

## Article 12: Parking

### *Section 261: Number of Parking Spaces Required*

- A. All developments in all zoning districts shall provide a sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to the development in question.
- B. The presumptions established by this article are that:
  1. A development must comply with the parking standards set forth in Subsection E “Parking Requirement” to satisfy the requirement stated in Subsection A, and
  2. Any development that does meet these standards is in compliance. However, the Table of Parking Requirements is only intended to establish a presumption and should be flexibly administered, as provided in Section 262.
- C. Uses in the Table of Parking Requirements Subsection E, are indicated by direct references to Article 7. When determination of the number of parking spaces required by this table results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while fractions in excess of one-half shall be counted as one parking space.
- D. The County Commission recognizes that the Table of Parking Requirements set forth in Subsection E cannot and does not cover every possible situation that may arise. Therefore, in cases not specifically covered the Planning and Zoning Department is authorized to determine the parking requirements using this table as a guide.

E. Table of Parking Requirements:

<b>Residential Uses</b>	<b>Parking Requirement</b>	<b>Loading Requirement</b>
Modular Homes	2 spaces per dwelling plus one space per room rented	None
Mobile Home (Single or Double)	2 spaces per dwelling plus one space per room rented	None
Multi-Family	2 spaces per dwelling plus one space per room rented	None
Single Family dwellings	2 spaces per dwelling plus one space per room rented	None
Two Family Dwellings	2 spaces per dwelling unit, except that one-bedroom units require only 1 space	None

<b>Non-Residential Uses</b>	<b>Parking Requirement</b>	<b>Loading Requirement</b>
Agricultural	Sufficient open land available for parking so that no vehicle need be parked on any street	See Table A
Agricultural Processing	1 space per 2 employees on maximum shift	See Table A
Agricultural Sales and Service	1 space per employee plus a minimum of 2 spaces for customer parking or 2 per 1,000 sq. ft. of interior showroom, whichever is greater.	See Table A
Airport	2 spaces per 3 employees on the maximum shift, plus 1 space per vehicle customarily used in operation of the use or stored on the premises plus 1 space per 200 sq.ft. of lobby area	See Table A
All Terrain Vehicle Sales and Service	1 space per 500 sq. ft. of gross floor area, plus 3 spaces per 2,500 sq. ft. of outdoor display, plus 1 space per company vehicle stored on the premises	See Table A
Amusement Facility*	See Recreation Facility	None
Apiaries	1 space per 2 employees on maximum shift	None
Aviaries	1 space per 2 employees on maximum shift	None
Bed and Breakfast	1 space per sleeping room, plus a minimum of 2 for permanent residents	None
Boarding House (Temporary Worker Housing)	1 space per sleeping room, plus a minimum of 2 for permanent residents	None
Boarding Stable	1 space per horse that could be kept at the stable when occupied to maximum capacity	None
Campgrounds	2 spaces per campsite	None
Cemetery	See Article 10	None
Church	1 space per 4 seats (one seat equals 2 feet of bench length), plus 1 space for every 200 square feet of gross floor area designed to be used neither for services nor residential purposes.	None

Class 1 A Confined Feeding Operations	1 space per 2 employees on maximum shift	See Table A
Class 1 B Confined Feeding Operations or smaller	1 space per 2 employees on maximum shift	See Table A
Class 1 C Confined Feeding Operations or smaller	1 space per 2 employees on maximum shift	See Table A
Convenience Store with or without fuel	5 spaces or 2.5 spaces per 500 sq. ft. whichever is greater	See Table A
Crematorium	2 spaces per 3 employees on maximum shift, plus 1 space per 500 sq.ft.	None
Daycare Center	1 space per employee, plus 1 space per 5 children	None
Daycare Group	Same as single-family residential requirements	None
Driving Range	1 space per tee plus 1 space per 200 sq.ft. gross floor area of building	None
Driving Range (unlighted)**	2 spaces per tee	None
Educational Uses (Public, Private, all grades and Vocational)	1 space per classroom and office, plus 1 space for every 4 students over 16 years of age	None
Educational Uses (Collegiate)	10 per classroom	None
Entertainment Facility*	See Recreation Facility	
Extractions	1 space per 2 employees on maximum shift	None
Farm and Produce Markets	2 spaces per 3 employees on maximum shift, 1 space for every vehicle customarily used or stored on premise, plus 5 spaces per 1,000 sq.ft. indoor and outdoor sales area.	See Table A
Farm Equipment and Machinery Sales and Service	1 per 500 sq. ft. of gross floor area plus 3 spaces per 2,500 sq.ft. of outdoor display	See Table A
Farming/Dairy Farming	1 space per 2 employees on maximum shift	None
Fishing	1 space per 2 employees on maximum shift	None
Fish Hatcheries	1 space per 2 employees on maximum shift	None
Forestry	1 space per 2 employees on maximum shift	None
Fraternal Clubs	1 space per 4 seats or 1 space per 3 members	See Table A
Fur Farming/Raising or fur-bearing animals	1 space per 2 employees on maximum shift	None
Golf Course & Clubhouse	3 spaces per hole	See Table A
Greenhouse	2 spaces for every 3 employees on maximum shift, plus 1 space for every company vehicle stored on the premises, plus 1.5 spaces per 500 sq. ft. of gross floor area of salesroom	See Table A

Home Occupation***	See Article 10	None
Hotel	1 space per every sleeping unit, plus 2 spaces per 3 employees on maximum shift, plus 1 space per company car stored on premises	See Table A
Hunting	Sufficient open land available for parking so that no vehicle need be parked on any street	None
Indoor Archery Range	2 spaces per 500 sq.ft. gross floor area	See Table A
Indoor Commercial Storage	2 spaces per 500 sq.ft. gross floor area	See Table A
Indoor Shooting Range	2 spaces per 500 sq.ft. gross floor area	See Table A
Institution^^	2 spaces per 500 sq.ft. gross floor area	See Table A
Livestock/Poultry Raising	1 space per 2 employees on maximum shift	None
Kennel, Large	2 spaces per 3 employees on maximum shift, plus 1 space per kennel	None
Kennel, Small	2 spaces per 3 employees on maximum shift, plus 1 space per kennel	None
Landing field	2 spaces per 3 employees on the maximum shift, plus 1 space per vehicle customarily used in operation of the use or stored on the premises plus 1 space per 200 sq.ft of lobby area	None
Manufacturing	2.5 spaces per 1,000 sq. ft. of gross floor area	See Table A
Micro-Brewery	1 space per 200 sq.ft. in tasting room plus 1 per table for seating both indoor and outdoor	See Table A
Micro-Distillery	1 space per 200 sq.ft. in tasting room plus 1 per table for seating both indoor and outdoor	See Table A
Miniature Golf Courses	2 spaces per hole plus 1 space per 200 sq.ft. gross floor area of building	None
Mining	1 space per 2 employees on maximum shift	None
Motel	1 space per every sleeping unit, plus 2 spaces per 3 employees on maximum shift, plus 1 space per company car stored on premises	See Table A
Motor Vehicle Rental	1 space per 300 square feet of gross floor area, plus 1 space for each 1,500 sq.ft. of outdoor use area	None
Motor Vehicle Sales	1 space per 500 sq. ft. of gross floor area, plus 3 spaces per 2,500 sq. ft. of outdoor display, plus 1 space per company vehicle stored on the premises	None
Motor Vehicle Service^^^	3 spaces per bay plus 1 per 2 employees on maximum shift	See Table A
Office, General	1.5 spaces per 500 sq. ft. of gross floor area	See Table A
Office, Independent Contractor/Construction	1 space per 500 sq. ft. gross floor area	See Table A
Office, Medical	2 spaces per 500 sq. ft. of gross floor area	See Table A
Office, Professional	1.5 spaces per 500 sq. ft. of gross floor area	See Table A
Outdoor Archery Range	2 spaces per lane	See Table A

Outdoor Commercial Storage	2 spaces per employee on maximum shift	See Table A
Outdoor Shooting Range	2 spaces per lane	See Table A
Printing	2 spaces per 1,000 sq.ft. of gross floor area	See Table A
Private Club	1 space per 4 seats or 1 space per 3 members	See Table A
Quarrying	1 space per every 2 employees on maximum shift	None
Recreational Facility*		
Bowling Alley	3 spaces per lane plus 1 space per employee on maximum shift	None
Ice or Skating Rink	10 per 1,000 sq. ft. of skating area	None
Auditorium, arena, etc	1 per 3 seats or 1 per 100 sq. ft. of gross floor area without fixed seating	See Table A
Movie Theatre	1 per 3 seats or 1 per 100 sq. ft. of gross floor area without fixed seating	See Table A
Swimming Pool	1 per 100 sq. ft. of water area	None
Athletic Field	30 spaces per diamond or athletic field	None
Religious Uses	1 space per 4 fixed seats (one seat equals 2 feet of bench length) and 1 space per 200 sq.ft. gross assembly area, classrooms, meeting rooms, etc.	None
Recycling Center	6 spaces per large collection facilities, CUP would determine approval for other spaces required	See Table A
Repair Shop, General	1 space per 500 sq. ft. plus 1 space per company vehicle	None
Repair Shop, Miscellaneous	1 space per 500 sq. ft. plus 1 space per company vehicle	None
Research Service and Laboratory (less than 100,000 sq. ft.)	3 spaces per 1,000 sq.ft. of gross floor area up to 50,000 sq. ft., plus 2 spaces per 1,000 sq.ft. gross floor area over 50,000 sq.ft.	See Table A
Research Service and Laboratory (100,000 sq. ft. or larger)	300 spaces plus 2 spaces per 3 employees over 400	See Table A
Riding Stable	1 space per 200 sq.ft. gross floor area	None
RV Park	2 spaces per spot	None
Sales and rental of goods, merchandise, services and equipment****	2.5 spaces per 500 sq. ft. of gross floor area	See Table A
Sales of heavy construction and/or industrial equipment	1 space per 500 sq. ft. of gross floor area	See Table A
Self-Storage Units	1 space per 1,000 sq. ft. gross floor area	See Table A

Special Events, Occasional	20 spaces unless otherwise stated in the Conditional Use Permit	None
Special Occasions	1 space per 2 people or 1 space per 2 seats based on maximum capacity, whichever is greater	None
Truck Terminal	2 spaces per 3 employees on maximum shift, plus 1 space per 200 sq.ft. of lobby area	None
Veterinarian Clinic	1 space per 500 sq. ft. gross floor area	None
Warehouse Distribution Centers	1 space per 200 sq.ft. of office space, plus 1 space per 1,000 sq.ft. of storage area	See Table A
Water Slides	2 spaces per 100 sq.ft. of water area	None
Wholesale Sales	1 space per 1,000 sq.ft. gross floor area	See Table A
Winery	1 space per 200 sq.ft. in tasting room plus 1 per table for seating both indoor and outdoor	See Table A

\* - To include but not limited to the following, excepting those subject to a CUP: Bowling Alleys, Skating Rinks, Indoor or Outdoor Athletic Clubs, Indoor Movie Theaters, Miniature Golf Course

\*\* - As an accessory use to a golf course and clubhouse

\*\*\* - Permitted per Article X. For Home Occupations in NU zoning, up to twenty hours a week of retail sales of products produced on the property where the home occupation is housed is permitted

\*\*\*\* - To include, but not limited to the following, excepting those subject to a conditional use permit Banks, Restaurants, Bars, and Nightclubs, Laundromats, Funeral Homes, Clothing Stores, Liquor Stores, Pharmacies.

^ - Single family dwellings on an unsubdivided lot not to exceed two site-built dwelling units per lot with a maximum density of 1 single family dwelling unit per three acres.

^^ - Allowed on a site not less than five (5) acres, provided not more than 50% of the site are may be occupied by buildings.

^^^ - Service includes installation of parts, repair and maintenance

***Section 262: Flexibility in Administration Required***

- A. The County Commission recognizes that, due to the particularities of any given development, the inflexible application of the parking standards set forth Section 261, Subsection E may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations in adjacent streets, as well as unauthorized parking in nearby private lots. The latter situation wastes money as well as space that could more desirably be used for valuable development or environmentally useful open space. Therefore, as suggested in Section 261, the permit issuing authority may permit deviations from the presumptive requirements of Section 261, Subsection E and may require more parking or allow less parking whenever he finds that such deviations are more likely to satisfy the standard set forth in Section 261, Subsection A.
- B. Without limiting the generality of the foregoing, the permit issuing authority may allow deviations from the parking requirements set forth in Section 261, Subsection E when it finds that:
  - 1. A residential development is irrevocably oriented toward the elderly; and/or
  - 2. A business is primarily oriented to walk-in trade.
- C. Whenever the permit issuing authority allows or requires a deviation from the presumptive parking requirements of Section 261, Subsection E, it shall enter on the face of the permit the parking requirement that it imposes and the reasons for allowing or requiring the deviation.
- D. If the permit issuing authority concludes, based upon information it receives in the consideration of a specific development proposal, that the presumption established by Section 261, Subsection A for a particular use (or group of uses) is erroneous, it shall initiate a request for an amendment to the Table of Parking Requirements in accordance with the procedures set forth in Article 14.

***Section 263: Parking Space Dimensions***

- A. Subject to Subsections B and C, each parking space shall contain a rectangular area at least 19 feet long and 9 feet wide. Lines demarcating parking spaces may be drawn at various angles in relation to curbs or aisles, so long as the parking spaces so created contain within them the rectangular area required by this section. Residential developments of the permitted uses single family dwellings one dwelling unit per lot including site built homes, modular homes, and mobile home (single) and mobile home (double), need not have each parking space demarcated with lines.
- B. In parking areas containing 10 or more parking spaces, up to 20 percent of the parking spaces need contain a rectangular area of only 72 feet in width by 15 feet in length. If such spaces are provided, they shall be conspicuously designated as reserved for small or compact cars only.
- C. Wherever parking areas consist of spaces set aside for parallel parking, the dimensions of such parking spaces shall be not less than 22 feet by 9 feet.

***Section 264: Required Widths of Parking Area Aisles and Driveways***

- A. Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking:

<b>Aisle Width</b>	<b>0°</b>	<b>30°</b>	<b>45°</b>	<b>60°</b>	<b>90°</b>
One Way Traffic	13'	11'	13'	18'	24'
Two Way Traffic	19'	20'	21'	23'	24'

- B. Driveways shall not be less than 10 feet in width for one-way traffic and 18 feet in width for two-way traffic, except that 10-foot-wide driveways are permissible for two-way traffic when:
1. The driveway is no longer than 50 feet,
  2. It provides access to not more than 6 spaces, and
  3. Sufficient turning space is provided so that vehicles need not back into a public street.

***Section 265: General Design Requirements***

- A. Unless no other practicable alternative is available, vehicle accommodation areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing onto a public street. This requirement does not apply to parking areas consisting of driveways that serve one or two dwelling units, although backing onto arterial streets is discouraged.
- B. Vehicle accommodation areas of all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments without the necessity of backing unreasonable distances or making other dangerous or hazardous turning movements.
- C. Every vehicle accommodation area shall be designed so that vehicles cannot extend beyond the perimeter of such area onto adjacent properties or public rights-of-way. Such areas shall also be designed so that vehicles do not extend over sidewalks or tend to bump against or damage any wall, vegetation, or other obstruction.
- D. Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians or other vehicles and without interfering with parking areas.

***Section 266: Vehicle Accommodation Area Surfaces***

- A. Vehicle accommodation areas shall be graded and surfaced with asphalt, concrete or other material that will provide adequate equivalent protection against potholes, erosion and dust if the use include lanes for drive-in windows or contains parking areas that are required to have more than 10 parking spaces that are used regularly at least five days per week. Vehicle accommodation areas paved with asphalt shall be constructed in the same manner as street surfaces (Appendix C, Sections C-6 through C-9). If concrete is used as the paving material, the area shall be similarly constructed except that six inches of concrete shall be used instead of two inches of asphalt. The Franklin County Highway Administrator may allow other paving materials to be used so long as the equivalent level of stability is achieved.
- B. Vehicle accommodation areas that are not provided with the type of surface specified in Subsection A shall be graded and surfaced with crushed stone, gravel, or other suitable material to provide a surface that is stable and will help to reduce dust and erosion. The perimeter of such parking areas shall be defined by bricks, large stones, railroad ties, or other similar devices. In addition, whenever such



vehicle accommodation area abuts a paved street, the driveway leading from such street to such area (or, if there is no driveway, the portion of the vehicle accommodation area that opens onto such streets) shall be paved as provided in Subsection A for a distance of 15 feet back from the edge of the paved street, or to the edge of the right-of-way, whichever is greater. This subsection shall not apply to single family residences or other uses that are required to have only one or two parking spaces. Vehicle accommodation areas without paving shall be constructed in the same manner as paved areas except that crushed stone may be used in lieu of asphalt, concrete or other paving material. The maximum size stone that may be used is 2 inch diameter material.

- C. Parking spaces in areas surface in accordance with Subsection A shall be appropriately demarcated with painted lines or other markings. Parking spaces in areas surface in accordance with Subsection B shall be demarcated whenever practicable.
- D. Vehicle accommodation areas shall be properly maintained in all respects. In particular, and without limiting the foregoing, vehicle accommodation area surfaces shall be kept in good condition (free from potholes, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

***Section 267: Joint Use of Required Parking Spaces***

- A. One parking area may contain required spaces for several different uses, but except as otherwise provided in this section, the required space assigned to one use may not be credited to any other use.
- B. To the extent that developments wishing to make joint use of the same parking spaces operate at different times, the same spaces may be credited to both uses. For example, if a parking lot is used in connection with an office building on Monday through Friday but is generally 90 percent vacant on weekends, another development that operates only on weekends could be credited with 90 percent of the spaces on that lot. Or, if a church parking lot is generally occupied only to 50 percent of capacity on days other than Sunday, another development could make use of 50 percent of the church lot's spaces on those other days.
- C. If the joint use of the same parking spaces by two or more principal uses involves satellite parking spaces, then the provisions of Section 268 are also applicable.

***Section 268: Satellite Parking***

- A. If the number of off-street parking spaces required by these regulations cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, then spaces may be provided on adjacent or nearby lots in accordance with the provisions of this section. These off-site spaces are referred to in this section as satellite parking spaces.
- B. All such satellite parking spaces (except spaces intended for employee use) must be located within 500 feet of a public entrance of a principal building housing the use associated with such parking, or within 500 feet of the lot on which the use associated with such parking is located if the use is not housed within any principal building. Satellite parking spaces intended for employee use may be located within any reasonable distance.
- C. The developer wishing to take advantage of the provisions of this section must present satisfactory written evidence that he has the permission of the owner or other person in charge of the satellite parking spaces to use such spaces. The developer must also sign an acknowledgment that the

continuing validity of his permit depends upon his continuing ability to provide the requisite number of parking spaces.

- D. Persons who obtain satellite parking spaces in accordance with this section shall not be held accountable for ensuring that the satellite parking areas from which they obtain their spaces satisfy the design requirements of this article.

**Section 269: Special Provisions for lots with Existing Buildings**

Notwithstanding any other provisions of these regulations, whenever (i) there exists a lot with one or more structures on it constructed before the effective date of these regulations, and (ii) a change in use that does not involve any enlargement of a structure is proposed for such lot, and (iii) the parking requirements of Section 291 that would be applicable as a result of the proposed change cannot be satisfied on such lot because there is not sufficient area available on the lot that can practicably be used for parking, then the developer need only comply with the requirements of Section 261 to the extent that (i) parking space is practicably available on the lot where the development is located, and (ii) satellite parking space is reasonably available as provided in Sections 267 and 268. However, if satellite parking subsequently becomes reasonably available, then it shall be a continuing condition of the permit authorizing development on such lot that the developer shall obtain satellite parking when it does become available.

**Section 270: Loading and Unloading Areas**

- A. Subject to Subsection E, whenever the normal operation of any use requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street loading and unloading area must be provided in accordance with this section to accommodate the delivery or shipment operations in a safe and convenient manner.
- B. The loading and unloading area must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area, given the nature of the development in question. The following table indicates the number and size of spaces that, presumptively, satisfy the standard set forth in this subsection. However, the permit issuing authority may require more or less loading and unloading area if reasonably necessary to satisfy the foregoing standard.

<b>TABLE A</b>	
<b>Gross Area of Building (in square feet)</b>	<b>Number of Spaces*</b>
1,000-19,999	1
20,000-79,999	2
80,000-127,999	3
128,000-191,999	4
192,000-255,999	5
256,000-319,999	6
320,000-391,000	7

Plus one (1) space for each additional 72,000 square feet or fraction thereof.

**TABLE A****Gross Area of Building (in square feet)****Number of Spaces\***

\*Minimum dimensions of 12 feet x 55 feet and overhead clearance of 14 feet from street grade required.

- C. Loading and unloading areas shall be so located and designed that the vehicles intended to use them can:
1. Maneuver safely and conveniently to and from a public right-of-way, and
  2. Complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.
- D. No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.
- E. Whenever (i) there exists a lot with one or more structures on it constructed before the effective date of these regulations, and (ii) a change in use that does not involve any enlargement of a structure is proposed for such lot, and (iii) the loading area requirements of this section cannot be satisfied because there is not sufficient area available on the lot that can practicably be used for loading and unloading, then the developer need only comply with this section to the extent reasonably possible.

***Section 271: Accessible Parking Space Requirements***

- A. Accessible parking spaces shall be at least nine (9) feet wide, with a five (5) foot access aisle immediately adjacent. Two accessible parking spaces may share a common access aisle.
- B. Accessible parking spaces shall be located on the shortest possible accessible circulation route to an accessible entrance of the building.
- C. Each accessible parking space shall be provided with a freestanding sign bearing the international symbol of accessibility in white on a blue background.
- D. Accessible parking spaces shall be provided according to the following table or according to the ADA, whichever is greater:

<b>Minimum Accessible Parking Spaces</b>	
<b>Total Parking Spaces Required</b>	<b>Minimum Number of Accessible Spaces Required</b>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9

501 to 1000	2% percent of total
1001 and over	20 plus 1 for each 100 over 1000

*Section 272-290: Reserved*