

SECTION 6

OFF-STREET PARKING AND LOADING REQUIREMENTS

Sec. 6-1 Scope of Provisions.

Except as hereinafter provided, the off-street parking and loading requirements of this section shall apply and govern in all present or future zoning districts within the jurisdiction of this Ordinance. Except as provided in this section, no application for a building permit shall be accepted unless there is included with the plan for such building, improvement, or use, a plot plan showing the number and arrangement of all proposed off-street parking and loading spaces. A street parking and loading spaces comply with the requirements of this Ordinance, and arrangement and design of all off-street parking and loading spaces meet the requirements of this Ordinance.

Sec. 6-2 General Provisions.

Sec. 6-2.1 Parking and Loading Spaces Shall be Off-Street.

All off-street parking and loading spaces including maneuvering areas hereafter established shall be separated from an abutting street by a non-access curb or planted strip.

Sec. 6-2.2 Size of Driveways.

Except when a driveway intersects a state or federal highway, the maximum width of a driveway into a parking, loading, or service area shall not exceed 35 feet exclusive of curb return radii and in such cases a curb return radius shall not exceed ten feet. In the case of a driveway, which intersects with state or federal highways, the width of such driveway shall not exceed 50 feet inclusive of curb return radii.

Except as set forth for compact cars under Sec. 6-3.1a., or as otherwise approved by the County Traffic Engineer for specific conditions that warrant greater or lesser standards, interior driveways shall be at least 25 feet wide where used with 90 degree angle parking, at least 16 feet wide where used with 60 degree angle parking, and at least 12 feet wide where used with 45 degree angle parking. Where used with parallel parking only, or where there is no parking, interior driveways shall be at least ten feet wide for one-way traffic movement and at least 20 feet wide for two-way traffic movement.

Sec. 6-2.3 Location of Curb Cuts.

At intersection of all streets, except lanes and alleys, a curb cut shall be set back not less than 25 feet from the intersection of two curb lines or such lines extended, or shall be set back not less than 15 feet from the intersection of

two property lines or such lines extended, whichever is the less restrictive. Between the curb returns for any two driveways serving the same property there shall be at least 210 feet of curb except that this distance may be reduced to as little as five feet where it is demonstrated that restricted frontage makes this necessary in order to provide not more than two adequate driveways for the property.

Sec. 6-2.4 Off-Street Parking and Loading Space within a Required Setback.

No required off-street parking and loading space, including maneuvering areas for such off-street parking and loading space shall be established in a required front yard setback in any district except R districts.

Sec. 6-2.5 Other Use of Off-Street Parking and Loading Areas Prohibited.

No off-street parking or loading area shall be used for the sale, repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies.

Sec. 6-2.6 Surfacing Requirements, Parking Areas, and Loading Areas.

Off-street parking areas for six or more cards, and off-street loading areas, and maneuvering areas and passageways established in connection with such facilities shall be provided with a dust proof surface with adequate drainage facilities.

Sec. 6-2.7 Buffer Required When Adjoining Property is Residential.

Where off-street parking, loading, or service areas are proposed to be located closer than fifty feet to a lot in any R zoning district or to any lot upon which there exists a dwelling as a permitted use under these regulations, and where such parking, loading or service areas are not entirely screened visually from such lot by an intervening building or structure, there shall be provided along the lot line a continuous visual buffer with a minimum height of six feet. Not such buffer shall extend nearer to a street right-of-way line than the established building line of the adjoining residential lot, and no buffer shall be required along a property line immediately adjoining and parallel to a lane. The buffer shall be a compact evergreen hedge or other type of foliage screening, or shall be combined fence and shrubbery screen, the latter facing the adjoining residential lot.

Sec. 6-2.8 Required Off-Street Parking and Loading Areas Shall Not be Reduced.

Required off-street parking and loading areas shall not be reduced in size or encroached upon in any manner that will reduce the off-street parking and loading spaces below that required by these regulations.

Use	Minimum Parking Space Requirements
<p>(2) <u>RELIGIOUS FACILITIES</u></p> <p>a. Church, synagogue and other places of worship¹</p>	<p>One space for each eight seats.</p>
<p>(3) <u>HEALTH AND MEDICAL USES</u></p> <p>a. Hospital, medical center, other major treatment facilities</p> <p>b. Nursing-convalescent homes, institution for the permanent care of aged, children, etc.</p> <p>c. Medical and dental office including allied health professional offices and out patients clinics</p> <p>d. Health clubs, spas, etc.</p>	<p>One space for each two patients beds plus one space for each doctor on the medical staff and one additional space for each three employees.</p> <p>0.5 space per bed.</p> <p>One space per each 175 square feet of leasable area or three spaces for each doctor and allied health trained person occupying the use, whichever is greater.</p> <p>One space for each 200 feet of leasable area.</p>
<p>(4) <u>EDUCATIONAL AND RELATED USES</u></p> <p>a. Elementary and high schools</p> <p>b. Colleges, technical schools, business and commercial schools</p> <p>c. Fraternities, sororities, dormitories, etc.</p> <p>d. Auditorium, public assembly facilities, halls, gymnasiums, stadiums, field houses, grandstands</p>	<p>At least one space for each two employees, including teachers and administrators, plus sufficient off-street space for the safe and convenient loading and unloading of students, plus additional parking facilities for student parking, taking into consideration the total number of students, the percentage of students driving automobiles, and the requirements for stadium, gymnasium, and auditorium use.</p> <p>One space for each three full time or regular students based on maximum enrollment on the premises at any one time, plus one space for each two employees.</p> <p>One space per bed.</p> <p>One space for each four seats, including temporary seats.</p>

¹ Neighborhood places of worship where 25% or more of the parishioners walk to such place of religious worship. The parking space requirement may be reduced proportionately.

Use	Minimum Parking Space Requirements
<p>e. Public libraries, art, galleries, museums and other non-recreational public facilities</p> <p>f. Day nurseries, kindergarten, child care center</p>	<p>One space for each 400 square feet of floor area open to the public, plus additional spaces as required for such facilities as an auditorium, or space designed for public assembly.</p> <p>At least one space for each two employees, including teachers and administrators, use sufficient off-street space for the safe and convenient loading and unloading of children.</p>
<p>(5) <u>RECREATIONAL USES</u></p> <p>a. Parks, athletic fields, tennis and pool facilities, golf courses, etc.</p> <p>b. Recreational and community center buildings, recreation clubs, related uses</p> <p>c. Enclosed recreational buildings, specialized facilities and related uses including racket ball and bowling establishments.</p> <p>d. Open recreational facilities including camps, youth training facilities, etc.</p> <p>e. Gymnasiums, stadiums, field houses, grandstands and related facilities.</p> <p>f. Electronic, video, or mechanical amusement arcade.</p> <p>g. Carnival, community fair, athletic event or similar activities</p>	<p>As determined by the Zoning Administrator under <u>Section 6-3.41 - Minimum space requirements for use not specifically covered by Sec. 6-3.</u></p> <p>As determined by the Zoning Administrator under <u>Section 6-3.41 - Minimum space requirements for use not specifically covered by Sec. 6-3.</u></p> <p>As determined by the Zoning Administrator under <u>Section 6-3.41 - Minimum space requirements for use not specifically covered by Sec. 6-3.</u></p> <p>As determined by the Zoning Administrator under <u>Section 6-3.41 - Minimum space requirements for use not specifically covered by Sec. 6-3.</u></p> <p>One space for each four seats, including temporary seats.</p> <p>Once space for each 200 square feet of leasable area, plus one additional space for each two licensed game machines.</p> <p>One space for every four seats for all rides or seating areas associated with the activity plus one additional space for each truck or support vehicle.</p>

Use	Minimum Parking Space Requirements
<p>(6) <u>OFFICES</u></p> <p>a. Banks, savings and loan and similar financial institutions</p> <p>b. An office or office building containing accountants, employment agencies, public promotion agencies, legal counsels and similar business uses when such uses do not exceed 25,000 square feet.</p> <p>c. An office or office building containing accountants, employment agencies, public promotion agencies, legal counsels and similar business uses when such uses contain 25,000 or more square feet within a single structure.</p> <p>d. Artist-photography studio</p> <p>e. Architects, engineers, landscape architects, and land surveyors.</p>	<p>One space for each 175 square feet of leasable area, plus four spaces to accommodate each drive-in window.</p> <p>Once space for each 200 square feet of leasable area, plus one additional space for each 200 square feet of area used as a reception area for visitors.</p> <p>One space for each 200 square feet of leasable area for the first 25,000 square feet; one space for each 400 square feet of leasable area between 25,001 and 35,000 square feet; one space for each 500 square feet of leasable area greater than 35,000 square feet; provided, however, that the aggregate parking ratio shall not be less than one space for each 250 square feet of leasable area.</p> <p>One space for each 400 square feet of leasable area.</p> <p>One space for each 300 square feet of leasable area, plus 2 spaces for each vehicle operated in conjunction with landscaping and surveying crews.</p>
<p>(7) <u>LABORATORIES</u></p> <p>a. Laboratories serving the requirements of medical, dental, optometry and similar professions.</p> <p>b. Laboratories providing analytical and testing services.</p>	<p>One space for each 350 square feet of leasable area plus one additional space for each 200 square feet of office space to be used by visitors, customers or salesmen.</p> <p>One space for each 350 square feet of leasable area.</p>

Use	Minimum Parking Space Requirements
<p>(8) <u>RETAIL SALES AND SERVICES</u></p> <p>a. Food and drugstores</p> <p>b. Meat market, bakery, confectionery-convenience food stores</p> <p>c. Personal service shops including barber/beauty shop, shoe repair, dry-cleaning, laundry pick-up station, laundromats, watch repair and similar uses.</p> <p>d. Clothing stores and dry goods including shoe store, mens shops, womens shops, variety stores and stores of similar natures</p> <p>e. General merchandising store including household goods, hardware, paint-wall covering, dry goods, appliances, automotive accessories and other general retail sales.</p> <p>f. Furniture and floor covering stores.</p> <p>g. Appliance stores including sale of televisions, stereos and sound equipment.</p> <p>h. Specialty shops including gift shops, florist, hobby and sport shop, camera and bookstore and similar uses.</p> <p>i. Antique shop - used furniture</p> <p>j. Restaurant of places dispensing food and drinks.</p>	<p>One space for each 200 square feet of leasable area.</p> <p>One space for each 200 square feet of leasable area, plus one space for each gasoline pump facility if provided.</p> <p>One space for each 200 square feet of leasable area, plus one space for each employee.</p> <p>One space for each 250 square feet of leasable area.</p> <p>One space for each 250 square feet of leasable area.</p> <p>Once space for each 800 square feet of leasable area.</p> <p>One space for each 400 square feet of leasable area.</p> <p>One space for each 300 square feet of leasable area.</p> <p>One space for each 400 square feet of leasable area.</p> <p>One space for each four seats provided for patron use.</p>

Use	Minimum Parking Space Requirements
k. Fast food restaurant.	One space for each 200 square feet of leasable area, plus one space for each four seats provided for patron use.
<p>(9) <u>BUILDING MATERIALS</u></p> <p>a. Building materials, supplies, lumber yards.</p> <p>b. Building materials and supplies where 35 percent or more of the leasable area is for the sale of garden goods, appliances, hardware, etc.</p> <p>c. Equipment rental.</p>	<p>One space for each 400 square feet of leasable area of office, sales, or other space used by customers or salesmen (excludes storage area).</p> <p>One space for each 250 square feet of leasable area (excludes storage area for building materials).</p> <p>One space for each 200 square feet of leasable area of office, sales, or other space used by customers or salesmen.</p>
<p>(10) <u>PRINTING</u></p> <p>a. Newspaper - general circulation.</p> <p>b. Printing letter shops, book binding.</p> <p>c. Newspaper - magazine distribution.</p>	<p>One space for each 350 square feet of leasable area plus one space for each company vehicle.</p> <p>One space for each 200 square feet of leasable area.</p> <p>One space for each 400 square feet of leasable area plus one space for each company vehicle.</p>
<p>(11) <u>ANIMAL CARE</u></p> <p>a. Animal hospital, veterinary clinic.</p> <p>b. Animal grooming - pet shop</p>	<p>One space for each 175 square feet of leasable area or three spaces for each veterinarian or allied professional trained person occupying the use, whichever is greater.</p> <p>One space for each 300 square feet of leasable area.</p>
<p>(12) <u>AUTOMOTIVE, TRUCK, BOAT, TRAILER SALES AND SERVICES</u></p> <p>a. Automobile filling station, may include minor automobile repair.</p>	<p>One space for each gasoline pump fixture, grease rack or similar service area. One additional space for each 500 square feet of gross floor of the shop or garage area, plus one space for each employee on the maximum work shift.</p>

Use	Minimum Parking Space Requirements
<ul style="list-style-type: none"> b. Automobile-truck repair, paint shop, glass replacement, etc. c. Automobile, truck, boat or trailer sales. d. Motorcycle, motor scooter sales and service. e. Automotive parts, equipment and accessory sales. 	<p>One space for each 400 square feet of leasable shop or garage area, plus one space for each employee on the maximum work shift.</p> <p>One space for each 400 square feet of leasable area of enclosed sales, shop or garage area, plus one space for each employee on the maximum work shift.</p> <p>One space for each 400 square feet of leasable area, plus one space for each employee on the maximum work shift.</p> <p>One space for each 400 square feet of leasable area, plus one space for each employee on the work shift.</p>
<p>(13) <u>SHOPPING CENTER</u></p> <ul style="list-style-type: none"> a. Center with up to 200,000 Square feet or less of gross leasable area. b. Center with over 200,000 Square feet of leasable area Up to 600,000 square feet gross leasable area. c. Center with over 600,000 square feet gross leasable area. <p>(14) <u>INDUSTRIAL</u></p> <ul style="list-style-type: none"> a. Industrial or manufacturing b. Warehousing 	<p>At least 5.0 spaces for each 1,000 square feet of gross leasable area but not more than 5.5 spaces for each 1,000 square feet of leasable area.</p> <p>At least 1,000 spaces plus 4.5 spaces for each 1,000 square feet of leasable area over 200,000 square feet but not more than 5.0 spaces for each 1,000 square feet of leasable area.</p> <p>At least 2,800 spaces plus 4.25 spaces for each 1,000 square feet of leasable area over 600,000 square feet but not more than 5.0 spaces for each 1,000 square feet of leasable area.</p> <p>One space for each two plant employees, one space for each managerial personnel, one visitor parking space for each managerial personnel, one additional space for each vehicle used in the conduct of the daily activities of the business.</p> <p>Up to 20,000 gross square feet, one (1) space per 1,000 gross square feet devoted solely to warehousing, plus required footage for other uses; for the second 20,000 gross square feet, one (1) space per 2,000 gross square feet; in excess of 40,000 square feet, one (1) space for 4,000 gross square feet. One (1) additional space for each vehicle used in the day-to-day operation.</p>

Use	Minimum Parking Space Requirements
(15) <u>MARINA</u> a. Marina b. Marine supply and service facility c. Marine-residential	<p>One-half space for each in-water or dry storage space, one space for each employee.</p> <p>One-half space for each in-water or dry storage space, one space for each 400 square feet of leasable area of enclosed sales or service area, one space for each employee.</p> <p>One-half space for each in-water or dry storage space, one space for each employee, plus other spaces as required by the site plan review based upon anticipated usage of the facility.</p>

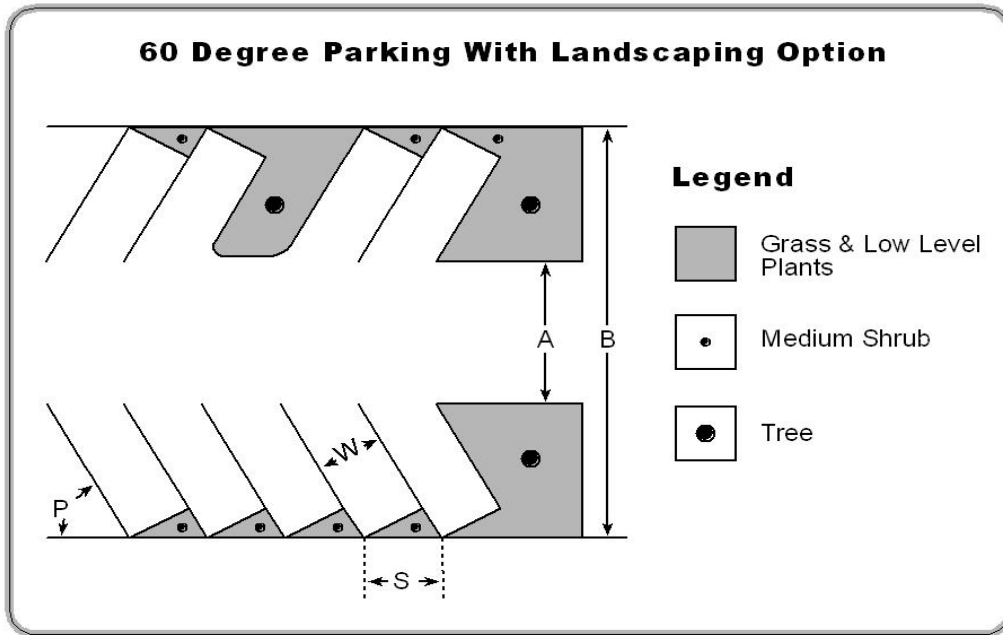
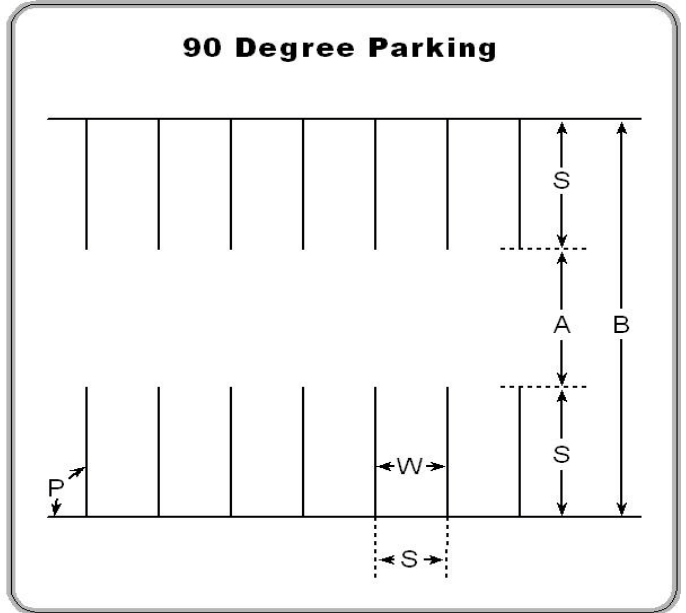
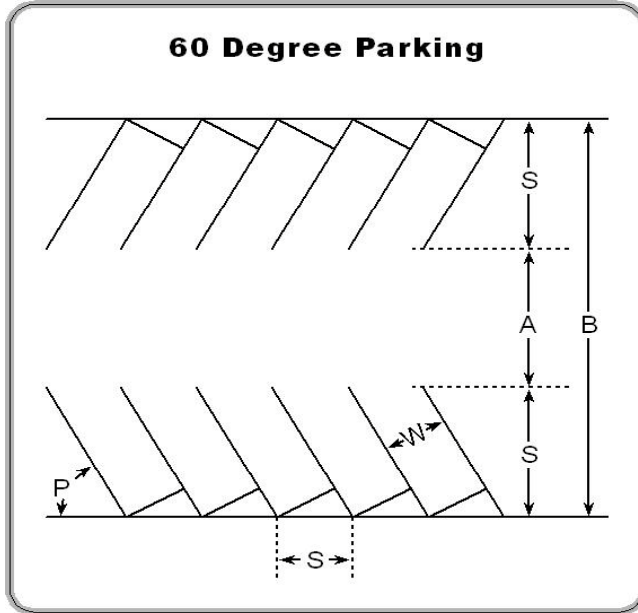
Sec. 6-3.1 Size and Marking of Parking Spaces.

Each automobile parking space shall not be less than nine feet wide and not less than 18 feet in length, exclusive of passageways. Each off-street parking space shall be clearly marked.

Each truck parking space shall be not less than ten feet wide and not less than 50 feet in length, exclusive of passageways. Each off-street parking space shall be clearly marked.

- a. Up to 20 percent of the off-street parking spaces for a use requiring 25 or more off-street parking spaces may be designed for compact cars subject to the following conditions:
 - 1. Parking spaces for compact cars shall be located to be as convenient as parking spaces for larger cars and shall be grouped or placed in clusters, rather than scattered throughout the parking facility. Landscaped areas, including retained or planted trees are permitted within compact car parking space clusters.

2. Compact parking spaces shall be identified with the words "Compact Cards Only." Compact car parking space signs shall be clearly visible and shall be placed on each space or so as to clearly reference the entire compact car parking area. Compact car parking spaces shall comply with the design standards set forth in this Section.



Parking Angle	Curb Length C	Stall Depths S	Stall Width W	Aisle Width A	Bay Width B
90	7.5'	16.0'	7.5'	*	A+S
90	8.0'	16.0'	8.0'	*	A+S
90	8.5'	16.0'	8.5'	*	A+S
60	8.7'	17.6'	7.5'	*	A+S
60	9.2'	17.9'	8.0'	*	A+S
45	10.6'	16.6'	7.5'	*	A+S
45	11.3'	17.0'	8.0'	*	A+S

*See Sec. 6-2.2 Size of Driveways

- b. The following standards are basic requirements for accessible parking facilities. Specific guidelines and regulations pertaining to parking spaces, passenger loading areas, signage and all other standards on accessible parking adopted in O.C.G.A. 50-13-21, Chapter 120-3-20, entitled “Access to and Use of Public Facilities by Handicapped Persons” shall also apply. Where a standard may conflict between these regulations and those adopted and/or revised by the State of Georgia, the more restrictive shall apply.

Any parking lot, area or facility (facilities) serving a commercial or industrial use, public facility or multi-family development shall provide a specified number of reserved parking spaces designated for handicapped and disabled (accessible) use, as set forth in Table I of this subsection. Each parking space shall be not less than eight (8) feet wide, with a five (5) foot access aisle and shall have a depth of twenty (20) feet. Where accessible parking spaces can be paired together, the minimum combined width of the two (2) spaces and shared access aisle shall be not less than twenty-one (21) feet. Where a van accessible space is paired with another accessible space the minimum combined width of the two spaces shall be not less than twenty-four (24) feet. In a parking lot, area or facility required to provide only one (1) accessible space, such space shall be van accessible. Each such parking space and access aisle shall be at a grade not exceeding two (2) percent in all directions.

Table I

Parking Space Requirements for the Handicapped and Disabled*	
Total Number of Spaces in Parking Facility	Required Number of Designated Parking Spaces for the Handicapped and Disabled (Accessible)
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 percent
1001+	20 plus one (1) for each 100 over 1,000
*Ten percent (10%) of the total number of parking spaces at outpatient medical units and treatment facilities, shall be accessible. Twenty percent (20%) of the total number of parking spaces at units or facilities that specialize in treatments or services for persons with mobility impairments shall be accessible.	

- (1) Accessible parking spaces shall be adjacent to and distributed to serve all ramps, elevators, walkways and entrances to the maximum extent possible.
- (2) Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities (buildings or lots) that do not serve a particular building or use, accessible parking spaces shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the structure. In buildings containing multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located on the shortest accessible route of travel to all accessible pedestrian entrances.
- (3) In parking facilities, one (1) in every eight (8) accessible spaces, but not less than one (1) space, shall be served by an access aisle ninety-six (96) inches or eight (8) feet wide minimum and shall be designated as "van accessible."
- (4) Passenger loading zones shall provide an access aisle at least sixty (60) inches or five (5) feet wide and 240 inches or 20 feet in length adjacent and parallel to the vehicle pull-up space.
- (5) The minimum vertical clearance at accessible passenger loading zones shall be 114 inches at passenger loading zones and along at least one vehicle access route to such areas from site entrance(s) and exit(s). Accessible parking spaces shall provide a minimum vertical clearance of ninety-eight (98) inches and along at least one vehicle access route to such areas from site entrance(s) and exit(s).
- (6) Each parking space reserved for the handicapped/disabled shall be designated by blue metal reflective signs at least twelve (12) inches in width and eighteen (18) inches in length and be erected at such height or in such manner so as to be clearly visible from the parked vehicle. Such signs shall have printed in white letters not less than one (1) inch in height

on three (3) separate lines and centered, the following words: "Permit Parking Only," and "Tow-Away Zone". Such signs shall also display the international symbol for accessibility. Spaces designated for van accessibility shall have an additional sign "Van Accessibility" mounted below the symbol of accessibility.

Sec. 6-3.2 Off-Street Parking on Lots With One-Family and Two-Family Dwellings.

Off-street parking spaces for one-family and two-family dwellings shall be located on the same lot as the main building to be served.

Sec. 6-3.3 Remote Parking.

Except as set forth in Section 6-3.2, if the required off-street parking space cannot reasonably be provided on the same lot as the building it serves, the Board of Appeals may permit such space to be provided on other off-street property. In the case of multi-family dwellings, such property shall be within 300 feet of such dwellings as measured along the nearest pedestrian walkway.

In the case of all other uses, such property shall be within 600 feet of such other uses measured along the nearest pedestrian walkway. All such remote off-street parking property shall be in the same possession or ownership, either by deed or long term lease as the lot on which is located the building it is to serve as an off-street parking area. The remote parking space thus established shall thereafter be associated with the particular building for which it was established and shall not thereafter be reduced or encroached upon in any manner.

Sec. 6-3.4 Remote Parking in Residential Districts.

Remote off-street parking serving a commercial use shall be permitted in a residential district under the following conditions:

- a. The commercial establishments to be served by the proposed remote parking shall be conforming uses.
- b. The proposed remote off-street parking shall be on residential property, which either adjoins a commercial district as, shown on the County Zoning Map on the same side of the street as such district, or lies directly across the street from such zoning district.
- c. The proposed design and proposed location of such remote off-street parking facilities shall be approved by the Board of Appeals.

Sec. 6-3.41 Minimum Space Requirements of Uses Not Specifically Covered by Section 6-3.

Each public or private building or land use not covered by the requirements of Sec. 6-3 shall provide such parking space for residents, visitors, or patrons, as the Zoning Administrator shall deem necessary. In making such a determination,

the Zoning Administrator shall be guided by the number of persons to be employed in such building or by such use; the number of persons expected to reside in, visit, or patronize such building or use; the anticipated percentage of residents, visitors, or patrons driving automobiles; and the need for safe and convenient loading space for visitors or patrons and goods arriving by motor transport.

Sec. 6-3.5 Cooperative Establishments and Operation of Parking Facilities.

The required parking spaces for any number of separate uses may be combined on one lot; provided, however, that the total number of spaces established in such joint facility shall not be less than the sum of the individual requirements for each participating use.

Sec. 6-3.6 Sharing of Parking Facilities.

Off-street parking facilities for one use shall not be considered as providing the required facilities for any other use, provided that one-half of the off-street parking space required by a use whose peak attendance is in the daytime and during the week may be assigned to a use, which is open at night or on Sunday. In such cases, a legal instrument certifying such assignment and the terms of such assignment shall be submitted to and approved by the Zoning Administrator and the County Attorney.

Sec. 6-4 Off-Street Loading Requirements.

At the time of the erection of any principal building or structure or at any time any principal building or structure is enlarged or increased, there shall be provided minimum off-street loading space in accordance with the following requirements:

a. Retail sales or service establishments; wholesaling, manufacturing, warehousing, bus and truck terminals.	There shall be sufficient space to accommodate the number of trucks that will be loading, unloading or stored at any one time. Provided, however, that there shall be a minimum of one off-street loading space for each 10,000 square feet of total floor area or fraction thereof.
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Sec. 6-4.1 Size of Off-Street Loading Space.

Each loading space shall be not less than ten feet wide and shall be of such length as is necessary to accommodate the type of cab or truck, or bus that will be loading, unloading, or parking; provided, however, that such length shall be not less than 30 feet. Such spaces, including maneuvering space, shall be located entirely off-street.

Sec. 6-4.2 Location of Off-Street Loading Spaces.

All required off-street loading spaces shall be located on the same lot as the building and/or use, which they are intended to serve.