cross-access Easements:
 - i. Where parking lots connect or are laid out to be connected, a cross-access easement shall be established in accordance with the requirements of *Section 7.06: Easement Standards*.
 - ii. Cross-access easements shall not be less than ten (10) feet in width per lane nor exceed twelve (12) feet in width per lane.
 8. **Cart Corrals:** Cart corrals shall be required for all retail businesses with more than 20,000 square feet of retail space that provide shopping carts or the like to customers. Cart corrals shall be made of permanent materials and be anchored to the parking lot surface to prevent them from moving in wind. Cart corrals shall not exceed ten (10) feet in width and thirty-six (36) feet in length. Cart corrals shall be maintained in good condition and shall not have commercial signs affixed to them.
- C. **Land Banking:** A parking lot may be constructed with fewer parking spaces than required in *Table PK-A: Minimum Number Of Parking Spaces Per Use* if the following standards are met:
1. **Space in Reserve:** Adequate and appropriate space shall be land banked such that the full number of parking spaces required in *Table PK-A: Minimum Number Of Parking Spaces Per Use* can be constructed on-site at a later date, should the need arise.
 2. **Full Parking Lot Design:** A full and partial parking lot design shall be provided at the time of site plan review showing how the full number of parking spaces required in *Table PK-A: Minimum Number Of Parking Spaces Per Use* would be installed and how drainage and access would be handled, should the need arise. This design shall be recorded.
 3. **Recorded Plat:** The property owner shall also record a plat that clearly denotes the land-banked area, and identifies the area as a “no-build zone.”
 4. **Limits of Land Banking:** Under no circumstances shall less than forty percent (40%) of spaces required in *Table PK-A: Minimum Number Of Parking Spaces Per Use* be permitted to be installed.

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Table PK-A: Minimum Number Of Parking Spaces Per Use

Land Use	Parking Types	
	Employee/Tenant Parking	Visitor/Client/Customer Parking
Accessory Uses		
farmer's market	-	no minimum
heliport, private	-	3 spaces per helipad
large wind turbine system	1 space	-

Land Use	Parking Types	
	Employee/Tenant Parking	Visitor/Client/Customer Parking
Agricultural Uses		
grain elevator	1 space per employee on the largest shift	-
processing of agricultural products	1 space per employee on the largest shift	-
sales of agricultural products	2 spaces or 1 space per employee on the largest shift, whichever is greater	-
storage of agricultural products	1 space or 1 space per employee on the largest shift, whichever is greater	-

Land Use	Parking Types	
	Employee/Tenant Parking	Visitor/Client/Customer Parking
Commercial Uses		
amusement center	1 space per employee on the largest shift	0.3 space per maximum occupancy
amusement park	1 space per employee on the largest shift	0.3 space per maximum occupancy
automobile dealership	1 space per employee on the largest shift	-
automobile oriented business	1 space per employee on the largest shift	1 space per 300 sq. ft. of floor area
bank machine/atm	-	2 spaces per ATM
banquet hall	-	1 space per 3 persons of maximum occupancy
bar/tavern	-	1 space per 3 persons of maximum occupancy
barber/beauty shop	-	3 spaces per chair
billiard/arcade room	-	1 space per 300 sq. ft. of floor area
bowling alley	-	4 spaces per lane
broadcast studio	1 space per employee on the largest shift	3 spaces per radio station broadcasted from the location
campground	-	1.5 spaces per camp site
club or lodge	-	1 space per 3 persons of maximum occupancy
coffee shop	-	1 space per 3 seats
coin laundry	-	1 space per 300 sq. ft. floor area
commercial training facility or school	-	1 space per student of maximum occupancy
country club	-	1 space per 3 persons of maximum occupancy
dance/night club	-	1 space per 3 persons of maximum occupancy
day care	-	1 space per 4 persons of licensed capacity
delicatessen	-	1 space per 3 seats
driving range	-	2 spaces per 3 tee boxes
equipment rental	1 space per employee on the largest shift	1 space per 10,000 sq. ft. of outdoor display area and 1 space per 500 sq. ft. of floor area
equipment sales	1 space per employee on the largest shift	1 space per 10,000 sq. ft. of outdoor sales area and 1 space per 500 sq. ft. of floor area
farmer's market	-	-
fitness center/health club	-	1 space per 300 sq. ft. of floor area
funeral home or mortuary	-	1 space per 4 seats
gas station	-	1 space per 4 fuel pumps
golf course	-	20 spaces per 9 holes
health spa/day spa	-	3 spaces per spa suite
hotel/motel	1 space per employee on the largest shift	1 space per unit
ice cream shop	-	1 space per 3 seats

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Table PK-A: Minimum Number Of Parking Spaces Per Use (continued)

Land Use	Parking Types	
	Employee/Tenant Parking	Visitor/Client/Customer Parking
Commercial Uses		
kennel (commercial)	-	1 space per 5 pet accommodation spaces
machinery rental	1 space per employee on the largest shift	1 space per 10,000 sq. ft. of outdoor display area and 1 space per 500 sq. ft. of indoor display area
machinery sales	1 space per employee on the largest shift	1 space per 10,000 sq. ft. of outdoor display area and 1 space per 500 sq. ft. of indoor display area
miniature golf	-	20 spaces per 18 hole course
movie theater	-	1 space per 4 seats
office, construction trade	1 space per employee on the largest shift	-
office, design services	-	1 space per 300 sq. ft. of floor area
office, general services	-	1 space per 300 sq. ft. of floor area
office, medical services	-	4 spaces per treatment room
paintball facility	-	10 spaces per court or field
photography studio	-	3 spaces per studio
race track	-	1 space per 3 seats
recreation center/play center	-	1 space per 300 sq. ft. of floor area
recreation vehicle rental	1 space per employee on the largest shift	1 space per 5,000 sq. ft. of outdoor display area and 1 space per 1,000 sq. ft. of indoor display area
recreation vehicle sales	1 space per employee on the largest shift	1 space per 15,000 sq. ft. of outdoor display area and 1 space per 2,000 sq. ft. of indoor display area
restaurant	1 space per employee on the largest shift	1 space per 3 seats in dining room
restaurant with drive-up window	1 space per employee on the largest shift	1 space per 3 seats in dining room
retail (type 1), very low intensity	-	1 space per 300 sq. ft. of floor area
retail (type 2), low intensity	-	1 space per 300 sq. ft. of floor area
retail (type 3), medium intensity	-	1 space per 300 sq. ft. of floor area
retail (type 4), high intensity	-	1 space per 300 sq. ft. of floor area
retail (type 5), very high intensity	-	1 space per 300 sq. ft. of floor area
retail (type 6), outdoor sales	-	1 space per 500 sq. ft. of floor area and 1 space per 20 vehicles for sale
retail (type 7), special handling	-	1 space per 300 sq. ft. of floor area
sexually oriented retail business	-	1 space per 300 sq. ft. of floor area
shooting range (indoor)	-	2 spaces per target
shooting range (outdoor)	-	2 spaces per target
skating rink	-	1 space per 300 sq. ft. of floor area
sports complex (indoor)	-	20 spaces per field of court
sports complex (outdoor)	-	20 spaces per field of court
studio arts	-	1 space per 300 sq. ft. of floor area
swimming pool	-	1 space per 75 sq. ft. of water surface
tailor/pressing shop	-	1 space per 300 sq. ft. of floor area
tanning salon	-	1.5 spaces per bed
tattoo/piercing parlor	-	1.5 spaces per chair
watercraft rental	1 space per employee on the largest shift	1.5 spaces per every rentable watercraft
watercraft sales	1 space per employee on the largest shift	1 space per 10,000 sq. ft. of outdoor display area and 1 space per 1,500 sq. ft. of indoor display area
waterpark	1 space per employee on the largest shift	0.3 space per maximum occupancy
winery	1 space per employee on the largest shift	1 space per 300 sq. ft. of floor area accessible to the public

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Table PK-A: Minimum Number Of Parking Spaces Per Use (continued)

Land Use	Parking Types	
	Employee/Tenant Parking	Visitor/Client/Customer Parking
Industrial Uses		
assembly	1 space per employee on the largest shift	1 visitor space per 10 employees
construction material landfill	1 space per employee on the largest shift	1 visitor space per 10 employees
distribution facility	1.5 spaces per employee on the largest shift	1 visitor space per 10 employees
electrical generation plant	1 space per employee on the largest shift	1 visitor space per 10 employees
flex-space	-	1 space per 400 square feet of floor area
food production/processing	1.5 spaces per employee on the largest shift	1 visitor space per 10 employees
gravel/sand mining	1 space per employee on the largest shift	1 space per 4 acres of quarry area
hazardous waste landfill	1 space per employee on the largest shift	10 spaces
heavy equipment repair	1 space per employee on the largest shift	1 space per 1,000 square feet
heavy manufacturing	1.5 spaces per employee on the largest shift	1 visitor space per 10 employees
incinerator	1 space per employee on the largest shift	1 visitor space per 10 employees
junk yard	1 space per employee on the largest shift	1 space per acre
light manufacturing	1.5 spaces per employee on the largest shift	1 visitor space per 10 employees
liquid fertilizer storage/distribution	1 space per employee on the largest shift	1 visitor space per 10 employees
outdoor storage	1 space per employee on the largest shift	1 visitor space per 10 employees
recycling processing	1 space per employee on the largest shift	1 visitor space per 10 employees
rendering plant	1 space per employee on the largest shift	1 visitor space per 10 employees
research center, chemical	1 space per employee on the largest shift	1 visitor space per 10 employees
research center, medical	1 space per employee on the largest shift	1 space per 5 employees
research center, technological	1 space per employee on the largest shift	1 visitor space per 5 employees
sanitary landfill/refuse dump	1 space per employee on the largest shift	1 visitor space per 10 employees
scrap metal yard	1 space per employee on the largest shift	1 visitor space per 10 employees
sewage treatment plant	1 space per employee on the largest shift	1 visitor space per 10 employees
sign painting/fabrication	1 space per employee on the largest shift	1 visitor space per 5 employees
storage tanks (hazardous)	1 space per employee on the largest shift	1 visitor space per 10 employees
storage tanks (nonhazardous)	1 space per employee on the largest shift	1 visitor space per 10 employees
telecommunication facility	2 spaces per facility	-
testing lab	1 space per employee on the largest shift	1 visitor space per 5 employees
tool and die shop	1 space per employee on the largest shift	1 visitor space per 10 employees
transfer station	1 space per employee on the largest shift	1 visitor space per 10 employees
transfer station (recycling/waste)	1 space per employee on the largest shift	1 visitor space per 10 employees
utility facility, above ground	1 space per facility	-
warehouse	1.5 spaces per employee on the largest shift	1 visitor space per 10 employees
warehouse storage facility	1 space per employee on the largest shift	1 visitor space per 10 employees
water treatment plant	1 space per employee on the largest shift	1 visitor space per 10 employees
welding	1 space per employee on the largest shift	1 visitor space per 5 employees

Land Use	Parking Types	
	Employee/Tenant Parking	Visitor/Client/Customer Parking
Institutional Uses		
airport, public	1 space per employee on the largest shift	0.3 space per based aircraft
bus station	-	8 spaces per bus bay
camp	1 space per employee on the largest shift	0.1 space per maximum occupancy
cemetery/mausoleum	-	1 space per 50 grave sites
child care institution	-	1 space per 8 children living in the facility

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Table PK-A: Minimum Number Of Parking Spaces Per Use (continued)

Land Use	Parking Types	
	Employee/Tenant Parking	Visitor/Client/Customer Parking
Institutional Uses		
church, temple, or mosque	-	3 space per 7 seats
community center	-	1 space per 3 persons at maximum occupancy
composting facility, public	1 space per employee on the largest shift	5 visitor spaces
crematory	1 space per employee on the largest shift	5 visitor spaces
government office	1 space per employee on the largest shift	1 space per 500 sq. ft. of floor area
government operations (non-office)	1 space per employee on the largest shift	1 visitor space per 5 employees
heliport, public	-	3 spaces per helipad
hospital	1.5 spaces per employee on the largest shift-	1 space per bed
jail	1 space per employee on the largest shift	1 space per 8 cells
juvenile detention facility	1 space per employee on the largest shift	1 space per 8 cells
library	-	1 space per 3 persons at maximum occupancy
medical center	1 space per employee on the largest shift	2 spaces per examination room
museum	-	1 space per 3 persons at maximum occupancy
nature center	-	1 space per 3 persons at maximum occupancy
park	-	5 space per playground and 20 spaces per sport court or field;
parking lot, public	-	-
police, fire, or rescue station	1 space per employee on the largest shift	1 visitor space per 5 employees
pool, public	-	1 space per 75 sq. ft. of water surface
post office	1 space per employee on the largest shift	1 space per 150 sq. ft. accessible to the public
prison	1 space per employee on the largest shift	1 visitor space per 15 cells
recycling collection point	1 space per employee on the largest shift	1 space per collection bin
retreat center	1 space per employee on the largest shift	1 space per 0.5 of the maximum occupancy or
school (P-12)	1 space per teacher, staff, administrator	3 spaces per elementary or junior high classroom; 1 space per 10 high school student enrollment capacity; and 1 space per 4 seats in the largest assembly space in the school (based on maximum occupancy)
skate park	-	1 space per 500 sq. ft. of skating surface
stadium	-	0.35 space per maximum seating capacity
trade or business school	1 space per teacher, staff, administrator	0.7 space per maximum enrollment or 20 spaces per classroom; whichever is less
university or college	-	1 space per 5 students

Land Use	Parking Types	
	Employee/Tenant Parking	Visitor/Client/Customer Parking
Residential Uses		
assisted living facility	1 space per employee on the largest shift	1 space per 5 residents
dwelling, multiple-family (2 or 3 units)	2 spaces per dwelling unit	-
dwelling, multiple-family (4 or 6 units)	1.5 spaces per dwelling unit	1 space per 4 dwelling units
dwelling, multiple-family (7 or 15 units)	1.5 spaces per dwelling unit	1 space per 4 dwelling units
dwelling unit (first floor)	1 space per dwelling unit	-
dwelling unit (upper floors)	1 space per dwelling unit	-
fair housing facility (large)	1 space per employee on the largest shift	0.4 space per maximum occupancy
fair housing facility (small)	1 space per employee on the largest shift	0.5 space per bedroom
nursing home	1 space per employee on the largest shift	1 space per 4 beds
residence hall	-	-