

§ 817.10 *Parking Area, Driveway and Turnaround Standards*

The following shall apply to all *Parking Areas, Driveways* and Turnarounds in all districts:

817.10.1 A permit for a Parking Area shall be required. A separate Parking Area permit shall be required for each lot.

817.10.2 No Parking Area shall exceed four hundred forty (440) square feet, exclusive of required maneuvering space.

817.10.3 No Parking Area, Driveway or Turnaround shall be authorized within the Street Right-of-Way between the curb and the Right-of-Way line.

817.10.4 The paved portion of the Parking Area, Driveway or Turnaround shall not extend across the front of the Dwelling more than one-half (1/2) the width of the Dwelling.

817.10.5 No Driveway shall be wider than eighteen (18) feet at the Street Right-of-Way. No Driveway and Parking Area combined shall be wider than twenty-eight (28) feet. The Driveway and Turnaround shall be no wider than thirty (30) feet.

817.10.6 A side or rear entrance Driveway or Parking Area may extend to the Side Lot Line.

817.10.7 A front entrance Driveway or Parking Area may extend to within two (2) feet of the Side Lot Line

817.10.8 Fencing as Screening

The *Parking Area* and Turnaround shall be screened from the *Street* and adjacent properties as follows:

817.10.8.1 If the topography of the site screens the *Parking Area*, no additional screening shall be required.

817.10.8.2 On all *Side and Rear Lot Lines*, a privacy *Fence*, no less than three (3) feet or more than six (6) feet can be used for screening.

817.10.8.3 Plant materials shall be placed between the *Fence* and the adjacent property line as outlined above.

817.10.8.4 The *Fence* materials shall consist of Allowed Materials as outlined in § 703.2.

817.10.9 Turnaround areas shall conform to the following additional specifications:

817.10.9.1 The turnaround shall not be used as a permanent *Parking Area*.

817.10.9.2 Turnaround areas shall not exceed ten (10) feet in width and fifteen (15) feet in length.

817.10.10 For proposed Dwellings and existing Dwellings which have or have had Garages, all Driveways and Parking Spaces shall conform to the following additional specifications:

817.10.10.1 If any *Lot* now has, or ever has had an enclosed *Parking Space* in a *Garage*, an enclosed *Parking Space* in a *Garage* shall be provided before a *Parking Area* may be constructed.

817.10.10.2 A required *Garage* shall not be removed, converted to another use, or replaced with a *Parking Area* until an enclosed *Parking Space* in a *Garage* is provided.

817.10.11 For existing Dwellings which do not have and which never have had a *Garage*, all Driveways and Parking Spaces shall conform to the following additional specifications:

817.10.11.1 The *Applicant* shall establish that it is physically impossible to construct a *Garage* in accordance with the requirements of this Chapter.

817.10.11.2 The *Applicant* shall establish that it is not economically practical to construct a *Garage* on the *Lot* based on the relationship between the cost of the *Garage* and the total value of the *Lot* and the *Dwelling*.

817.10.11.3 In the event the *Dwelling* has a porch in front of the *Building Line*, the *Applicant* shall construct a *Garage* under the porch, provided it does not protrude beyond the existing porch.

817.10.11.4 If the above three conditions do not apply, a *Parking Area* may be constructed as outlined in this Section.

§ 817.11 Governor's Drive

817.11.1 Governor's Drives shall be allowed only on a *Lot* with a minimum *Lot Width* of seventy (70) feet.

817.11.2 Vehicular ingress and egress from the *Street* to the *Lot* shall be no more than two (2) points, one (1) point which may be a *Driveway*.

817.11.3 In no event shall more than two (2) curb cuts per *Lot* on any one *Street* be authorized.

817.11.4 The minimum width of a Governor's Drive shall be twelve (12) feet and the maximum width shall be fifteen (15) feet.

817.11.5 The outer edge of the Governor's Drive shall be at least three (3) feet from the property line of the adjacent property.

817.11.6 The distance between the inside edges of the two (2) sides of the Governor's Drive shall be at least fifteen (15) feet as measured at the front property line.

§ 817.12 Bicycle Parking Standards

817.12.1 Bicycle parking shall be located and clearly designated in a safe and convenient location, at least as convenient as the majority of auto spaces provided.

817.12.2 Facilities shall be designed to accommodate U-shaped locking devices and shall support bicycles in a stable position without damage to wheels, frame or other components and shall be securely anchored and of sufficient strength to resist vandalism and theft.

§ 817.13 Alternative Parking Plans (APP)

An Alternative Parking Plan is a means to meet *Vehicle* parking requirements other than providing *Parking Spaces* on-site in accordance with the ratios established in this Section.

Applicants seeking to meet the requirements of this Section by alternative means shall be required to secure approval of an Alternative Parking Plan in accordance with the standards of this Section.

817.13.1 Contents

Alternative Parking Plans shall be submitted in a form and with such documentation as established by the *Zoning Officer* and made available to the public. At a minimum, such plans shall include the parking alternative and rationale for how the alternative will compensate for the provision of the required parking on site.

817.13.2 Review and Approval Procedure

An Alternative Parking Plan pursuant to this Section shall require a *Conditional Use Permit* from the Commission pursuant to § 1002.

817.13.3 Eligible Alternatives

Potential alternatives to be considered include, but are not limited to:

817.13.3.1 Shared Parking

Shared Parking is encouraged to promote efficient use of land and resources by allowing users to share off-street *Parking Facilities* for *Uses* that are located near one another and that have different peak parking demands or different operating hours. Shared parking shall be subject to the following standards:

817.13.3.1.1 Location

Shared off-street *Parking Spaces* shall be located no further than one thousand (1,000) feet from the *Buildings* and *Uses* they are intended to serve. The Commission may waive this distance limitation if adequate assurances are offered that shuttle service shall be operated between the shared *Lot* and the *Principal Use*.

817.13.3.1.2 Shared Parking Agreement

817.13.3.1.2.1 A shared parking plan shall require a written shared parking agreement, acceptable to the Commission, which shall include an agreement by the Owner(s) of record of the *Parking Area* and of the *Applicant*. The agreement shall be submitted to the Commission prior to issuance of a *Conditional Use Permit*.

817.13.3.1.2.2 A shared parking agreement shall be revocable by the parties to the agreement only if the off-street parking requirement is satisfied.

817.13.3.1.2.3 The agreement shall specify that the shared spaces are not leased for a *Use* that operates during the same time frame and would create a conflict.

817.13.3.1.2.4 The agreement shall specify the time frame, number and location of spaces to be shared.

817.13.3.1.3 *Site Plan*

A *Site Plan* shall be submitted to indicate the spaces that are to be leased and the *Owners* of the *Uses* seeking a parking alternative that specifies the number of *Parking Spaces* and time frames for *Use* of the spaces.

817.13.3.2 Credit for On-Street *Parking Spaces*

On-street *Parking Spaces* may be used to satisfy twenty (20) percent of the requirements for off-street parking. Such on-street parking shall be located only on arterials or collector *Streets* within the *Public Right-of-Way* and shall be located within one thousand (1,000) feet of the Use.

817.13.3.3 Pedestrian Oriented Use

For *Uses* that serve the immediate neighborhood, a reduction in the number of required *Parking Spaces* may be made by the Commission.

817.13.3.4 Valet Parking

Valet parking may be used as a means of satisfying otherwise applicable off-street parking standards by the Commission.

817.13.3.5 Transit Credit

When proximate to a transit stop, credit towards the required parking may be granted. The transit stop shall be within 1,000 feet of the *Principle Use*. The Credit shall be determined by the Commission and shall be no greater than fifteen (15) percent.

§ 818 Off-Street Stacking Requirements

The *Vehicle* stacking standards of this Section shall comply with all setback standards established for the district and the following shall also apply:

§ 818.1 Minimum Number of Spaces

In addition to minimum parking requirements established in this Chapter, the following stacking or queuing areas are required:

Activity Type	Minimum Stacking Spaces	Measured From
Automated Teller Machine	3	Teller
Bank Teller Lane	4	Teller or Window
Gasoline Pump Island	2	Pump Island
Pharmacy	4	Window
<i>Restaurant Drive-Thru</i>	6	Order Box
<i>Restaurant Drive-Thru</i>	4	Order Box to Pick-Up Window
Oil Change and Quick Lube	3	Per Bay
Other	Determined by <i>Zoning Officer</i>	

§ 818.2 Design and Layout

Required stacking spaces are subject to the following design and layout standards.

818.2.1 The size of a stacking or queuing space shall be twenty (20) feet in length by ten (10) feet in width.

818.2.2 Each lane shall be clearly defined in a manner that is identifiable during all seasons.

818.2.3 Stacking spaces may not impede on- or off-site traffic movements or movements into or out of off-street Parking Spaces.

818.2.4 Stacking spaces must be separated from other internal roadways for traffic movement and safety.

818.2.5 Place of Worship and Accessory Place of Worship Structures.

One (1) *Parking Space* for each five (5) seats in the sanctuary, nave and main congregational assembly area of the Place of Worship. For other areas of assembly, one (1) additional Parking Space shall be provided for each three (3) occupants as determined by the maximum lawful capacity of any such areas of assembly. The following types of *Parking Spaces* shall qualify as available off-street *Parking Spaces* for a *Place of Worship*:

818.2.5.1 Any *Parking Space* on a *Lot* occupied by a *Place of Worship* or accessory *Place of Worship Structures* complying with § 817 of this Chapter.

818.2.5.2 Stacked parking on *Lot* occupied by a *Place of Worship* or accessory *Place of Worship Structures* complying with the following requirements.

818.2.5.2.1 Stacks shall contain not more than five (5) Vehicles in length before a maneuvering aisle twenty (20) feet in width is required as shown on Diagram 29.

818.2.5.2.2 Not more than two (2) stacks in width shall be permitted before a maneuvering aisle nine (9) feet in width is required as shown on Diagram 29.

818.2.5.2.3 Stack areas shall be painted with white lines not fewer than four (4) inches wide. Aisles and other “no parking” areas shall be delineated with yellow painted lines not fewer than four (4) inches wide.

818.2.5.2.4 Stacks must be attended by at least one person while in use.

818.2.5.3 If the number of off-street *Parking Spaces* required by this chapter cannot be provided pursuant to § 817 or § 818, then spaces may be provided in a *Parking Area* within one thousand (1,000) feet of the *Lot* on which the *Place of Worship* is located; provided, however, that the *Owner* of any such *Parking Area* and the *Place of Worship* shall have executed a written lease or license agreement authorizing the *Place of Worship* to use exclusively such *Parking Spaces* at the usual times of worship, or where the *Parking Area* is publicly owned, the *Place of Worship* may provide a letter from the *Public Owner* of the *Parking Area* confirming that such *Parking Spaces* are available to *Place of Worship* members at the usual times of worship

818.2.5.4 If the number of off-street *Parking Spaces* required by this Chapter cannot be provided pursuant to § 817 or § 818, then spaces may be provided in a *Parking Area* located more than one thousand(1000) feet from the *Lot* on which the *Place of Worship* is located, provided that a dedicated shuttle service shall be provided by the *Place of Worship* and used to transport parkers to and from the *Place of Worship*: and provided that the *Owner* of any such *Parking Area* and the *Place of Worship* shall have executed a written lease or license agreement authorizing the *Place of Worship* to use exclusively such *Parking Spaces* at the usual times of worship, or where the *Parking Area* is publicly owned, the *Place of Worship* may provide a letter from the *Public Owner* of the *Parking Area* confirming that such *Parking Spaces* are available to *Place of Worship* members at the usual times of worship.

§ 819 *Outdoor Storage*

Outdoor Storage, shall be authorized only in non-residential districts and shall be subject to the following:

§ 819.1 C-1 and CBD Districts

819.1.1 Outdoor Storage shall not be allowed in the Front Yard.

819.1.2 Outdoor Storage shall not occupy more than ten (10) percent of the entire Lot Area.

819.1.3 All Outdoor Storage shall be screened to ensure the area is not visible from the Public Right-of-Way or adjacent residential districts.