

ARTICLE XI. PARKING AND LOADING

Sec. 3-7-211. General provisions.

- (a) It is the intent of this chapter that all buildings, structures and uses of land shall provide off-street parking and loading space in an amount sufficient to meet the needs caused by the building or use of land and that such parking and loading spaces be so oriented that they are in fact readily usable for such purposes.
- (b) Except as provided in this article, no application for a building permit shall be approved unless there is included with the plan for such building, improvements or use, a plot plan showing the required space reserved for off-street parking and service purposes. Occupancy shall not be allowed unless the required off-street parking and service facilities have been provided in accordance with those shown on the approved plan.
- (c) Each use of land and each building or structure hereafter constructed or established, and each addition to a structure shall provide off-street parking and loading according to the standards set forth herein. When an addition is made to a building containing less than the required parking or loading requirements, a conforming amount of parking or loading shall be supplied based upon the size of the addition. Off-street parking spaces shall not be reduced below the minimum required number for the use or facility to which they are assigned.
- (d) Two (2) or more neighboring uses, of the same or different types, may provide joint facilities, provided that the number of off-street parking spaces are not less than the sum of the individual requirements.
- (e) No addition to an existing building shall be constructed which reduces the number of spaces, area or usability of existing parking or loading space unless such building and its addition conform with the regulations for parking and loading contained herein.
- (f) Parking spaces for the handicapped shall be required. Existing uses providing off-street parking shall have twelve (12) months from date of adoption of this chapter to comply with handicapped parking requirements. New uses providing off-street parking shall incorporate handicapped spaces into the design of parking facilities.
- (g) When multiple uses occupy a building, the parking and loading requirement shall be met by determining the percentage of the total building area devoted to each type of use and then applying the appropriate requirements by use.
- (h) Up to twenty (20) percent of the total parking spaces required may be used for the parking of the compact cars, provided that all such spaces are labelled as such on the ground.

Sec. 3-7-212. Parking and loading requirements.

The following table depicts the minimum number of off-street parking spaces and loading stalls required by type of permitted use:

PARKING AND LOADING SPACES REQUIRED

TABLE INSET:

<i>Use</i>	<i>Parking</i>	<i>Loading</i>
<i>Apartments and other multiple-family uses</i>	<i>2 per unit</i>	<i>None</i>
<i>Auditorium, stadium, assembly hall, gymnasium, theatre, or community recreation center</i>	<i>(a) 1 space per 4 fixed seats in largest assembly room or area; or</i>	
	<i>(b) 1 space for each 40 square feet of floor area available for the accommodation of moveable seats in the largest assembly room; or</i>	
	<i>(c) 1 space per 150 square feet of gross floor areas;</i>	
	<i>whichever is greater.</i>	
<i>Automotive or machinery sales and service garages</i>	<i>1 for each 400 square feet of gross floor area, plus 1 for each employee</i>	<i>1 for each 5,000 square feet of gross area</i>
<i>Banks, professional and general offices</i>	<i>1 for each 300 square feet of floor area</i>	<i>None</i>
<i>Beauty and barber shops</i>	<i>3 for each operator</i>	<i>None</i>
<i>Boarding or rooming house</i>	<i>2 for up to 2 bedrooms, plus 1 for each additional bedroom</i>	<i>None</i>
<i>Churches</i>	<i>1 space for each 3 seats in main assembly area</i>	<i>None</i>
<i>Duplexes</i>	<i>2 per dwelling unit</i>	<i>None</i>
<i>Fraternity or sorority houses</i>	<i>2 for up to 2 bedrooms, plus 1 for each additional bedroom</i>	<i>None</i>
<i>Funeral homes and mortuaries</i>	<i>1 for each 3 seats in chapel, or 1 per 50 square feet of public area, whichever is greater</i>	<i>1 for each hearse, ambulance or other non-passenger vehicle</i>
<i>Furniture and appliances</i>	<i>1 per each 500 square feet of space</i>	<i>1 for first 5,000 square feet, plus 1 for each additional 20,000 square feet or fraction thereof</i>
<i>Gasoline service stations</i>	<i>2 spaces per gas pump, plus 3 spaces for each service bay or similar facility, plus 1 space for each attendant</i>	<i>None</i>
<i>Hospitals, group homes, and rest homes</i>	<i>1 for each 3 beds, plus 1 space for each staff member, plus 1 space for each employee on the largest shift</i>	<i>1 space for the first 5,000 square feet of floor area, plus 1 additional [for each additional] 50,000 square feet or fraction thereof</i>

<i>Hotels and motels</i>	<i>1 per unit, plus 1 per 2 employees on the same shift</i>	<i>1 space for the first 5,000 square feet of floor area, plus 1 for each additional 50,000 square feet or fraction thereof</i>
<i>Libraries, museums and similar uses</i>	<i>1 space for each 400 square feet of gross space to which the public has access</i>	<i>1 space for the first 5,000 square feet of gross floor area, plus 1 additional [for each addition] 30,000 sq. ft. or fraction thereof.</i>
<i>Manufacturing, freight terminals</i>	<i>4 spaces per each 10,000 square feet or major fraction thereof, plus 1 space for each employee on the largest shift</i>	<i>Sufficient to allow for complete off-street loading but in no event less than required herein for a warehouse</i>
<i>Medical and dental offices</i>	<i>6 spaces per practitioner</i>	<i>None</i>
<i>Mobile home parks</i>	<i>2 spaces per unit</i>	<i>None</i>
<i>Places of public assembly or amusement without fixed seats</i>	<i>1 space for each 200 square feet of floor space devoted to public use</i>	<i>None</i>
<i>Places of public assembly (buildings including theatres)</i>	<i>1 space per each 3 seats in main assembly area, or 1 space for each 50 square feet where fixed seats are not provided</i>	<i>None</i>
<i>Personal service establishment</i>	<i>1 space for each 200 square feet of gross floor area, but not less than 2 spaces for each employee</i>	<i>None</i>
<i>Real estate sales office</i>	<i>2 for first 200 square feet, plus 1 for each 100 square feet of office and public space</i>	<i>None</i>
<i>Restaurants and taverns</i>	<i>1 per each 3 seats, plus 1 for each employee on the largest shift</i>	<i>One</i>
<i>Retail stores</i>	<i>1 per each 200 square feet of gross sales space</i>	<i>1 for first 5,000 square feet, plus 1 for each additional 30,000 square feet or fraction thereof</i>
<i>Schools</i>	<i>1 space for each teacher and employee, plus 1 space for each 100 square feet of seating space in auditoriums; for senior high schools and colleges where students drive to and from school, there shall be an additional requirement of 1 space for each 10 students for which the school was designed</i>	<i>None</i>

<i>Shopping centers</i>	<i>5 spaces per 1,000 square feet of gross floor [space] up to 800,000 square feet; 4.5 spaces per 1,000 square feet of gross floor space over 800,000 square feet</i>	<i>1 for the first 5,000 square [feet], plus 1 for each additional 50,000 square feet or fraction thereof</i>
<i>Single-family residences</i>	<i>2 spaces</i>	<i>None</i>
<i>Small item repair</i>	<i>1 space for each 200 square feet of gross floor area</i>	<i>None</i>
<i>Swimming pool</i>	<i>1 space for every 200 square feet of water service area, plus requirements for additional uses in association with the establishment such as a restaurant, etc.</i>	<i>None</i>
<i>Warehouses</i>	<i>4 spaces for the first 5,000 square feet of gross floor area, plus 1 additional space for each 5,000 square feet or fraction thereof, plus 1 [space] for each full-time employee</i>	<i>2 spaces for the first 5,000 square feet of gross floor space, [plus 1 space] for each additional 10,000 square feet or fraction thereof</i>
<i>Wholesale stores</i>	<i>1 space for each 400 square feet of gross floor area, plus 1 [space] for each full-time employee</i>	<i>1 space for the first 6,000 square feet of gross floor area, plus 1 space for each additional 20,000 square feet or fraction thereof</i>

For any uses not listed, the planning staff shall determine the proper requirement by classifying the proposed use among the uses specified herein as to assure equal treatment. In making any such determination, the planning staff shall follow the principles set forth in the statement of purpose at the beginning of this article.

Sec. 3-7-213. Handicapped parking requirements.

Handicapped spaces shall be provided in accordance with the following scale:

TABLE INSET:

<i>Total Parking Requirements</i>	<i>Handicapped Spaces Required</i>
<i>Up to 25</i>	<i>1</i>
<i>26–50</i>	<i>2</i>
<i>51–75</i>	<i>3</i>
<i>76–100</i>	<i>4</i>
<i>101–150</i>	<i>5</i>
<i>151–0</i>	<i>6</i>
<i>201–300</i>	<i>7</i>

301–400	8
401–500	9
501 +	2% of total required

Sec. 3-7-214. Design criteria and standards.

Off-street parking and loading areas, spaces and stalls are to be designed to conform to the following criteria and standards.

(1) All multiple-family, commercial and industrial uses shall provide a paved, dust-free surface. The use of approved "porous pavement" is encouraged, provided such paving is approved for use by the county engineer. If these facilities are to be used at night, proper illumination shall be provided for the safety of pedestrians, vehicles and for security purposes. Lighting shall be designed so as not to reflect onto or cause glare in any adjacent residential district. Driveways serving single-family and duplex residences shall be paved for the entire width of the public right-of-way.

(2) Each off-street parking space shall be clearly marked, and 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.

(3) All off-street parking, loading, and service areas shall be drained so as to prevent damage to abutting properties and/or public streets and shall be constructed of materials which will assure a surface resistant to erosion. All such areas shall be at all times maintained at the expense of the owners thereof in a clean, orderly, and dust-free condition to the extent that it does not create a nuisance.

(4) All off-street parking, loading, and service areas shall be separated from walkways, sidewalks, and streets by curbing or other suitable protective device.

(5) The following design standards shall be used to achieve compliance with parking provisions of this chapter. These requirements are summarized in the accompanying table.

a. Each full-size automobile parking space shall not be less than eight and one-half (8 1/2) feet wide and twenty (20) feet deep. Compact car spaces shall not be less than eight (8) feet wide and seventeen (17) feet deep. Parallel spaces for the handicapped adjacent to a walk shall be a minimum of twelve (12) feet six (6) inches in width by twenty-four (24) feet in length. If a walk is at an elevation of the parking space a 1:6 ramp shall be provided up to the walk. For ninety-degree or angled spaces the minimum width of a handicapped stall shall be nine (9) feet. An aisle, having a width of not less than three (3) feet six (6) inches, shall be provided between each stall.

b. Handicapped spaces shall be marked on the pavement and by appropriate signage, both markings to use the universally accepted "Handicapped" symbol. Handicapped spaces shall be located in closest proximity to major building entrances, but in no event shall such spaces be more than one hundred (100) feet from an entrance.

c. There shall be provided adequate interior driveways to connect each parking space with a public right-of-way. Interior driveways shall be at least twenty-four (24) feet wide where used with ninety-degree angle parking, at least eighteen (18) feet wide where used with sixty-degree angle parking, at least

twelve (12) feet wide where used with forty-five-degree angle parking, and at least twelve (12) feet wide where used with parallel parking, or where there is no parking, interior driveways shall be at least twelve (12) feet wide for one-way traffic movement and at least twenty-four (24) feet wide for two-way traffic movement.

- (6) The following are the design requirements for off-street loading stalls:
- a. Each loading stall shall be a minimum of ten (10) feet in width and thirty (30) feet in length with fourteen (14) feet of overhead clearance, except that for wholesale and industrial uses loading stalls shall be a minimum of ten (10) feet wide and fifty (50) feet in length.
 - b. All off-street loading stalls shall have access from a public street.
 - c. All off-street loading stalls and access shall be provided with a paved, dust-free surface. If loading stalls are to be used at night, they shall be properly illuminated for the safety of pedestrians, vehicles and for security. Lighting shall be designed to preclude light spill into adjacent properties.
 - d. Loading stalls are not to hinder movement of pedestrians or vehicles over a street, sidewalk or alley, or to and from an off-street parking area.

Sec. 3-7-215. Curb cut requirements and design standards.

Within any zoning district where the lowering or cutting away of any curbs for purposes of ingress and egress is required, such curb cut shall be subject to the following provisions:

- (1) No more than two (2) combined entrances and exits shall be allowed any parcel of property, the frontage of which is less than two hundred (200) feet on any one (1) street. Additional entrances or exits for parcels of property having a frontage in excess of two hundred (200) feet shall be permitted after showing of actual requirements of convenience and necessity and upon approval of the planning commission. Where frontage is fifty (50) feet or less, only one (1) combined entrance-exit shall be permitted.
- (2) At street intersections, no curb cut shall be located within fifty (50) feet of the intersections of two (2) curblines or such lines extended, or within fifteen (15) feet of the intersection of two (2) property lines extended, whichever is least restrictive. When a culvert is required it must be approved by the Henry County DOT.
- (3) The distance between any two (2) curb cuts on the same side of the street and located on one (1) property shall be not less than ten (10) feet. Said distance shall be measured between the points of tangency of the curb return radii and the established curblines of the abutting street.
- (4) All driveways shall be constructed so as to be at least two (2) feet from any property line.
- (5) The maximum width of any driveway shall not exceed forty (40) feet measured at the right-of-way line.
- (6) The maximum width of any curb cut including curb returns shall not exceed fifty (50) feet, except that a bona fide truckstop may exceed the maximum figure as determined by the zoning administrator.
- (7) The sum of the two (2) curb return radii for any one (1) curb cut shall not exceed

fifteen (15) feet.