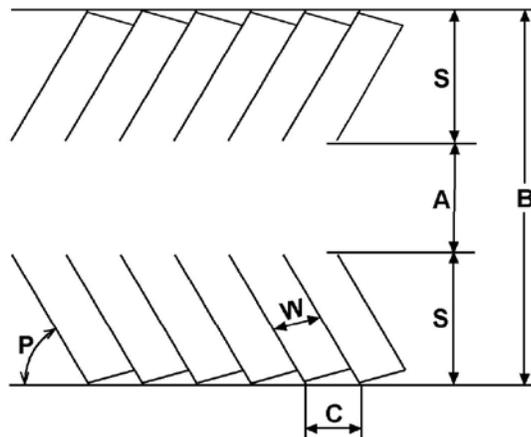


Sec. 8-3082. Plan and design standards.

- (a) ***Required area for each parking space in a self-parking lot.*** Except as set forth for compact cars, or as otherwise approved by the city traffic engineer for specific conditions that warrant greater or lesser standards, each automobile parking space shall be not less than 162 square feet in size, not less than nine feet in width, nor less than 18 feet in depth, exclusive of passageways. In addition, there shall be provided adequate interior driveways to connect each parking space with a public right-of-way.
- (1) The provision of this subsection shall be waived upon the determination of the zoning administrator that the parking lot shall be deemed to park not more than ten vehicles and is not available for visitor or customer use.
- (2) 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:
- Parking spaces for compact cars shall be located so as to be as convenient as parking spaces for larger cars and shall be grouped or placed in clusters rather than being scattered simply to solve parking layout difficulties.
 - Each compact car parking space shall be clearly marked with the words "compact car only," and such parking spaces shall comply with the following design standards:

MINIMUM DESIGN STANDARDS FOR COMPACT CARS



Parking Angle P	Curb Length C	Stall Depth S	Stall Width W	Aisle Width A	Bay Width B
90	7.5'	16.0'	7.5'	23.0'	33.0'
90	8.0'	16.0'	8.0'	22.0'	34.0'
90	8.5'	16.0'	8.5'	21.0'	33.0'
60	8.7'	17.6'	7.5'	13.0'	30.2'
60	9.2'	17.9'	8.0'	14.2'	30.0'
43	10.6'	16.6'	7.5'	12.0'	43.2'
43	11.3'	17.0'	8.0'	11.0'	43.0'
<u>Total Number of Spaces in Parking Facility</u>		<u>Required Number of Designated Parking Spaces for the Handicapped and Disabled</u>			
401 or greater		8 spaces plus 1% of the total spaces provided above 401			

- a. Handicapped parking spaces shall be adjacent to ramps, elevators, walkways and entrances to the maximum extent possible.
- b. In parking facilities (building or lots) that are separate and do not serve a particular building or use, parking spaces for the handicapped/disabled shall be located on the shortest possible circulation route to access the pedestrian entrance of the structure.

(3) 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 information 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.

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

TABLE 1. 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--1,000	2 percent
1,001+	20 plus one for each 100 over 1,000
<p>*Ten percent of the total number of parking spaces at outpatient medical units and treatment facilities shall be accessible. Twenty percent 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.</p>	

- b. Accessible parking spaces shall be adjacent to and distributed to serve all ramps, elevators, walkways and entrances to the maximum extent possible.
- c. 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.
- d. In parking facilities, one in every eight accessible spaces, but not less than one space, shall be served by an access aisle 96 inches or eight feet wide minimum and shall be designated as "van accessible."
- e. Passenger loading zones shall provide an access aisle at least 60 inches or five feet wide and 240 inches or 20 feet in length adjacent and parallel to the vehicle pull-up space.

- f. 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 98 inches along at least one vehicle access route to such areas from site entrance(s) and exit(s).
 - g. Each parking space reserved for the handicapped/disabled shall be designated by blue metal reflective signs at least 12 inches in width and 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 inch in height on three 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.
- (b) ***Provision for proper drainage and maintenance.*** All off-street parking, off-street loading, and service facilities shall be so drained as to prevent damage to abutting properties or public streets. Before installing the drainage system for the parking and loading facilities, the design of such system shall be approved by the city engineer and shall be installed according to the approved design.
- (c) ***Parking and loading areas; surface materials.***
- (1) Except as otherwise provided herein, all parking lots and loading areas shall be paved with concrete, asphalt or other dustfree materials.
 - (2) All parking lots and loading areas located in the RIP-A and RIP-B districts and those parking lots located in other districts which are appurtenant to a use requiring five or more parking spaces shall be paved with concrete or asphalt; however, this subsection (2) shall not apply to parking lots which are used:
 - a. Solely for employee parking; or
 - b. Appurtenant to uses which require parking on an average of less than five days per week during a month; or
 - c. Appurtenant to schools or churches.
 - (3) Parks, playgrounds, ballfields, football and baseball stadiums, fairgrounds, and other similar outdoor recreation areas may provide grassed or gravel parking surfaces in lieu of asphalt, concrete or other dustfree surface materials.

- (d) ***Maintenance of off-street parking and loading facilities.*** The parking areas, driveways, grass plats and planted areas, and abutting and internal sidewalks of off-street parking and loading facilities shall be maintained free of litter, weeds, high grass, dust, and unkept shrubbery and in good repair.
- (e) ***Separation from walkways and streets.*** All off-street parking, off-street loading and service areas shall be separated from walkways, sidewalks, streets and lanes by curbing or other protective device approved by the city engineer.
- (f) ***Private walkways.*** A private formal walkway, if provided, serving the off-street parking or loading facility shall be not less than four feet in width.
- (g) ***Buffer required when adjoining property is residential.*** Where a surface off-street parking lot and off-street loading and service facility abut a side or rear property line of any lot, or is across a public right-of-way from a lot upon which there exists as a principal use a one- or two-family dwelling structure permitted in the zoning district in which located, there shall be provided along the lot line, excluding approved driveways, a continuous visual buffer with a minimum height of three feet. The buffer may be a compact evergreen hedge or other type of dense foliage screening, or may be brick, masonry or decorative wood wall. No such buffer shall be required along a public lane. Except as provided for in sections 8-3083 and 8-3086, such buffers shall not be required for surface off-street parking and loading areas existing on May 17, 1980.
- (h) ***Parking and loading facilities in the historic district or across the street from permitted dwelling structures.*** Surface off-street parking lots located in the historic district as defined in section 8-3030 of this chapter or across the street from a lot on which there exist dwelling structures permitted in the zoning district in which such lot is located shall be separated from a public street by a continuous visual buffer with a minimum height of three feet except at curb cuts and sidewalk openings. The buffer may be a compact evergreen hedge or other type of dense foliage screening, or may be a brick or masonry wall. If a brick or masonry wall is to be installed in the historic district, the design shall be approved by the historic review board. No such buffer shall be required along a public lane.
- (i) ***Interior driveways in a self-parking lot.*** Except as provided for in subsection (a) above for compact cars, or as otherwise provided by the city 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.
- (j) ***Connection to a public right-of-way.*** Each off-street parking, loading or service area shall be connected to a public street right-of-way by means of a driveway constructed in accordance with at least the minimum standards required by the city engineer.

- (k) ***Size of driveways.*** A driveway exclusive of curb return radii shall be not less than 12 feet in width. A curb return radius for a driveway at its entrance to a public street shall not exceed ten feet. The maximum width of a driveway exclusive of curb return radii shall not exceed 35 feet.
- (l) ***Location of curb cuts.*** At the intersection of streets, except lanes and alleys, a curb cut shall be set back not less than 25 feet from the intersection of two curblines 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 20 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.
- (m) ***Off-street parking space within buildings.*** Garage space or space within buildings, in basements or on the roofs of buildings may be used to meet the off-street parking requirements of this chapter; provided that such space is designed to serve as off-street parking space.
- (n) ***Pavement markings and signs in self-parking lot.*** Each off-street parking space shall be clearly marked, and pavement directional arrows or signs shall be provided wherever necessary. Markers, directional arrows and signs shall be properly maintained so as to ensure their maximum efficiency. The provision of this subsection shall be waived upon the determination by the zoning administrator that the parking lot is not available for visitor or customer use.
- (o) ***Lighting for night use.*** Adequate lighting shall be provided if the off-street parking facilities are used at night. If such parking facilities abut residential land, the lighting shall be arranged and installed so as not to reflect or cause glare on the abutting residential land.
- (p) ***Required off-street parking area shall not be reduced.*** No off-street parking area be reduced in size or encroached upon by buildings, vehicle storage, loading or unloading, or any other use where such reduction or encroachment will reduce the off-street parking and loading spaces below that required by this chapter.
- (q) ***Joint parking facilities.*** The off-street parking requirements for two or more uses, of the same or different types, may be satisfied by the allocation of the required number of spaces for each use in common parking facilities; provided, that the number of off-street parking spaces is not less than the sum of individual requirements; and provided further, that there be compliance with all other provisions of this chapter.
- (r) ***Parking provided on same lot as main building.*** Off-street parking spaces for residential units (one-family and two-family dwellings) shall be located on the same lot as the main building to be served or shall be provided on an approved common parking area in accordance with the city Code. The following types of uses listed under section 8-3089 shall either provide on-site parking or provide for

the required off-street parking on a lot or parcel of land that is adjacent to or directly across the street from the use it is intended to serve:

- (1) Multifamily dwellings.
- (2) Health and medical uses.
- (3) Retail sales and services.
- (4) Roominghouse or boardinghouse.

Required off-street parking spaces for all other uses shall be provided on the same lot as the main building to be served or on a lot not more than 150 feet distance from the use it is intended to serve, as measured along the nearest pedestrian walkway. Provided, however, inns, hotels and motels located within RIP-A districts shall not be required to provide greater than 85 percent of the off-street parking requirements for such uses. For uses within the boundaries of the West River Street Area, as defined in Section 8-3090(e) and with the exception of multi-family uses, remote parking may be established in approved surface or structured parking areas within the boundaries of the district or within 300 feet of any property line within the boundaries of the district.

Provided, further, that a college dormitory apartment building shall be permitted to utilize remote off-street parking up to 500 feet distance from such building, as measured along the nearest pedestrian walkway, subject to the provisions of section 8-3088, "remote parking facility," and provided that the college or university shall certify that it will require students housed within such dormitory apartment building to park their automobiles in such remote lot as a condition of residing in the dormitory facility, and provided that the college or university shall manage the remote parking facility either through lease or ownership, and provided that by suitable covenants the college or university shall certify that such parking facility shall exclusively serve the apartment building dormitory until such time as it ceases to be used for such purpose.

[Sec. 8-3082(r) amended June 9, 2016 (16-001927-ZA); June 22, 2017 (17-001379-ZA)]

- (s) ***Requirements for combined uses.*** The number of off-street parking spaces required by land or buildings used for two or more purposes shall be the sum of the requirements for the various individual uses.
- (t) ***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, however, that within the boundaries of the West River Street Area, the zoning administrator may authorize two (2) or more uses to provide any or all of the off-street parking requirements for such uses in a shared parking lot or structure when their respective hours of peak operation do not overlap.

[Sec. 8-3082(t) amended June 9, 2016 (File No. 16-001927-ZA)]

- (u) ***Computing number of employees.*** For the purposes of this chapter, the number of employees shall be computed on the basis of the average number of persons to be employed, taking into consideration day, night and seasonal variations.
- (v) ***Fractional spaces.*** When units of measurement determining the number of required off-street parking and off-street loading spaces result in the requirement of a fractional space, any fraction up to and including one-half shall be disregarded, and fractions over one-half shall require one off-street parking or off-street loading space.
- (w) ***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 I or B district.
- (x) ***Other use of off-street parking space prohibited.*** No off-street parking or loading area shall be used for the display, sale, repair, dismantling or servicing of any vehicle, equipment, materials or supplies.
- (y) ***Size of loading berth.*** A loading berth shall be at least 12 feet wide with at least 15 feet overhead clearance. The length of the loading berth shall be at least 48 feet or shall be a length such that the horizontal distance from the front of a dock for back-in parking to the limiting boundary of the loading and unloading areas shall be not less than twice the overall length of the longest vehicle expected to use the facility.

A loading space need not be necessarily a full berth but shall have a minimum plan dimension of at least ten feet overhead clearance. The zoning administrator shall determine the sufficiency of the off-street loading and maneuvering space based upon the kind and amount of loading and unloading operation required by the given use; but in no case shall the use of such space hinder the free movement of vehicles and pedestrians over a street, sidewalk, or alley.

- (z) ***Limited use of off-street parking lots.***
 - (1) ***Automobile display lot for display and sale of motor vehicles.*** Automobile display lots used for the display and sales of new and used motor vehicles shall meet the following design standards as set forth in this section:
 - a. Provision for proper drainage and maintenance.
 - b. Parking and loading areas; surface materials.
 - c. Maintenance of off-street parking and loading facilities.
 - d. Buffer required when adjoining property is residential.
 - e. Location of curb cuts.

(2) ***Automobile and motor vehicle storage.*** Surface off-street parking lots used for the storage of automobiles and motor vehicles for use in the operation of a principal use shall meet the following design standards as set forth in this section:

- a. Provision for proper drainage and maintenance.
- b. Parking and loading areas; surface materials. Paving requirements shall be waived where the parking lot is visually buffered by a continuous compact evergreen hedge or other screening or brick masonry, or decorative wood fence not less than five feet in height except for curb cuts and sidewalk openings. Such buffer shall not be required along a lane.
- c. Buffer required when adjoining property is residential.