



Article 6. Parking	2
6.1.1 Introduction.....	2
6.1.2 Interpretation.....	2
6.1.3 Parking regulations, off-street parking spaces.	2
6.1.4 Off-street parking ratios.	3
6.1.5 Off-street parking reduction for shared parking.	8
6.1.6 Shared driveways and inter-parcel access.....	9
6.1.7 Number of handicapped parking spaces required.....	10
6.1.8 On-street parking.....	10
6.1.9 Parking structures.....	10
6.1.10 Parking area landscaping.....	10
6.1.11 Paving surfaces.....	11
6.1.12 Stacking spaces.	11
6.1.13 Valet parking requirements.	11
6.1.14 Off-street loading requirements.....	11
6.1.15 Parking of trailers in residential districts.....	13
6.1.16 Alternative fuel vehicles parking.....	13
6.1.17 Bicycle/moped parking requirements.	13



Article 6. Parking

6.1.1 Introduction.

This chapter establishes the standards for the number, location, and development of motor vehicle parking facilities, standards for on-site loading areas, and standards for bicycle parking.

6.1.2 Interpretation.

- A. *Fractions.* Where a fractional space results during the calculation of required parking, the required number of parking spaces shall be the next lowest whole number.
- B. *Parking space requirement not specified.* Where the parking requirement for a particular use is not described in Table 6.2, and where no similar use is listed, the director of planning shall determine the number of spaces to be provided based on requirements for similar uses, location of the proposed use, the number of employees on the largest shift, total square footage, potential customer use, or other expected demand and traffic generated by the proposed use. If the director of planning reasonably determines that a parking generation study should be prepared by a qualified professional, the director of planning may require submission of such a study to aid the director of planning in making a determination with respect to the number of required parking spaces.
- C. *Computations for multiple floor uses within a building.* In cases where a building contains some combination of residential use, office space, retail or wholesale sales area, or bulk storage area, the director of planning may determine on a proportional basis the parking and loading requirements based on separate computations for each use.

6.1.3 Parking regulations, off-street parking spaces.

Off-street parking spaces shall be provided in accordance with the following requirements:

- A. Each application for a development permit or building permit, other than for a detached single-family residence, shall be accompanied by a parking plan showing all required off-street parking spaces, driveways, and the internal circulation system for each such parking lot.
- B. All parking lots and spaces shall conform to the following requirements:
 - 1. All vehicles shall be parked on a paved surface that is connected to and has continuous paved access to a public or private street, except as otherwise allowed in this section.
 - 2. Each parking space, except those located on a single-family residential lot, shall comply with the minimum dimensions established in Table 6.1. Each parking lot shall have adequate space for each car to park and exit every parking space and space for internal circulation within said parking lot.
 - 3. Each parking lot, except those parking spaces located on property used for single-family residential purposes, shall comply with section 5.4.4, Site and parking area landscaping.
 - 4. All parking lots and parking spaces, except those located on property used for single-family residential purposes, shall conform to the geometric design standards of the Institute of Traffic Engineers.
 - 5. Parking and loading shall not be permitted within the front yard in any MR, HR, O-I, or O-I-T zoning district, except for required handicapped parking. Notwithstanding the previous sentence, parking and loading shall be permitted within the front yard where provision of adequate parking spaces within the rear is impractical and upon issuance of a variance pursuant to Article 7.
 - 6. Parking shall not be permitted within the front yard of any property used for single-family residential purposes, except within a driveway, or in a roofed carport or enclosed garage. Within any single-



family residential district, not more than thirty-five percent (35%) of the total area between the street right-of-way line and the front of the principal building shall be paved.

7. No parking space, driveway or parking lot shall be used for the sale, repair, dismantling, servicing, or long-term storage of any vehicle or equipment, unless located within a zoning district which otherwise permits such use.
8. The parking of business vehicles on private property located within residential zoning districts is prohibited. This section shall not prohibit: (1) typical passenger vehicles, with or without logos, including automobiles, pickup trucks, passenger vans, and dually trucks, (2) vehicles engaged in active farming, construction activities or contractor services on the private property, or the temporary parking (12 hours or less) of vehicles for the purpose of loading/unloading within residential zoning districts; nor (3) the parking of vehicles on property located in residential zoning districts, where such property is used for an authorized non-residential use such as a church. Vehicles used in law enforcement are exempt from the restrictions of this subsection.
9. All parking lots shall conform to the requirements of section 6.1.7.

Table 6.1: Minimum Parking Space Dimensions

Minimum Parking Space Dimensions			
Parking Angle	Minimum Stall Width	Minimum Stall Depth	Minimum Parking Aisle Width
Regular-sized vehicles			
90 degrees	9'	18'	24'
75 degrees	9'	19'	21'
60 degrees	9'	17'	14'
45 degrees	9'	15'	11'
Compact vehicles			
90 degrees	8.5'	15'	22'
75 degrees	8.5'	16'	20'
60 degrees	8.5'	15'	14'
45 degrees	8.5'	14'	10'

6.1.4 Off-street parking ratios.

- A. Minimum on-site parking requirements may be reduced through use of shared parking, in accordance with section 6.1.5.
- B. In residential districts in which garage space is provided, the garage space may count for no more than one (1) required space per two hundred (200) square feet of garage space.
- C. Tandem parking is permitted in association with all single-family detached and single-family attached housing types.
- D. *Minimum and maximum parking ratios:* Unless otherwise regulated elsewhere in this chapter, off-street parking spaces shall be provided for all uses listed are specified in Table 6.2. Unless otherwise noted, the parking requirement shall be based on the gross square footage of the building or buildings devoted to the particular use specified. Maximum parking standards shall not apply to existing uses so long as the building or parking lot is not expanded.
- E. *Phased development.* Where a project is intended to be developed in phases, the director of planning may approve phased development of a parking lot intended to serve current and future development.



- F. *Reduction of minimum parking requirements.* The minimum number of required spaces described in Table 6.2 for a particular use may be reduced by ten percent (10%) by the director of planning pursuant to an administrative variance in compliance with Article 7. If the use is within one thousand (1,000) feet of a designated heavy rail, streetcar/light rail or bus rapid transit station, the minimum number of required spaces may be reduced by twenty-five percent (25%) in accordance with Article 7.
- G. *Carpool/vanpool parking.* For office, industrial, and institutional uses where there are more than twenty (20) parking spaces on the site, the following standards shall be met:
 1. At least five percent (5%) of the parking spaces on site must be reserved for carpool use.
 2. Except as otherwise provided by applicable law, parking lots shall be designed so as to provide the most convenient access to building entrances by persons arriving by vanpools and carpools. In the event of a conflict between the priority described in this subsection and section 6.1.16, this subsection shall prevail.
 3. Signs shall be posted identifying spaces reserved for carpool use.

Table 6.2: Off-street Parking Ratios

Minimum and Maximum Parking Spaces		
Residential		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
Detached single-family dwelling	Two (2) spaces per dwelling unit.	Four (4) spaces per dwelling unit.
Two-family and three-family dwellings	One (1) space per dwelling unit.	Four (4) spaces per dwelling unit.
Detached single-family condominium	Two (2) spaces per dwelling unit.	Four (4) spaces per dwelling unit.
Attached single-family dwelling	One and a half (1.5) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.	Three (3) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.
Attached two-family and three-family dwellings	One and a half (1.5) spaces per dwelling unit, not including garage, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.	Three (3) spaces per dwelling unit, not including garage, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.
Multi-family dwellings	One and one-half (1.5) spaces for every dwelling unit.	Three (3) spaces for every dwelling unit.
Mobile Homes	Two (2) spaces per mobile home lot.	Four (4) spaces per mobile home lot.
Multi-family dwellings, supportive living	One-half (0.5) space per dwelling unit.	One (1) space per dwelling unit.
Fraternity house or sorority house	One (1) space per bed.	One and one-quarter (1.25) spaces per bed.
Rooming house or boarding house, shelter	One (1) space per four (4) beds.	One (1) space per one and one-half (1.5) beds.
Senior housing	One-half (0.5) space per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.	Two (2) spaces per dwelling unit, plus one-quarter (0.25) space per dwelling unit to accommodate guest parking.
Assisted Living	One-half (0.5) space per dwelling unit.	One (1) space per dwelling unit.
Personal care home, group	Two (2) spaces.	Four (4) spaces



Table 6.2: Off-street Parking Ratios, Cont'd

Residential, Cont'd		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
Personal care home, community	One (1) space for every 3 beds.	One (1) space for every 2 beds.
Adult day care facility	Two (2) spaces.	Four (4) spaces.
Child day care facility	Two (2) spaces.	Four (4) spaces.
Child caring institution, group	Two (2) spaces.	Four (4) spaces.
Child caring institution, community	One-half (0.50) space for each employee and resident.	Three-quarters (0.75) space for each employee and resident.
Live Work dwelling	Two (2) spaces per unit.	Four (4) spaces per unit.
Institutional		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
Ambulance service where accessory to a hospital, ambulance services, delivery services and other similar services	One (1) parking space for each fleet vehicle plus one-half (0.5) space for each administrative or service employee.	One (1) parking space for each fleet vehicle plus three-quarter (.75) space for each administrative or service employee.
Child day care center	One (1) space for each four hundred (400) square feet of floor area.	One (1) space for each three hundred (300) square feet of floor area.
Convent or monastery	One (1) space for each four hundred (400) square feet of floor area.	One (1) space for each two hundred (200) square feet of floor area.
Funeral home	One (1) space for each four hundred (400) square feet of floor area	One (1) space for each two hundred (200) square feet of floor area.
Hospital and similar institutional use	One (1) space per three beds.	No maximum.
Nursing care facility, nursing or convalescent home, and similar institutional use	One-quarter (.25) space per bed	One-half (.50) space per bed
Kindergarten	One (1) space per three hundred (300) square feet of floor area.	One (1) space per two hundred (200) square feet of floor area.
Places of assembly with fixed seating, including places of worship, movie theaters, stadiums, auditoriums, live performance theaters, conference centers and cultural facilities	One (1) space for each four (4) seats in the largest assembly room.	One (1) space for each two (2) seats in the largest assembly room.
Places of Assembly without fixed seating, including conference centers, gymnasiums, Place of Worship, libraries, museums, cultural facilities and art galleries	One (1) space for each forty (40) square feet of floor space in the largest assembly room.	One (1) space for each twenty (20) square feet of floor space in the largest assembly room.
Private elementary and middle school	One and one-half (1.5) spaces for each classroom.	Two (2) spaces for each classroom, plus one (1) space for each fifty (50) square feet in largest assembly room.



Parking

Private high school	Three (3) spaces for each classroom.	Five (5) spaces for each classroom, plus one (1) space for each fifty (50) square feet in largest assembly room.
Colleges, including trade, vocational, and commercial vocational schools	Ten (10) spaces per classroom, plus two and one-half (2.5) spaces for each one thousand (1000) square feet of floor area in the library or assembly area.	No maximum.

Table 6.2: Off-street Parking Ratios, Cont'd

Recreation		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
Athletic Field	Twenty (20) spaces per field.	Sixty (60) spaces per field.
Bowling alley	Four (4) spaces for each alley.	Five (5) spaces for each alley.
Driving range	One (1) space per tee	One and one-half (1.5) spaces per tee
Miniature Golf	Twelve (12) spaces	Twenty (20) spaces
Noncommercial club, lodge, or fraternal or social organization (other than fraternity and sorority houses)	One (1) space for each two hundred (200) square feet of floor area.	One (1) space for each one hundred (100) square feet of floor area.
Public or private swimming pool, neighborhood recreation club/subdivision clubhouse & amenities (recreation and meeting rooms, swimming, and playground), or similar use	One (1) space per 10 homes.	One (1) space per five (5) homes.
Public or private golf course	Fifteen (15) spaces per nine (9) holes.	Thirty (30) spaces per nine (9) holes.
Indoor recreational facilities, not including bowling alley, swimming pool, tennis courts, or neighborhood recreation centers	One (1) space for each three hundred (300) square feet of floor area.	One (1) space for each one hundred and twenty-five (125) square feet of floor area.
Special events facilities	One (1) space for each two hundred (200) square feet of space used for such activity.	One (1) space for each one hundred (100) square feet of space used for such activity.
Temporary outdoor social, religious, seasonal, entertainment or recreation activity	One (1) space for each three hundred (300) square feet of land devoted to such use; or where such use is conducted within a tent one (1) space for each three hundred (300) square feet of area within the tent enclosure.	One (1) space for each two hundred (200) square feet of land devoted to such use; or where such use is conducted within a tent one (1) space for each two hundred (200) square feet of area within the tent enclosure.
Public or private tennis courts	Three (3) spaces per court.	Four (4) spaces per court.
Outdoor recreational uses, waterparks, amusement parks	One (1) space for each three thousand (3,000) square feet of gross site area.	One (1) space for each one thousand (1,000) square feet of gross site area.
Commercial		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
Adult entertainment establishments and adult service facilities	One (1) parking space for each four hundred (400) square feet of floor area in the building.	One (1) parking space for each twenty-five (25) square feet of floor area in the building.
Automobile repair garage, minor repair, and maintenance establishments	One (1) space for each four hundred (400) square feet of floor space.	One (1) space for each one hundred fifty (150) square feet of floor space.
Automobile service station	Two (2) spaces for each service bay, with minimum of ten (10) spaces required.	Three (3) spaces for each service bay, with maximum of fifteen (15) spaces required.



Parking

Bed and breakfast inn	One (1) space for the owner-operator plus one (1) per guest bedroom.	Two (2) spaces for the owner-operator plus one (1) per guest bedroom.
Car wash	Two (2) stacking spaces for each car wash lane plus two (2) drying spaces per lane.	Three (3) stacking spaces for each car wash lane plus three (3) drying spaces per lane.

Table 6.2: Off-street Parking Ratios, Cont'd

Commercial, Cont'd		
Convenience Store without gas pumps	Three (3) spaces for each one thousand (1000) square feet of floor area.	Four (4) spaces for each one thousand (1000) square feet of floor area.
Convenience Store with gas pumps	One (1) space per five hundred (500) square feet of floor area	One (1) space per one hundred fifty (150) square feet of floor area.
Grocery Store	One (1) space per five hundred (500) square feet of floor area.	One (1) space per two hundred (200) square feet of floor area.
Hotel or motel	One (1) space per lodging unit, plus one (1) space per each one hundred fifty (150) square feet of banquet, assembly, or meeting area.	One and two-tenths (1.2) spaces per lodging unit, plus one (1) space per each one hundred (100) square feet of banquet, assembly, or meeting area.
Laboratory, research facility	One (1) space for each one thousand (1000) square feet of floor area	One (1) space for each three hundred (300) square feet of floor area
Office, Professional	One (1) space for each five hundred (500) square feet of floor area.	One (1) space for each two hundred fifty (250) square feet of floor area.
Offices, Doctor and Dentist	One (1) space for each five hundred (500) square feet of floor area.	One (1) space for each two hundred (200) square feet of floor area.
Restaurant with seating for patrons (with or without drive-through)	One (1) space for each one hundred fifty (150) square feet of floor area, but not less than ten (10) spaces.	One (1) space for each seventy five (75) square feet of floor area, but not less than ten (10) spaces.
Late Night Establishment	One (1) space for each three hundred (300) square feet of floor area with a minimum of ten (10) spaces.	One (1) space for each one hundred fifty (150) square feet of floor area with a minimum of ten (10) spaces.
Nightclub	One (1) space for each three hundred (300) square feet of floor area, but not less than ten (10) spaces.	One (1) space for each one hundred fifty (150) square feet of floor are, but not less than ten (10) spaces.
Restaurant, drive-through, without seating area for patrons	One (1) space for each two hundred fifty (250) square feet of floor area.	One (1) space for each one hundred fifty (150) square feet of floor area.
Restaurant where accessory to hotel or motel	One (1) space for each three hundred (300) square feet of floor area, but not less than ten (10) spaces.	One (1) space for each one hundred seventy-five (175) square feet of floor area, but not less than ten (10) spaces.
Retail and personal service uses accessory to high-rise apartment building or high-rise office building	Three (3) spaces for each one thousand (1,000) square feet of floor area.	Four (4) spaces for each one thousand (1,000) square feet of floor area.
Retail uses, personal service uses, and other commercial and general business uses, but not including Convenience Stores or Grocery Stores or other uses described more particularly herein	One (1) space for each five hundred (500) square feet of floor area.	One (1) space for each two hundred (200) square feet of floor area.
Storage facilities (mini-warehouse)	One (1) space for each eight thousand (8,000) square feet of floor area	One (1) space for each five thousand (5,000) square feet of floor area



Table 6.2: Off-street Parking Ratios, Cont'd

Industrial		
Use	Recommended Minimum Parking Spaces	Recommended Maximum Parking Allowed
Heavy and light industrial, manufacturing, and commercial establishments not involving retail sales	One (1) space for each two thousand (2,000) square feet of floor area.	One (1) space for each one thousand three hundred (1,300) square feet of floor area.
Warehouse, distribution	One (1) space for each two thousand twenty five (2,500) square feet of floor area.	One (1) space for each five hundred (500) square feet of floor area.
Wholesale membership club	One (1) space for each five hundred (500) square feet of floor area	One (1) space for each two hundred (200) square feet of floor area.
Wholesale trade establishments, distribution establishments, offices in conjunction with showrooms, and similar uses	One (1) space for each two hundred (200) square feet of floor area devoted to sales or display, plus one (1) space for each two thousand (2,000) square feet of gross storage area.	One (1) space for each one hundred and fifty (150) square feet of floor area devoted to sales or display, plus one (1) space for each one thousand five hundred (1,500) square feet of gross storage area.

6.1.5 Off-street parking reduction for shared parking.

Parking spaces for any existing or new mixed-use development may be based upon a shared parking formula as set forth in Table 6.3.

Shared parking may be utilized for any of the combinations of uses shown in Table 6.3. If shared parking is to be used to satisfy the requirements of this Article, an application shall be submitted to the director of planning seeking approval of a shared parking plan. The applicant must submit a scaled site plan for each site that will participate in the shared parking showing zoning, use, and existing parking facilities. Shared parking agreements approved by the director of planning shall be executed prior to issuance of any certificate(s) of occupancy for the development.

In any shared parking agreement, at least fifty percent (50%) of shared parking spaces must lie within seven hundred (700) feet of the main entrance to the principal use for which the parking is provided, and all shared parking spaces must lie within one thousand (1,000) feet of the main entrance to the principal use for which the parking is provided. Shared spaces shall not be separated from the site by a roadway with more than four (4) through-travel lanes, unless there is a well-marked, safe pedestrian crossing such as a pedestrian hybrid beacon, a signalized crosswalk, or a refuge median.

Any change in the use of a building, shop or leased area that relies on a shared parking agreement to meet its parking requirements shall require compliance with the parking standards in this Article based on the new use in order to obtain a certificate of occupancy. No right to shared parking shall vest in a property where the use of the property changes. In the event that property on which the shared parking is located has a different owner than the owner of the principal development, a written shared parking agreement between all relevant property owners, approved by the director of planning and filed on the deed records in the office of the Clerk of Superior Court for DeKalb County, shall be provided prior to approval of a certificate of occupancy for the principal development. Expiration for any reason of a shared parking agreement, on which compliance with this Article is based, shall automatically terminate the related certificates of occupancy and place the property owner(s) in violation of this zoning ordinance.



The steps for determining parking requirements in a mixed use development are:

- A. Determine the minimum amount of parking required for each separate use (Table 6.2).
- B. Multiply each parking requirement by the corresponding percentage for each of the time periods given below.
- C. Calculate the column total parking requirement for each time period.
- D. The largest column total is the shared parking requirement.
- E. Example of shared parking calculation:

If the following uses were proposed with the following example number of parking spaces in accordance with the individual use:

Office – 400 spaces, Retail – 300 spaces, and Restaurant uses – 100 spaces, with a
 Total parking for individual use on site: 800 spaces

Then these same land uses under the provisions for shared parking would require the number of parking spaces shown in the example Table 6.4 (by applying the percent reduction in Table 6.3):

Table 6.3: Shared Parking Reduction Table

Shared Parking Reduction Table					
Land Use Type	Weekdays		Overnight	Weekends	
	6am – 5pm	5pm – 1am	1am – 6am	6am – 5pm	5pm – 1am
Office	100%	10%	5%	10%	5%
Retail	60%	90%	10%	100%	70%
Hotel	75%	90%	100%	75%	90%
Restaurant	50%	100%	10%	100%	100%
Entertainment/ Recreational	40%	100%	10%	80%	100%
Church	25%	60%	10%	100%	100%

Table 6.4: Example of Shared Parking Reduction Calculation

Shared Parking Reduction Table EXAMPLE					
Land Use Type	Weekdays		Overnight	Weekends	
	6am - 5pm	5pm - 1am	1am - 6am	6am - 5pm	5pm - 1am
Office	400	40	20	40	20
Retail	180	270	30	300	210
Hotel	0	0	0	0	0
Restaurant	50	100	10	100	100
Entertainment/ Recreational	0	0	0	0	0
Church	0	0	0	0	0
Total	630	410	60	440	330

As shown in the Weekdays 6:00 a.m. – 5:00 p.m. column, 630 parking spaces would be needed for this example development. This is a reduction of one hundred and seventy (170) required spaces.

6.1.6 Shared driveways and inter-parcel access.

- A. *Applicability.* This section shall apply to all new office, commercial, institutional, mixed use, and industrial developments and any building renovations and repaving projects of office, commercial, institutional, or industrial developments for which a land disturbance permit is required.



- B. *Shared driveways.* Shared driveways between two parcels along a common property line may be required by the Planning Commission during subdivision plat review or by the director of planning during the land disturbance permitting process. In such cases, each property owner shall grant an access easement to facilitate the movement of motor vehicles and pedestrians across the site. The property owner's obligation to comply with this requirement shall be limited to the extent legal permission to construct and utilize the required shared drive can be obtained from the neighboring property owner.
- C. *Inter-parcel access requirements.* Inter-parcel access for vehicles between abutting and nearby properties shall be provided so that access to individual properties can be achieved between abutting and nearby developments as an alternative to forcing all movement onto highways and public roads, unless the director of planning during the land disturbance permitting process determines that it is unnecessary to provide inter-parcel access due to the unlikelihood of patrons traveling among abutting or nearby sites, or due to inability after reasonable efforts by the property owner to obtain legal permission from the abutting property owners for such inter-parcel access.

6.1.7 Number of handicapped parking spaces required.

The minimum number of and dimensions for handicapped parking spaces shall comply with the requirements of the Americans with Disabilities Act (ADA) (Public Law 101-136), the State Building Code, and the American National Standards Institute, and any other applicable state or federal law.

6.1.8 On-street parking.

On-street parking spaces located immediately abutting the subject property, entirely within the extension of the side lot lines into the roadway and not within any required clear sight triangle, may be counted toward meeting the required parking ratios for all uses occurring on such abutting lots facing a local street or minor collector street. Where streets have been designated "No Parking" by the county, no credit for on-street parking shall be available.

6.1.9 Parking structures.

The following requirements shall apply for parking structures:

- A. *Minimum setbacks.* Parking structures shall comply with the setback requirements for accessory structures established for the zoning district in which they are located.
- B. *Maximum height.* Parking structures shall comply with the maximum height requirements established in the zoning district in which they are located.
- C. *Architectural features and facades.*
 - 1. Parking structures shall utilize materials such as brick, glass, stone, cast stone, poured-in-place concrete, hard coat stucco or precast concrete with the appearance of brick or stone on facades facing public rights-of-way.
 - 2. Architectural features and facades for parking structures shall be compatible with abutting structures.
- D. *Orientation.* Parking structures shall be oriented to the interior of the parcel by adhering to the following:
 - 1. Residential dwelling units, retail storefronts or office façades shall line the parking structure along all first floor façades adjacent to a street, excluding alleys and driveways.
 - 2. Parking structures, when added to an existing residential development, shall not be located between the building front and the street.

6.1.10 Parking area landscaping.

See parking area landscaping requirements in section 5.4.4.



6.1.11 Paving surfaces.

- A. *Typical paving surfaces.* The paving surface of required minimum on-site and off-site parking areas shall be a dust-free, all-weather material (e.g., asphalt, concrete, or pavers). The paving surface shall have the parking stalls, loading and unloading zones, fire lanes and any other applicable designations delineated in white or yellow paint.
- B. Alternative paving surfaces may be used for the number of spaces that exceed one hundred and five percent (105%) of the minimum required spaces subject to the confirmation by the director of planning of the pervious nature of the alternative paving material and the numerical calculations.
 - 1. Alternative paving surfaces may include living turf grass or similar ground cover, pervious pavers or concrete, stabilized grass lawn, or other pervious parking surfaces.
 - 2. Driveways, access aisles and parking spaces (excluding handicapped) may be surfaced with grass lawn or other pervious parking surface serving:
 - a. Uses within fifty (50) feet of environmentally sensitive areas identified in the Comprehensive Plan;
 - b. Uses which require parking for less than five (5) days per week during a typical month; and
 - c. Parks, playgrounds, and other similar outdoor recreation areas with less than two hundred (200) parking spaces.

6.1.12 Stacking spaces.

All driveway entrances, including stacking lane entrances, must be at least fifty (50) feet from an intersection. The distance is measured along the street from the junction of the two street curb lines to the nearest edge of the entrance.

6.1.13 Valet parking requirements.

All valet parking services shall meet the following requirements:

- A. Valet parking services shall only use off-street parking to park customer vehicles.
- B. A valet parking service shall be allowed only where the business establishment being served possesses the minimum required parking spaces either on-site or through a shared off-site parking agreement.

6.1.14 Off-street loading requirements.

- A. Off-street loading spaces shall be provided as indicated in Table 6.5.



Table 6.5: Off-street loading space requirements

Off-street loading requirements		
Type of Use	Gross Floor Area (Sq. Ft.)	Loading Spaces Required
Single retail establishment services	0 to 19,999	0
	20,000 to 49,999	1
	50,000 to 250,000	2
	Over 250,000	3
Shopping centers	0 to 9,999	1
	10,000 to 24,999	2
	25,000 to 39,999	3
	40,000 to 99,999	4
	Each additional 100,000	1 additional
Office buildings, multi-family residential over four stories, hospitals, health care establishments, hotels and motels	10,000 to 49,999	1
	50,000 to 99,999	2
	100,000 to 199,999	3
	200,000 to 999,999	4
	Each additional 1,000,000	1 additional
Manufacturing, warehousing, wholesaling, etc.	10,000 to 24,999	1
	25,000 to 39,999	2
	40,000 to 99,999	3
	Each additional 100,000	1 additional
Recycling centers		2

- B. *Design and arrangement of off-street loading areas.* The following standards shall apply to off-street loading areas, which shall be comprised of loading spaces and maneuvering areas:
1. A loading space shall measure no less than twelve (12) feet by thirty-five (35) feet and have no less than fourteen (14) feet of vertical clearance.
 2. For any use required to furnish three (3) or more loading spaces, at least one (1) in every three (3) shall measure no less than twelve (12) feet by fifty-five (55) feet.
 3. For manufacturing and warehousing uses, all loading spaces shall measure no less than twelve (12) feet by fifty-five (55) feet.
 4. Maneuvering areas shall not include required parking spaces or any portion of a public right-of-way. No off-street maneuvering area shall require vehicles to back in from or out to a public street.
- C. *Off-street loading and maneuvering location limitations.* Off-street loading spaces and maneuvering areas shall be located only in those portions of a lot where off-street parking areas are allowed with the following additional limitations:
1. Industrial zoning districts: If the off-street loading spaces and maneuvering areas are across from, or adjacent to, any non-industrial zoning district, a fifty (50) foot landscaped strip shall be established between the non-industrial zoning district and the off-street loading spaces and maneuvering area.



- D. *Screening of loading areas.* Loading areas shall be paved with impervious materials and shall be screened so as not to be visible from any public plaza, ground-level or sidewalk-level outdoor dining area, public sidewalk, public right-of-way, private street or any adjacent residential use.
- E. *Enclosure of dumpsters and trash compactors.* All external dumpsters and loading areas shall be enclosed with opaque fence or walls at least six (6) feet in height.

6.1.15 Parking of trailers in residential districts.

- A. In a residential zoning district, no trailer or recreational vehicle shall be parked in front of the principal structure; within the side yard setback or ten (10) feet from side property line, whichever is less; or within ten (10) feet of the rear lot line.
- B. No recreational vehicle or trailer may be occupied for human habitation for more than fourteen (14) consecutive days while parked within a residential zoning district.
- C. Recreational vehicles and trailers may be parked, for the limited purpose of storage between travel, on unpaved surfaces, including gravel or a similar material that prevents the vehicle's or trailer's tires from making direct contact with the earth, soil, sod or mud, so long as the unpaved surface prevents tracking of earth, soil, sod or mud onto public streets when the vehicle or trailer is moved from the property.
- D. Within any residential zoning district, no recreational vehicle, trailer or storage container may be parked on a lot that does not contain a permanent dwelling unit or other structure intended for permanent human habitation as its principal use.
- E. No portable storage container may be parked or stored in a residential zoning district for a period of a time exceeding fifteen (15) consecutive days, or a total of thirty (30) days during any calendar year. A container used during active construction under a valid permit may remain for the duration of the active construction, counting toward the time restrictions of this subsection.

6.1.16 Alternative fuel vehicles parking.

- A. *Where required.* Preferential parking for alternative fuel vehicles shall be provided for all new non-residential parking areas containing one hundred (100) or more parking spaces, and for new parking areas of mixed-use projects where the non-residential portion of the project requires one hundred (100) or more parking spaces. The parking spaces shall be striped with green paint to distinguish the spaces as preferential parking spaces, and in accordance with the Georgia Department of Transportation requirements.
- B. *Required number of spaces.* At least two percent (2%) of all parking spaces in parking lots identified in 6.1.16.A shall be designated for preferential parking for alternative fuel vehicles.
- C. *Location of parking spaces.* The required alternative fuel preferential parking spaces shall be located as close as possible to the primary entrance without conflicting with the Americans with Disability Act requirements, or other state or federal law. In the event the priority described in this subsection shall conflict with the priority described in section 6.1.4, section 6.1.4 shall prevail.
- D. *Signage required.* Each alternative fuel preferential parking space shall be provided with a sign that identifies the parking space as designated for use by alternative fuel vehicles. The sign shall be in compliance with Chapter 21, Signs.
- E. *Existing vehicle recharging stations.* Existing parking spaces with vehicle recharging stations may be used to meet the requirements of this section.

6.1.17 Bicycle/moped parking requirements.

- A. A building, commercial establishment, recreation area, or other property, whether privately or publicly owned or operated, that is required to provide automobile parking facilities, whether free of charge or for a fee, to any employees, tenants, customers, clients, patrons, residents, or other members of the public



- shall provide at least one bicycle/moped parking space for every twenty (20) required automobile parking spaces. No such building, commercial establishment or other property subject to the provisions of this section shall have fewer than three (3), nor be required to have more than fifty (50) bicycle/moped parking spaces. The requirements of this section shall not apply to properties being operated primarily as commercial parking facilities, residences, or churches.
- B. All bicycle/moped spaces shall be located within two hundred and fifty (250) feet of a regularly used building entrance and shall not interfere with pedestrian traffic. Each space shall include a metal anchor that will secure the frame and both wheels of a bicycle or moped in conjunction with a user-supplied lock. If bicycle/moped parking is not visible to the general visiting public, then a sign no larger than ten (10) inches by fifteen (15) inches shall be displayed that directs cyclists to the bicycle/moped parking.
 - C. The provisions of this section shall apply to property owners, persons occupying the property pursuant to a leasehold interest, or other managers or operators of buildings, commercial establishments and property subject to the provisions of this section.
 - D. The provisions of this section shall apply to any building, commercial establishment or property for which a permit for new construction is issued following the effective date of this part, and to the alteration of existing buildings in all cases where sufficient space exists to provide such parking facilities.