

CHAPTER 8: PARKING & DRIVEWAYS

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Section 8.1 General Design Requirements

- A. Parking areas shall be designed so that vehicles may exit such areas without backing onto a public street. This requirement does not apply to parking areas consisting of driveways that serve single family or two family dwelling units, although backing onto arterial streets is discouraged.
- B. Parking 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 parking 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 bump against or damage any wall, vegetation, or other obstruction.
- D. Commercial parking areas shall be located no less than 20 feet from the front property line and 10 feet from the side and rear property lines.
- E. 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.
- F. Whenever a fire hydrant is located adjacent to any portion of a parking area required to be paved, the pavement shall be clearly marked to indicate that parking within 15 feet of such hydrant is prohibited.
- G. Provisions relating to parking for the handicapped are set forth in the North Carolina State Building Code, and all parking areas shall comply with such requirements to the extent they are applicable.

Section 8.2 Parking Area Dimensions

8.2.1 Parking Space Dimensions (10-28, 11/15/10)

All districts and uses except for RO1 and RO2 single family and two family residences and single family residential lots with centralized water and sewer service in an oceanfront LBH zoning district shall meet the following dimensions:

Space Type	Minimum Width	Minimum Length
Perpendicular or Angled	10 feet	20 feet
Compact	7.5 feet	15 feet
Parallel	9 feet	22 feet

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RO1 and RO2 single family and two family residences and single family residential lots with centralized water and sewer service in an oceanfront LBH zoning district shall meet the following dimensions:

Space Type	Minimum Width	Minimum Length	Minimum Aisle Width
Perpendicular or Angled	8 feet	15 feet	15 feet
Parallel	8 feet	20 feet	15 feet

- A. No residential parking space within the RO1 and RO2 zoning district shall be designed to require any vehicle to be moved to access a required parking space.
- B. 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. Where wheel stops or curbing exists, a two foot bumper overhang credit will be given provided that area is clear from obstruction.

8.2.2 Parking Aisle Dimensions

Parking area aisle widths (except for residential lots within planned unit developments) shall conform to the following table, which varies the width requirement according to the angle of parking.

Aisle Direction	Angle of Parking Spaces (degrees)				
	0 (parallel)	30	45	60	90 (perpendicular)
One-Way	13 feet wide	14 feet wide	15 feet wide	18 feet wide	24 feet wide
Two-Way	19 feet wide	20 feet wide	21 feet wide	23 feet wide	24 feet wide

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DIAGRAM OF ANGLED PARKING

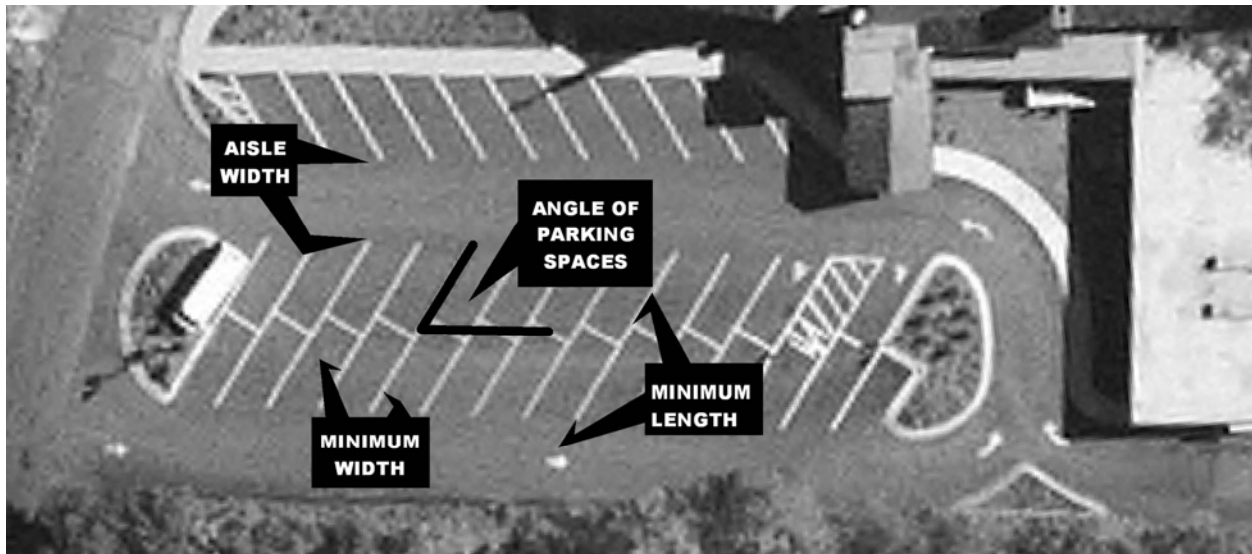
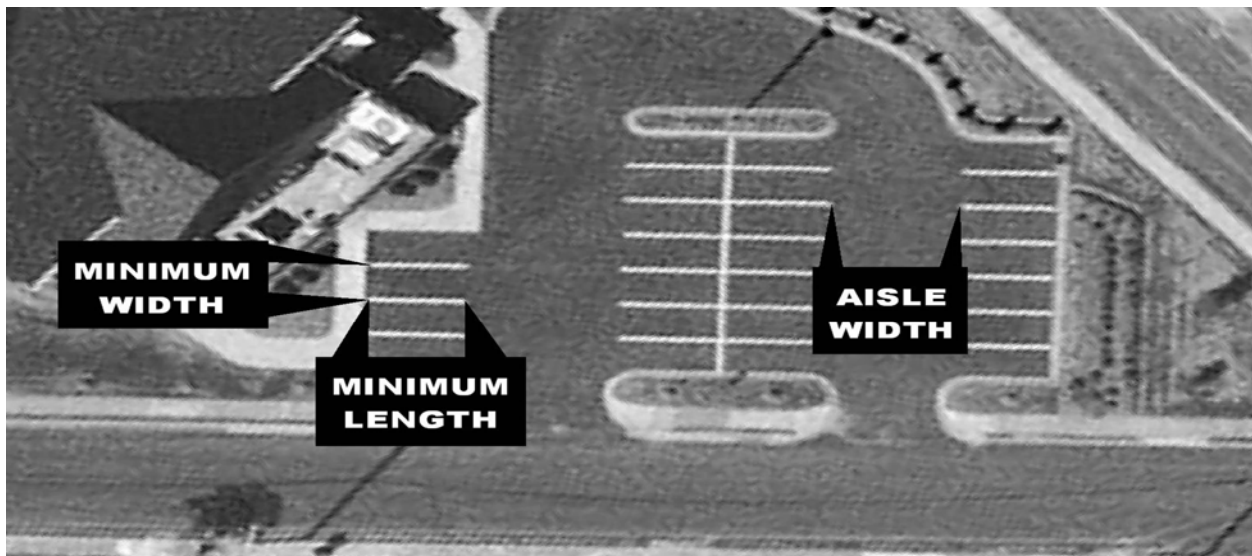


DIAGRAM OF PERPENDICULAR PARKING



Section 8.3 Number of Parking Spaces Required

- A. All developments in all zoning districts shall provide the number of parking spaces, as specified in the Table of Parking Requirements.
- B. Developments must comply with the minimum parking requirements of the Table of Parking Requirements. If these requirements are met, then the development 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 8.5.

- C. 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 a fraction in excess of one-half shall be counted as one parking space.
- D. The Table of Parking Requirements cannot cover every possible situation that may arise. Therefore, in cases not specifically covered, the permit issuing authority is authorized to determine the parking requirements using this table as a guide.
- E. In parking areas containing 10 or more parking spaces, up to 20 percent of the parking spaces may be compact spaces in accordance with the Parking Space Dimensions table in Section 8.2.

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Section 8.4 Table of Parking Requirements

Use Description	Parking Requirement
<i>Residential Uses</i>	
Assisted Living Facilities	3 spaces for every 5 beds
Boarding Houses, Rooming Houses	1 space for each bedroom
Family Care Homes	3 spaces for every 5 beds except for uses exclusively serving children under 16, in which case 1 space for every 3 beds shall be required
Home Occupations	4 spaces for offices of physicians or dentists; 2 spaces for attorneys, 1 space for all others
Hunting and Fishing Lodges	1 space for each room to be rented plus 2 spaces for the residential dwelling
Multi-Family Residence	2 spaces per dwelling unit, except that <ul style="list-style-type: none"> • Accessory apartments only require 1 space. • Five or more dwelling units that share a common parking area, the number of spaces may be reduced by 20%. • Multi-family units limited to persons of low or moderate income or the elderly require only 1 space per unit.
Residential Care Home/Nursing Care Facilities	3 spaces for every 5 beds except for uses exclusively serving children under 16, in which case 1 space for every 3 beds shall be required.
Single Family, Detached	<ul style="list-style-type: none"> • Excluding RO1 and RO2: 2 spaces per dwelling unit • RO1 and RO2 District: 2 spaces per dwelling unit except for dwelling units with more than 4 bedrooms which shall require 1 space for each bedroom as determined by the district health department/building inspector
Two Family, Attached (Duplex)	<ul style="list-style-type: none"> • Excluding RO1 and RO2: 2 spaces per dwelling unit • RO1 and RO2 District: 2 spaces per dwelling unit except for dwelling units with more than 4 bedrooms which shall require 1 space for each bedroom as determined by the district health department/building inspector
<i>Civic & Government</i>	
ABC Stores	1 space per 150 square feet of gross floor area
Civil Defense Operations	1 space per 200 square feet of gross floor area
Government Offices	1 space per 200 square feet of gross floor area
Law Enforcement and Emergency Services	1 space per 200 square feet of gross floor area

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Schools (Elementary and Middle)	1.75 spaces per classroom
Schools (High)	5 spaces per classroom
<i>Institutional</i>	
Cemeteries (Accessory or Principal Use on same lot as church)	1 space per 200 square feet of gross floor area
Colleges and Universities	1 space per 150 square feet of gross floor area
Correctional Facilities	1 space for every 2 employees on maximum shift
Crematorium	1 space per 200 square feet of gross floor area
Day Care Centers	1 space per employee plus 1 space per 200 square feet of gross floor area
Hospitals and Clinics (Greater than 10,000 square feet)	2 spaces per bed or 1 space per 150 square feet of gross floor area, whichever is greater
Museums, Libraries, Art Galleries, Art Centers & Similar Uses	1 space per 300 square feet of gross floor area
Religious Institutions	1 space for every 4 seats used for services
Residential Care Institutions	<ul style="list-style-type: none"> • 3 spaces for every 5 beds • Multi-family units sponsored by public or non-profit agency for limited income families or the elderly – 1 space per unit • 1 space for every 2 employees on maximum shift
Schools (Instructional, Trade, or Vocational)	1 space per 100 square feet of gross floor area
Social, Fraternal, Civic Organizations	1 space per 300 square feet of gross floor area
<i>Office & Service</i>	
Animal Services	1 space per 200 square feet of gross floor area
Automotive Services and Repairs (includes gas sales)	1 space per 200 square feet of gross floor area plus sufficient parking area to accommodate vehicles at pumps without interfering with other parking spaces
Bed & Breakfast Inns	1 space for each room to be rented plus 2 spaces for the residential dwelling
Car Washes	<p>Conveyer type-1 space for every 3 employees on the maximum shift plus reserve capacity equal to 5 times the capacity of the washing operation.</p> <p>Self-service type-2 spaces for drying and cleaning purposes per stall plus 2 reserve spaces in front of each stall</p>
Drive-thru windows or Drive-in	5 stacking spaces per window (10 stacking spaces if window serves two stations) in addition to parking spaces required for main building use
Funeral Homes	1 space 100 square feet of gross floor area
Hotels / Motels	1 space for each room to be rented

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Offices	<ul style="list-style-type: none"> • Office/Clinic of Physician or Dentist <10,000 square feet : 1 space per 150 square foot of gross floor area • Customer/Client Traffic : 1 space per 200 square feet of gross floor area • Minimal or No Customer/Client Traffic: 1 space per 400 square feet of gross floor area • Office/Warehouse: 1 space per 750 square feet of gross floor area
Tattoo and Body Piercing	1 space per 200 square feet of gross floor area
Sales and Rental	
Auction House	1 space per 300 square feet of gross floor area
Automotive, Heavy Equipment, Mobile Home Sales and Rental	1 space per 200 square feet of gross floor area
Boat Sales & Rental	1 space per 200 square feet of gross floor area
Convenience Stores	1 space per 150 square foot of gross floor area
Drive-thru windows or Drive-in	5 stacking spaces per window (10 stacking spaces if window serves two stations) in addition to parking spaces required for main building use
Flea Markets	3 spaces per stand or rented space
Nursery or Greenhouses	1 space per 200 square feet of gross floor area
Open Air Markets, Farm Markets, Craft Markets	1 space per 1,000 square feet of lot area used for storage, display, or sales
Pawn Shops	1 space per 200 square feet
Retail Uses	<ul style="list-style-type: none"> • High volume: 1 space per 200 square feet of gross floor area • Low volume: 1 space per 400 square foot of gross floor area
Restaurants	<ul style="list-style-type: none"> • 1 space per 3 indoor seats • 1 space per 4 outdoor seats • 1 space per 2 employees on greatest shift • drive-thru: 3 stacking spaces at the pick-up window plus 5 stacking spaces at the order board
Shopping Centers	1 space per 200 square feet of gross floor area for 80% of building Outer Banks Overlay District: 1 space per 200 square feet gross floor area except for restaurants, theaters, and outdoor recreation uses where applicable standards apply.
Recreation & Entertainment	
Adult Establishments	1 space per 100 square foot of gross floor area.
Athletic and Exercise Facilities (indoor)	1 space per every 3 persons that the facilities are designed to accommodate

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	when fully utilized plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such calculation
Automobile and Motorcycle Racing Tracks	1 space per every 3 seats
Bars & Nightclubs	1 space per 100 square feet of gross floor area plus 1 space for every 4 outdoor seats
Campgrounds (Private)	1 space per camping space
Drive-in Theaters	1 space per speaker outlet
Entertainment/Recreation Uses	<ul style="list-style-type: none"> • 1 space per every 3 persons the facility is designed to accommodate when fully utilized plus 1 space per 200 square feet of gross floor area for remaining area • Miniature Golf, Skate Park, Water Slides and Similar Uses: 1 space per 300 square feet of area plus 1 space per 200 square feet of building gross floor area • Driving Ranges: 1 space per tee plus 1 space per 200 square feet of building gross floor area • Par Three Courses: 2 spaces per golf hole plus 1 space per 200 square feet of building gross floor area.
Horseback Riding, Schooling, and Boarding Facilities	1 space per horse that could be kept at the stable when occupied to maximum capacity
Movie Theaters (Indoor)	1 space for every 4 seats
Industrial, Manufacturing, Warehousing, Distribution & Solid Waste	
Junkyards & Salvageyards	1 space per 200 square feet of gross floor area
Landfills, demolition	1 space per 100 square feet of gross floor area
Landfills, sanitary and Convenience Centers	1 space for every 2 employees on the maximum shift
Manufacturing, Heavy	1 space per 2 employees on maximum shift except if permissible in the commercial districts such uses may provide 1 space per 200 square feet of gross floor area.
Manufacturing, Light	1 space per 400 square feet of gross floor area
Warehouses	1 space per 2 employees on maximum shift but not less than 1 space per 5,000 square feet of area devoted to storage
Wholesale Trades	1 space per 400 square feet of gross floor area
Agriculture & Livestock	
Agribusiness	1 space per 200 square feet of gross floor area

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Agricultural, Silvicultural, Mining, Quarrying Operations	1 space for every 2 employees on the maximum shift
Stockyards, Slaughterhouses, & Rendering	1 space per 200 square feet of gross floor area
Other	
Airports or Airstrips	1 space per 200 square feet of gross floor area
Crabshedding	1 space per non-resident employee engaged in crabshedding operation
Outdoor Storage (Non-Residential)	1 space for every 2 employees on the maximum shift but not less than 1 space per 5,000 square feet of area devoted to storage (whether inside or outside)
Temporary Construction and Sales Offices	1 space per employee plus 1 space per 200 square feet of gross floor area

Section 8.5 Flexibility in Administration

- A. The board recognizes that due to the particularities of any given development, the inflexible application of the parking standards set forth in Section 8.4 may result in a development with inadequate parking space or excess parking space. The permit issuing authority may permit deviations from the presumptive requirements of Section 8.4 and may require more parking or allow less parking whenever it finds that such deviations are more likely to satisfy the standard set forth in Section 8.4.
- B. The permit issuing authority may allow deviations from the parking requirements set forth in Section 8.4 when it finds that:
 - 1. A residential development is irrevocably oriented toward the elderly; or
 - 2. A business or recreational facility is primarily oriented to walk-in trade or is located within a planned unit development and is closed to the general public.
- C. Whenever the permit issuing authority allows or requires a deviation from Section 8.4, it shall enter the parking requirement imposed and the reasons for allowing or requiring the deviation on the permit.
- D. Minor deviations to the provisions of Section 8.2 may be permitted to achieve one or more goals established in these regulations, provided the parking area substantially meets the intentions of that section. By illustration, if significant vegetation on a site can be preserved by having parking spaces nine feet in width, then the aisle width can be increased by two feet to ensure proper vehicular movement area.

Section 8.6 Parking Area Surfaces

- A. Parking areas shall be graded and surfaced with asphalt, concrete, crushed stone, gravel or other suitable material (as deemed appropriate by the public works director) that will provide equivalent protection against potholes, erosion, and dust. Places of worship shall be exempted from the surface material requirements except as required for handicapped spaces. Parking for uses associated with places of worship, such as day care centers and schools and when parking spaces are in joint use shall not be exempted from the surface material provisions.
- B. Parking areas paved with asphalt shall be constructed in the same manner as street surfaces. If concrete is used as the paving material, parking areas shall be similarly constructed except that six inches of concrete shall be used instead of two inches of asphalt. The public works director may allow other paving materials to be used so long as the equivalent level of stability is achieved.

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- C. When crushed stone, gravel, or other suitable material is used, the perimeter of such parking areas shall be defined by bricks, stones, railroad ties, or other similar devices. However, delineation is not required where parking areas are to be used exclusively by employees of the business in question and/or for deliveries and are not intended for use by the general public. In addition, whenever such a parking area abuts a paved street, the driveway leading from such street to such area (or, if there is no driveway, the portion of the parking area that opens onto such streets), shall be surfaced with asphalt or 6 inches of concrete for a distance of 15 feet back from the edge of the paved street. This subsection shall not apply to single family or two family residences or other uses that are required to have only one or two parking spaces, or the uses within the RO2 District.
- D. Parking spaces shall be appropriately demarcated with wheel stops, painted lines, landscape timbers, railroad ties or other markings. Where applicable, all handicapped parking spaces shall be marked in accordance with state law.
- E. Parking areas shall be properly maintained in all respects. In particular, parking area surfaces shall be kept in good condition (free from potholes, weeds, etc.) and parking space lines or markings shall be kept clearly visible and distinct.

Section 8.7 Joint Use of Required Parking Spaces

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. Developments which operate at different times may make joint use of the same parking spaces, and 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.

Section 8.8 Satellite Parking

- A. If the number of off-street parking spaces required by this ordinance 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. This provision shall not apply to single family and two family residences in the RO1 and RO2 districts.
- B. All such satellite parking spaces (except spaces intended for employee use) must be located within 300 feet of the public entrance of the principal building housing the use associated with such parking, or within 300 feet of the lot on which the use

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associated with such parking is located if the use is not housed within any principal building. Satellite parking spaces intended for employee use must be located within 500 feet.

- C. Persons 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 be held accountable for ensuring that the satellite parking areas from which they obtain their spaces satisfy the design requirements of this chapter.

Section 8.9 Loading and Unloading Areas

- A. Whenever the normal operation of any development 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 minimum size of such spaces is 12 feet by 55 feet with an overhead clearance of 14 feet from street grade. The following table indicates the minimum number and size of loading spaces that presumptively satisfy the standard set forth in this section. However, the permit issuing authority may require more or less loading and unloading spaces if reasonably necessary to satisfy the foregoing standard. Add one space to the minimum indicated for each additional 72,000 square feet or fraction thereof.

Gross Leasable Area (square feet)	Number of Spaces
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 -391,999	7

- C. Loading and unloading areas shall be so located and designed that the vehicles intended to use them can maneuver safely and conveniently to and from a public right of way, and complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.

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- 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.

Section 8.10 Driveways

8.10.1 General Provisions (10-28, 11/15/10)

- A. Specifications for driveway entrances shall be in accordance with all applicable state regulations unless otherwise provided.
- B. All driveway entrances and other openings onto streets shall be constructed so that:
 - 1. vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets; and,
 - 2. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.
- C. A sight-distance triangle of 10 feet by 35 feet is required where vehicular areas intersect with street right-of-ways. Nothing over 24" or less than 7' in height shall be located within this area.
- D. Driveways shall maintain a ten foot setback from any side and rear property line, except for residential lots within planned unit developments, residential lots with centralized water and sewer service in an oceanfront LBH zoning district, required shared driveways, cul-de-sac lots, and camper lots where it is determined by the administrator that the setbacks cannot reasonably be met. Residential driveways shall extend ten feet into the property before establishing drive aisles and parking spaces. Commercial and manufacturing driveways shall extend 20 feet into the property before establishing drive aisles and parking spaces.
- E. Driveways, drive aisles, and parking spaces for residential lots with centralized water and sewer service in an oceanfront LBH zoning district shall maintain a five foot setback front all side property lines.

8.10.2 Driveway Widths

- A. Driveways shall not be less than 10 feet in width for one-way traffic and 18 feet in width for two-way traffic. However, ten foot wide driveways are permissible for two-way traffic when:

1. the driveway is not longer than 75 feet;
 2. it provides access to not more than six spaces; and,
 3. Sufficient turning space is provided so that vehicles need not back into a public street;
 4. Or, if the administrator determines that not more than ten trips per day will be generated to and from the vehicular area being served by that driveway and such vehicular area is not used by the general public.
- B. Residential driveways shall not exceed 24 feet in width measured at the front (street) property line. Commercial and manufacturing driveways shall not exceed 36 feet in width measured at the front (street) property line. The maximum driveway width shall not apply to fire stations.