

ARTICLE 9

OFF-STREET PARKING AND LOADING

Section 9.1 Off-Street Parking

Every new use, or any enlargement, expansion or alteration of an existing use, shall require off-street parking in compliance with this Article, unless specifically exempt from such provisions or portions thereof.

9.1.1 Off-street parking spaces shall be increased when a change of use of either a structure or of land requires additional parking spaces in compliance with this Article. Parking spaces may be decreased when a change of use in either a structure or of land requires less spaces than provided for the replaced use.

9.1.2 A one-time only enlargement of a structure or increase in the amount of land used may be made for existing uses deficient in off-street parking, provided that the enlargement or increase does not represent a requirement in excess of five (5) off-street parking spaces. In the event that such increase represents a requirement in excess of five (5) off-street parking spaces, such increase shall require complete compliance of the provisions of this Article for the entire use.

9.1.4 Off-street parking for residential uses shall be located as follows: *(Revised 08.21.2012)*

- a. Parking as required herein shall be located on the same lot as the principal use except when specifically permitted to be located elsewhere. Driveways shall be considered as providing off-street parking spaces for all single-family dwellings.
- b. Cooperative provisions for off-street parking may be made by contract between owners of adjacent property with dissimilar hours of operation, and any such contract shall be filed with the Zoning Administrator. The parking area provided on any one lot may be reduced to not less than fifty percent (50%) of the parking spaces required for the use occupying such lot. The total number of spaces provided under such a cooperative parking scheme shall not be less than the total number of spaces required for each use. *(Revised 07.11.2011)*
- c. Remote parking may be used to meet up to fifty percent (50%) of off-street parking requirements for permanent uses, provided the property is owned by the same

owner of the property hosting the principal use, is under long-term lease equal to or greater than five (5) years, or is allowed by a recorded access easement specifying the parking arrangement.

Remote parking may also be used to meet all of the off-street parking requirements for temporary uses, approved in accordance with Section 4.7 of the Village of Wesley Chapel Zoning Code, provided written permission of the remote parking property owner, if other than the temporary use applicant, is provided.

Remote parking shall be located on property within four hundred (400) feet of the property hosting permanent or temporary uses. Remote parking for permanent uses shall be connected by adequate pedestrian facilities, as determined by the Zoning Administrator. Remote parking for temporary uses shall be connected by adequate pedestrian facilities or by managed pedestrian assistance provisions, as determined by the Zoning Administrator.

Any change in legal availability of the remote parking property or facilities shall require the owner of the permanent use or applicant for a temporary use permit to provide replacement parking through other allowable means or be considered in violation of this Section and/or Section 4.7, if applicable. Remote parking shall be assessed after any cooperative parking allowances have been assigned. Remote parking may not constitute more than fifty percent (50%) of the remainder of parking spaces required after assignment of cooperative parking. *(Added 07.11.2011)*

- d. No parking area shall be located over an active septic tank field.
- e. In residential areas, the temporary parking or storage of manufactured homes shall be prohibited. The parking of operable boats, motorcycles, all-terrain vehicles, and trailers not required to be registered or have certificate of title by North Carolina state law shall not be regulated by this ordinance. *(Rev. 8.21.2012)*
- f. For properties with more than 15% impervious surface coverage and located within platted subdivisions which include platted streets, recreational vehicles may be stored, if inoperable, or parked, if operable, in those subdivisions. Such storage or parking shall be consistent with the following regulations and with any more restrictive subdivision covenants. Inoperable motor vehicles, recreational vehicles, boats, motorcycles, all-terrain vehicles and trailers required to be registered may be stored outdoors, and shall

be screened from public Right-of-Way (ROW) by year-around fencing or plant materials or combination thereof, providing at least seventy five percent (75%) opaque coverage from the public right-of-way, and shall also satisfy any more restrictive subdivision covenants that may exist. *(Rev. 08.21.2012)*

- g. The parking of commercial vehicles shall be subject to Article 4.1, Customary Home Occupations. *(Rev. 08.21.2012)*
- h. Motor vehicles, recreational vehicles, boats, motorcycles, all-terrain vehicles, agricultural equipment and trailers, required to be registered or otherwise, that are deteriorated beyond the definition of inoperable, as defined in Articles 2, shall be considered junk and subject to the regulation of Junk Yards, as defined in Article 2 of this Ordinance. *(Added 08.21.2012)*
- i. Parking areas, including driveways, for residential uses shall be allowed to be extended into side yard setbacks. Parking areas, including driveways, for residential uses shall be allowed to be extended into rear yard setbacks provided they are screened from neighboring properties by year-around fencing or plant materials or combination thereof, providing at least seventy five percent (75%) opaque coverage. *(Added 08.21.2012)*

9.1.5 Design standards for non-residential parking areas are as follows:
(Rev.08.21.2012)

- a. All parking areas, including required driveways for access to public roads and off-street loading areas, if any, shall be paved. Paving requirements for parking areas for places of worship, Village of Wesley Chapel owned and operated government uses and indoor or outdoor public or private recreation facilities are to be determined via the CUP process. Nonconforming use parking areas in compliance with Article 7 shall be clearly delineated with a gravel bed and maintained border. *(Rev. 08.21.2012)*
- b. A parking space shall be not less than nine (9) feet in width nor less than eighteen (18) feet in length. All parking stalls shall be clearly marked and such markings shall be maintained so as to be easily seen. ***(Revised parking space from 20' to 18' in length. 03.31.03, rev. 04.07.2014)***

- c. Parking bays shall be designed in accordance with accepted standard practice for parking at various angles, with aisles being of such widths as to permit the entering and leaving of a parking space with ease and safety.
- d. Access to all required parking areas shall be by roads adequate in width to accommodate two-way traffic, except for parking areas designed and clearly marked for one-way traffic. Except by way of approved driveways, access from or egress to a public road from a parking area shall be expressly prohibited. Adequate provisions shall be made to insure compliance by the use of fences, walls, wheel stops or landscaping, or a combination of those devices.
- e. Wheel stops, curbs, or other devices shall be provided in such locations as to prevent any vehicle from encroaching either on a public right-of-way or an adjacent property.
- f. Parking areas shall be so designed as to retain existing trees and other plant life. Where no trees or other plant life exists, adequate landscaping shall be provided, both within the parking area and on the external boundaries of such area.
- g. Screening shall be provided as required in Section 4.2 of this Ordinance.
- h. Signs in compliance with Section 8.10 of this Ordinance shall be allowed.
- i. Parking spaces for handicapped individual's usage shall be provided at all parking areas intended for public use. Said spaces shall be provided in sufficient number, size and accessories (i.e. access walks between spaces, ramps at curbs, signage, etc.) to satisfy all applicable Federal Standards for Handicapped Parking.
- j. Parking space minimum requirements are provided in Sub-section 9.1.9 of this Ordinance for uses permitted by right and/or allowable under the CUP process. Any use classification not listed in said sub-section shall be addressed as an integral part of the CUP process that must take place to consider such additional conditional use(s).

- k. Parking areas, including parking aisles, for non-residential uses shall not be extended into the required rear yard and side yard setbacks. Parking lot access, excluding parking aisles, may be located within a side or rear yard setback. However, such access shall be located perpendicular to the set back line to the greatest extent possible. *(Added 08.21.2012)*
- l. Storage of inoperable vehicles, boats, motorcycles, all-terrain vehicles, trailers requiring registration, and equipment for non-residential uses shall be in conformance with the screening requirements of section 4.2.1 of this ordinance. *Added 08.21.2012)*

9.1.6 Permits for driveway locations on State maintained roads shall be obtained from the North Carolina Department of Transportation.

9.1.7 Storm drainage facilities shall be required, and shall be so designed as to adequately protect any public right-of-way or adjacent property.

9.1.8 The requirements for off-street parking spaces shall be computed as follows:

- a. When units of measurement determining the number of required parking spaces result in a fractional space, any fraction of one-half (1/2) or more shall require one parking space.
- b. Where seats consist of pews or benches, each twenty (20) inches in length of pew or a bench shall be considered as one seat.
- c. For the purpose of computing parking requirements based on the number of employees, the owners or managers shall also be considered employees.
- d. Lots containing more than one principal use shall provide parking in the amount equal to the total of the requirements for each use.

9.1.9 The following chart indicates the minimum off-street parking requirements:

<u>Use Classification</u>	<u>Parking Space Requirement</u>
Cemeteries	One (1) space per employee during the shift of greatest employment plus parking on private internal roads.
Churches, Synagogues and Other Places of Worship	One (1) space per employee during the shift with greatest

	employment plus one (1) space for each four (4) seats in the sanctuary.
Customary Home Occupations	One (1) space plus the number of spaces required for the residential use.
Day Care Centers	One (1) space per employee during the shift of greatest employment plus one (1) space per five (5) children.
Dwellings	Two (2) spaces for each single-family dwelling unit.
Elementary and Secondary Schools	Three (3) spaces for each room used for instruction or administration, or one (1) space for each four (4) seats used for assembly purposes, whichever is greater.
Funeral Chapels	One (1) space for each three (3) seats in the chapel or chapels plus two (2) spaces for each three (3) employees, plus one (1) space for each vehicle used in the operation. In addition, off-street parking area shall be provided, on the site, to accommodate a minimum of thirty (30) passenger vehicles for the purpose of forming a funeral procession.
Golf Courses	One (1) space for the largest number of employees per shift plus four (4) spaces per hole plus one (1) space for each vehicle used in the operation (excluding golf carts).

Family Care Homes	One (1) space for each three (3) employees, plus one (1) space for each resident.
Learning Centers	One (1) space per employee during the shift with greatest employment plus one (1) space for each one-hundred fifty (150) square feet of gross floor area. <i>(Added 05.09.2016)</i>
Medical and Dental Offices	Four (4) spaces for each doctor practicing at the clinic, plus one (1) space for each employee.
Offices, Professional, Business, or Public (excluding medical and dental offices and clinics)	One (1) space per employee during the shift with greatest employment plus one (1) Space for each three-hundred (300) square feet of gross floor area.
Public or Private Assembly, and/or Recreation.	One (1) space for each four (4) fixed/designated seats provided for patron use, including portable seats, benches and amphitheatre seating, plus one (1) space for each one-hundred (100) square feet designated for assembly but not containing fixed/designated seats, or one (1) space for every thousand (1000) square feet designated for active recreation, or one (1) space for every two thousand (2000) square feet designated for passive recreation, whichever is greater. Fifty (50%) of parking required for passive recreation shall be allowed to be unpaved. Parking shall

be provided for all areas/uses intended to be in permanent use and not required, through a Conditional Use Permit, to apply for a temporary use permit in accordance with Section 4.7.

Parking for permanent public or private assembly and/or recreation uses, particularly those with a number of differing uses, such as playground and walking trails, may also be determined by a parking study in order to establish a different set of off-street parking and loading standards. Upon receiving a Conditional Use Permit for a qualifying use, the applicant may submit a site-specific parking and loading study which shall include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates, as approved by the Zoning Administrator, and should include other reliable data collected from similar uses. *(Rev. 07.11.2011)*

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One (1) space per employee during the shift of greatest employment plus one (1) space for each two-hundred (200) square feet of gross floor area, plus one (1) space for each vehicle used in the operation.

Restaurants	One (1) space for each employee during the shift of greatest employment plus one (1) space for each three (3) seats.
Retail Business and Consumer Service Outlets (except as noted)	One (1) space for each two-hundred (200) square feet of gross floor area.
Automobile Service Stations and/or Convenience Store	One (1) spaces for each gas dispenser located remote from the pumping station(s), plus one (1) space for each employee during the shift of greatest employment, plus three (3) spaces for each automobile service bay, if provided.
Shopping Centers	One (1) space per two-hundred (200) square feet of gross floor area excluding uses whose off-street parking requirements are listed separately.
Telephone Exchange Building, Electric or Gas Substation, Water Tower or Tank, Pump Station	One (1) space for each employee during the shift of greatest employment and/or one (1) space for each vehicle used in the operation.
Libraries	One (1) space for each two-hundred (200) square feet of gross floor area, plus one (1) space for each employee and/or volunteer staff person during the shift of greatest employment, plus one (1) space for each vehicle (including bookmobiles) used in the operation.
Fire Station	One (1) space per employee

	during the shift of greatest employment.
Community Recreation Centers; Country Clubs; Fraternal, Social Organizations	One (1) space for the largest number of employees per shift and Recreational plus two (2) spaces for each three (3) memberships plus one (1) space for each vehicle used in the operation.
Horse Stables and Riding Academies, Commercial	One (1) space for each employee during the shift of greatest employment plus two (2) spaces for each three (3) stalls, plus one (1) space for each vehicle used in the operation.
Manufactured Goods, Class 1	One (1) space per employee during the shift of greatest employment plus one (1) space per vehicle used in the operation. In order to accommodate visitors, one (1) additional space for each twenty (20) required employee spaces shall also be required.

Section 9.2 Off-Street Loading Requirements

9.2.1 Purpose

In order to assure a proper and uniform development of off-street loading areas and to relieve traffic congestion in streets and parking lots, the off-street loading requirements set forth in Sub-section 9.2.2 shall apply. These requirements will apply to new buildings and uses, and to additions to existing buildings and uses.

9.2.2 Minimum Off-Street Loading Space Requirements

- a. An off-street loading berth shall have a minimum area of twelve (12) feet by twenty-five (25) and fourteen (14) feet overhead clearance.

- b. The following minimum requirement shall apply for commercial uses: One (1) loading space for uses having gross floor areas of 10,000-29,999 square feet; two (2) for uses having gross floor areas of 30,000 square feet or more.
- c. For structure containing less than ten-thousand (10,000) square feet of gross floor area, off-street loading can be provided using off-street parking spaces.

9.2.3 Design Standards for Loading Areas

- a. The paving design standards in Sub-section 9.1.5(a) for parking areas shall also apply to all loading areas.
- b. Access to all required loading areas shall be by roads adequate in width to accommodate two-way traffic, except for loading areas designed and clearly marked for one-way traffic.
- c. Upon entering an off-street loading area, such maneuvering as is necessary to gain access to a loading space shall be within the confines of the loading facility property only.
- d. Wheel stops, curbs or other devices shall be provided in such locations as to prevent any vehicle from encroaching either on a public right-of-way or an adjacent property.
- e. Screening shall be provided as required as Section 4.2 of this Ordinance.
- f. Signs shall be permitted in compliance with Article 8 of this Ordinance.
- g. Illumination shall be permitted in compliance with Section 4.1 of this Ordinance.
- h. Storm drainage facilities shall be required and shall be so designed as to adequately protect any public right-of-way or adjacent property.
- i. Permits for driveway locations on state maintained roads shall be obtained from the North Carolina Department of Transportation.