

**DIVISION 1000. OFF-STREET PARKING AND LOADING**

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## Chapter 1010. General Requirements

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### 1010.010 Applicability and Basic Requirements

- A. All developments shall provide a sufficient number of parking spaces to accommodate the number of vehicles likely to be attracted to the development. However, in an effort to minimize impervious surfaces that can cause stormwater quantity and quality problems, the number of parking spaces needed should not be based upon rare seasonal peak demands.
- B. Each land use or activity within the Town shall provide and maintain off-street parking in compliance with these regulations for residents, employees, customers, visitors or others who use or occupy the homes, businesses, offices, or other types of establishments.
- C. Off-street parking will be constructed and available to serve the use or business at the time the business or use is established. Parking must be available at the following times:
  - 1. At the time a certificate of occupancy is issued for a building or structure to be occupied.
  - 2. At the time any principal or ancillary use or building is enlarged or increased in capacity such as adding dwelling units, guest rooms, seats, floor area, employees or other features that increase parking requirements.
  - 3. Before the conversion of a building or structure from one use to another where such conversion would trigger an additional parking requirement.
- D. The Table of Parking Standards represents both the typical minimum number of parking spaces required and the maximum number of parking spaces allowed. For those developments desiring additional parking beyond that required by the parking standards, the total number of parking spaces provided may be increased by up to twenty-five percent above that recommended by the parking standards. If additional parking, above the twenty-five percent increase, is still desired, the additional parking shall be constructed of permeable pavement or shall be drained directly to a bioretention area or other approved water quality BMP as approved by the Town of Indian Trail.

### 1010.020 Exemptions, Reductions, and Special Area Standards

- A. The number of parking spaces in lots of twenty or more spaces may be reduced by 2 if the developer provides a bicycle rack offering a secure parking area for at least ten bicycles.
- B. When the use of a nonresidential property changes additional off-street parking and loading facilities must be provided to serve the new use or occupancy only when the number of parking and loading facilities required for the new nonresidential use exceeds the number of spaces required for the use that most recently occupied the building, based on the minimum parking standards of this Unified Development Ordinance. However, the Director of Planning and Development may permit a 25% reduction in the number of parking spaces required for the new use if the Director determines that such a reduction would not adversely affect traffic congestion in the area, would not lead to parking “spillover” to adjoining residential neighborhoods, and that the grant of a parking reduction would encourage the reuse and redevelopment of vacant storefronts and other properties.
- C. The minimum parking ratios of Section **Error! Reference source not found.** are reduced by 25% within the Downtown Master Plan Overlay District and the Village Center Overlay

District. Within the Downtown and Village Center overlays the parking ratios of Section **Error! Reference source not found.** may be further reduced through a planned development application that demonstrates a plan or strategy for centralized, shared parking accessible to all patrons and employees of a mixed use development. All downtown parking reductions allowed by this section are subject to the approval of the Director of Planning and Development.

**Chapter 1020. Off-Street Parking Requirements**

**1020.010 Parking Ratios**

Except as otherwise expressly stated, off-street parking for motor vehicles must be provided in accordance with the following minimum ratios. The Town Council recognizes that the Table of Parking Requirements cannot cover every possible situation that may arise. Therefore, in cases not specifically covered, the permit-issuing authority is authorized to determine the parking requirements on the basis of the most similar use within this table.

Use Category	Specific Use	Requirement
Household Living	Single-Family Detached	2 spaces per unit, plus 1 space per room rented.
	Two-Family Dwelling	2 spaces for each unit, except that one-bedroom units require only 1 space.
	Townhouse (fee simple/condominium)	2 spaces for each unit. Plus 1 visitor parking for every 4 parking spaces.
	Multifamily Dwelling including independent senior housing.	1 ½ spaces per one-bedroom unit; 2 spaces per two-bedroom unit; 2 ½ spaces per unit with three or more bedrooms. Plus 1 visitor parking for every 4 parking spaces.
	Manufactured Home	2 spaces per unit
	Modular Home	2 spaces per unit, plus 1 space per room rented
Group Living	Family Homes for Persons With Disabilities (Small and Large)	1 space per 3 residents
	Homes for the handicapped, aged, or infirm including nursing homes	2 spaces for every 5 beds, except for uses exclusively serving children under 16, in which case 1 space for every 3 beds
	Child care homes	1 space for every two employees on maximum shift
	Halfway houses	1 space per 3 bedrooms and 1space per employee
Community Service	Community Center	3.3 spaces per 1000 square feet of floor area
	Library, Museum, Art Gallery, Art Center	3.3 spaces per 1000 square feet of floor area
	Other	3.3 spaces per 1000 square feet of floor area
Day Care	Day Care Center	1 space per employee plus 4 spaces per 1000 square feet of floor area. Required parking may be reduced for day care centers with designated pick-up and drop-off area in an amount determined by the Director of Planning and Development.
Educational Facilities	Business Schools	1 space per 5 seats within classrooms or assembly spaces
	College/University	1 space per 5 seats within classrooms or assembly spaces

**Chapter 1020. Off-Street Parking Requirements**

**1020.010. Parking Ratios**

<b>Use Category</b>	<b>Specific Use</b>	<b>Requirement</b>
	Schools, Public/ Private	2 spaces per classroom or office in elementary schools; 5 spaces per classroom or office in high schools
	Trade/Vocational	1 space per 5 seats within classrooms or assembly spaces
Government Facilities	Ambulance Service, Rescue Squad, Police Station	5 spaces per 1000 square feet of floor area
	Prison or Jail	1 space per employee during the busiest shift plus 1 visitor space per 10 inmates
	Other	3.3 spaces per 1000 square feet of floor area
Health Care	Continuing Care Facility	3 spaces per 5 beds except government sponsored facilities for low income households or public/private facilities for elderly populations which require 1 space per 5 beds.
	Hospital	2 spaces per bed
	Medical Clinic	6.6 spaces per 1000 feet of floor area
	Other	5 spaces per 1000 square feet of floor area
Institutions	Child Care Institutions	1 space per 3 beds
	Nursing Care Institutions and Intermediate Care Institutions	3 spaces for every 5 beds
	Mental Health Facility	1 space for every two employees on maximum shift
Parks and Open Space	Cemetery	1 space per 50 internment plots
	Public Park	5 spaces per 1000 square feet within an enclosed building plus 1 space per 3 person capacity for facilities where visitors watch participant sports
	Other	1 space per 5 seats in any facility with viewing stands or seating areas (permanent or temporary).
Passenger Terminal	Bus Passenger Terminal	5 spaces per 1000 square feet of floor area
	Taxicab or Limousine Operations or Facility	1 space per employee
Religious Institution		1 space for every 4 seats plus 5 spaces per 1000 square feet of non-assembly space
Utilities	Minor Utility	None
	Major Utility	1 space per employee plus 1 space per each fleet vehicle kept at the site.
	Telecommunication Facility	1 space for each service vehicle
Entertainment	Public Swimming Pool, Tennis Courts, Golf Course	5 spaces per 1000 square feet within an enclosed building plus 1 space per 3 person capacity for facilities like swimming pools where a maximum capacity has been established.
	Golf Course or Country Club, Private	5 spaces per 1000 square feet within an enclosed building plus 1 space per 3 person capacity for facilities like golf courses where a maximum capacity has been established.
	Gym, Spa, Indoor Tennis	5 spaces per 1000 square feet within an enclosed

**Chapter 1020. Off-Street Parking Requirements**

**1020.010. Parking Ratios**

<b>Use Category</b>	<b>Specific Use</b>	<b>Requirement</b>
	Court or Pool, Private	building plus 1 space per 3 person capacity for facilities where visitors watch participant sports
	Horse Stables	1 space per horse at maximum capacity
	Indoor entertainment facility including bowling alleys, skating rinks, squash courts, billiards and pool halls	5 spaces per 1000 square feet within an enclosed building plus 1 space per 3 person capacity for facilities with seating for visitors to watch participant sports
	Outdoor Athletic Facility, Private	5 spaces per 1000 square feet within an enclosed building plus 1 space per 3 person capacity for facilities with seating for visitors to watch participant sports
	Adult Use/Sexually Oriented Business	10 spaces per 1000 square feet of gross floor area plus 1 space for every 4 seats in any assembly area
	Theater	1 space for every four seats
	Theater, Drive-In	1 space per speaker outlet
	Water Slide, Miniature Golf, Skateboard Parks	5 spaces per 1000 square feet within an enclosed building plus 1 space per 3 person capacity for facilities with seating for visitors to watch participant sports
	Other	1 space for every 200 square feet of gross floor area
Office	Medical Office	4 spaces for every 1000 square feet of gross floor area
	All Other Offices	3.5 spaces for every 1000 square feet of gross floor area
Overnight Accommodations	Bed and Breakfast	1 space per rented room plus parking for any permanent residents consistent with the other requirements of this table.
	Extended Stay Facility	1 space per room plus 1 space for every 2 employees on the maximum shift
	Hotel/ Motel	1 space per room plus 1 space for every 2 employees on the maximum shift
Restaurants	Drive-Through Restaurant	10 spaces per 1000 square feet of floor area including any outdoor area used for dining.
	Sit-Down Restaurant	6 spaces per 1000 square feet including any outdoor area used for dining.
Retail Sales and Service	Bar, Nightclub, Taverns	10 spaces per 1000 square feet of gross floor area plus 1 space per four seats located outdoors
	Convenience Store	5 spaces per 1000 square feet of gross floor area
	Fuel Sales	5 spaces per 1000 square feet of gross floor area of building devoted primarily to gas sales operation, plus 1 parking space per pumping station
	Shopping Center	4 spaces per 1000 square feet of floor area; 4.5 per 1000 square feet of floor area for shopping centers over 100,000 square feet
	Other and Undetermined (Retail, Service or Mixed-Used)	4 spaces per 1000 square feet of floor area

**Chapter 1020. Off-Street Parking Requirements**

**1020.010. Parking Ratios**

<b>Use Category</b>	<b>Specific Use</b>	<b>Requirement</b>
	projects where tenancy is not determined)	
Animal Services	Veterinarian/Kennel, Indoor	5 spaces per 1000 square feet of floor area
	Veterinarian/Kennel, Outdoor	5 spaces per 1000 square feet of the floor area of building plus 1 space per 10 cages for outdoor facilities.
	Other	5 spaces per 1000 square feet of floor area
Self-Service Storage		1 space per employee during the busiest shift plus 1 space per 5,000 square feet of area devoted to storage
Vehicle Sales and Service	Car Wash	1 space for every 3 employees on the maximum shift for a manual or conveyor type car wash and in the case of a self-serve car wash 2 parking spaces per bay
	Vehicle Repair	1 space per employee during the busiest shift plus 2 spaces per service bay
	Vehicle Sales or Rental, Indoor	5 spaces per 1000 square feet of floor area plus 1space per employee during the busiest shift.
	Vehicle Sales or Rental, Outdoor	5 spaces per 1000 square feet plus 1 space for each 5000 square feet of outdoor storage area
	Other	5 spaces per 1000 square feet of floor area
Industrial	Aviation Service	1 space per employee, plus one visitor space per 200 square feet of office space
	Light Industrial Service	2 spaces per 1000 square feet of floor area
	Flex Space and Other	1 space per 2,000 square feet of warehouse space plus 2 spaces per 1000 square feet of office floor area plus 1 space per 1,000 square feet of outdoor work areas. When a proposed building would accommodate multiple tenants the parking requirements will be calculated on the basis of the floor area for each tenant.
	Manufacturing and Production	1 space per employee during the busiest shift
	Resource Extraction	1 space per employee on the busiest shift
	Warehouse and Freight Movement	1 space per employee on the busiest shift but not less than 1 parking space per 5,000 square feet of area devoted to warehousing or storage use (whether inside or outside)
	Truck Terminal	1 space per employee on maximum shift
Waste Related Service	Reclamation Landfill	1 space per employee on the busiest shift plus 1 space per vehicle used in facility operations
	Recyclable Materials Collection	1 space per 2 employees on maximum shift plus 1 space per vehicle used in facility operations
	Salvage Yard	1 space per 2 employees on the maximum shift but not less than 1 space per 5,000 square feet of area devoted to salvage yard use
	Sanitary Landfill	1 space per 2 employees on maximum shift plus 1 space per vehicle used in facility operations
	Other	1 space per 2 employees on maximum shift plus 1

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**Chapter 1030. Bicycle Parking****1030.010. Spaces Required**

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Use Category	Specific Use	Requirement
		space per vehicle used in the operation of the business.
Wholesale Sales		1 space for every 2 employees on maximum shift
Agribusinesses/ Greenhouses		1 space per 2 employees on maximum shift
Farmers Markets		1 space per 1,000 square feet of lot area used for product display or sales

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**Chapter 1030. Bicycle Parking**

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**1030.010 Spaces Required**

- A.** No bicycle parking is required for residential uses except in the case of planned developments or cluster subdivisions with common recreation areas. Businesses and institutions providing the bicycle parking required by this section are eligible for a reduction in parking space requirements authorized by Section **Error! Reference source not found.** The following table establishes the minimum bicycle parking requirements for use groups and specific uses that typically generate significant amounts of traffic including bicycle traffic:

Use Group	Specific Use Types	Minimum Bike Parking
Public/Institutional Uses	Libraries, Museums, Public Parks, Hospitals, Post Office	1 bike parking space per 15 parking spaces
Planned Developments/ Cluster Subdivisions (Residential)	Club houses, recreational buildings or facilities, and other amenity areas or facilities	1 bike parking space per 15 parking spaces
Assembly Uses	Churches, Public and Private Schools, Auditoriums, Stadiums	1 bike parking space per 15 parking spaces
Entertainment Uses	Skating Rinks, Golf Courses, Theaters, Health Clubs	1 bike parking space per 20 parking spaces
Retail and Business Services	Convenience stores, Shopping centers, Restaurants	1 bike parking space per 25 parking spaces
Employment Uses	Offices, Industrial Services, Manufacturing	1 bike parking space per 25 parking spaces

- B.** No use is required to provide more than 25 bicycle parking spaces.
- C.** The Planning Director is authorized to waive or modify the number of bicycle parking spaces required for a specific use when the applicant demonstrates to the satisfaction of the Director that the number of spaces required by this Section is not necessary because of the building's occupancy or the characteristics of the building's patrons or customers.

**1030.020 Bike Parking Design and Location**

- A.** Required short-term bicycle parking spaces must be provided in bicycle parking racks and each bike space must have minimum dimensions of 2 feet in width by 6 feet in length and a minimum overhead clearance of 7 feet. Racks must be affixed securely to the ground or building.
- B.** Bicycle racks must be high-quality, inverted "U"-type construction. Alternative high-quality designs may be required by the Director of Planning and Development within the Downtown

Master Plan Overlay area so that there is a consistent design and appearance of bicycle racks within the downtown.

- C. A use that is required to provide more than 10 bicycle parking spaces may use up to 2 required vehicle parking spaces for bicycle parking spaces.

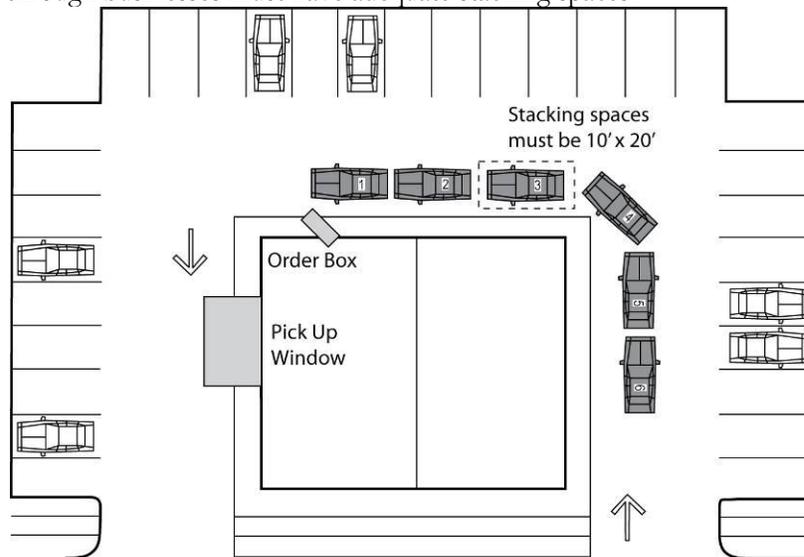
**Chapter 1040. Stacking Spaces for Drive-Through Businesses**

In addition to meeting the off-street parking requirements of this section, drive-through facilities (as-defined) shall comply with the minimum stacking space standards established by the table below. The design and layout of required queuing lanes and stacking spaces must not interfere with circulation and traffic flow on the site and may not interfere with access to parking spaces.

Type of Use	Minimum Stacking Spaces	Measured From
Bank, teller lane	4	Teller window
Bank, ATM	3	Teller machine
Restaurant, with drive through	6 plus 4 to pick-up window	Order box
Car Wash, automatic	6	Bay entrance
Car Wash, self-service	3	Bay entrance
Car Wash, full service	4	Bay entrance
Auto Service Station, gas pump island	30 feet from the end of each island	
Unlisted	**	

\*\* Requirement for uses not specifically listed may be determined by the Director of Planning and Development based upon the requirement for comparable uses and upon the particular characteristics of the use. As an alternative the applicant may submit a study on the need for queuing spaces from a qualified traffic engineer.

Figure 28: Drive-through businesses must have adequate stacking spaces.



**Chapter 1050. Accessible Parking**

**1050.010 Accessible Parking Spaces Required**

- A. Accessible parking spaces shall be provided in compliance with the following table and shall be identified with above-ground signs as specified in the U.S. Department of Transportation's

Manual on Uniform Traffic Control Devices and the specifications of the North Carolina Department of Transportation.

Total Parking Spaces Provided	Minimum Number of Accessible Spaces Required	Minimum Number Required By Type		
		Regular ( 8' + 5')	Van (8' +8")	Side Loaded Van
1 to 25	1	0	1	0
26 to 50	2	1	1	0
51 to 75	3	2	1	0
76 to 100	4	3	1	0
101 to 150	5	3	2	0
151 to 200	6	4	2	0
201 to 300	7	5	2	0
301 to 400	8	6	2	0
401 to 500	9	6	2	1
501 to 1000	2% of total	Required total less van spaces	1 in 4 total accessible spaces	1 for every 3 van spaces
1001 and Over	20 plus 1 for each 100 over 1000	Required total less van spaces	1 in 4 total accessible spaces	1 for every 3 van spaces

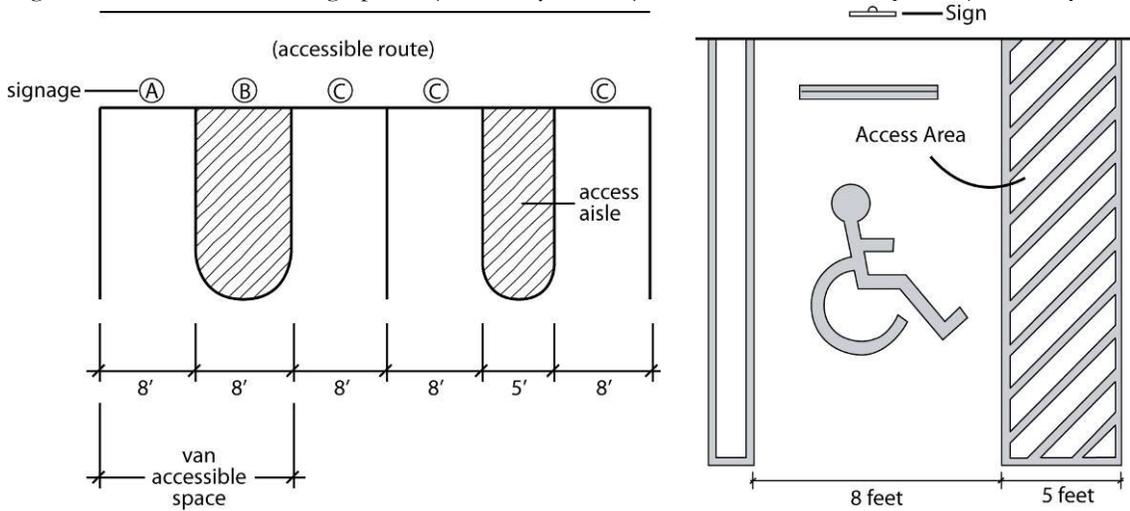
Refer to 4.1.2(5) of the Americans With Disabilities Act (ADA) and 4.1.2 (5) (d) for medical care facilities.

- B.** All accessible signs must conform to the Manual of Uniform Traffic Control Devices (MUTCD).
- C.** All 12" x 18" accessible signs must be mounted at 7 feet from grade to the bottom edge of the sign face. The mounting height may be reduced to 5 feet above grade if placed in an area between the sidewalk and the building face in which pedestrian are not expected to use.
- D.** Accessible parking spaces serving a particular building shall be located on the shortest route of travel which shall be accessible from adjacent parking to an accessible entrance.
- E.** In buildings with multiple accessible entrances with adjacent parking, the accessible parking spaces must be dispersed and located closest to the accessible entrances. In parking facilities that do not serve a particular building, accessible parking must be located on the shortest route of travel to an accessible pedestrian entrance of the parking facility.
- F.** Parking access aisles must be part of an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle.
- G.** Persons using the accessible spaces must not be required to cross a travel way or maneuver behind a backing vehicle to reach the access aisle or accessible route to the building entrance.
- H.** Accessible parking spaces may not be located adjacent to storm drains or stormwater retention facilities.

**Chapter 1060. Off-Street Loading Requirements**

**1060.010. Loading and Unloading Areas**

Figure 29: Accessible Parking Spaces (13 feet by 18 feet) and Van Accessible Spaces (16 feet by 18 feet).



**Chapter 1060. Off-Street Loading Requirements**

**1060.010 Loading and Unloading Areas**

- A.** Off-street loading and unloading area must be provided in accordance with this Section in order to accommodate the delivery or shipment operations of businesses and institutions in a safe and convenient manner.
- B.** The Director of Planning and Development may reduce or eliminate the requirements for off-street loading facilities within the Downtown Master Plan Overlay District.
- C.** The loading and unloading area must be of sufficient size to accommodate the numbers and types of vehicles that are likely to use this area. The following table indicates the number and size of spaces that, presumptively, satisfy the standard set forth in this subsection. In recognition that inflexible application of the requirements in this Section may result in inadequate or excessive loading requirements, the Director of Planning and Development may require more or less loading or unloading space based on a determination of what is necessary to insure safe and convenient shipping and deliveries to the property.

Specific Land Use Type	Size: (Square feet of gross floor area)	Required Number and Size of Loading and Unloading Spaces	
		10 feet x 25 feet	10 feet x 50 feet
Office, Restaurant, Hotel or Motel	10,000—99,999	1	0
	100,000—149,999	0	1
	150,000 and over	0	2
Retail establishments, shopping centers, and industrial uses	0—4,999	1	0
	5,000-19,999	0	1
	20,000—49,999	0	2
	50,000-79,999	0	3
	80,000-99,999	0	4
	100,000-149,999	0	5
	150,000 and over	0	6

- D. Required loading and unloading areas shall be so located and designed that the vehicles intended to use them:
1. can maneuver safely and conveniently to and from a public right-of-way; and
  2. complete the loading and unloading operations without obstructing or interfering with any public right-of-way or any parking lot driving aisle.
  3. Complete the loading and unloading operations without the use or obstruction of any off-street parking required by this Unified Development Ordinance.
  4. Loading areas within the lots of industrial subdivisions shall be self contained and each business must be capable of handling its own truck maneuvering and docking requirements. The use of public streets for commercial vehicle staging and/or maneuvering is prohibited. Loading areas shall be located either to the rear or the side of the industrial structures(s) to alleviate unsightly appearances often created by loading facilities. Where such locations are not feasible, loading docks and doors must be landscaped consistent with the requirements of this ordinance and, in addition, must be screened from the public right-of-way by walls, opaque fencing, and opaque entry gates.

## **Chapter 1070. Parking and Loading Area Design and Construction**

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### **1070.010 General Design Standards**

Parking and loading areas must be designed so that:

- A. Vehicles may exit such area without backing onto a public street. This requirement does not apply to driveways serving one or two dwelling units.
- B. Vehicles cannot overhang property lines, public rights-of-way, or public sidewalks, or tend to bump against or damage any wall, vegetation or other obstruction.
- C. Vehicles can move without posing a danger to pedestrians or other vehicles and without interfering with parking areas.
- D. Each parking space and driving aisle will have the dimensions provided in Section **Error! Reference source not found.** and all accessible parking spaces will meet the requirements of **Error! Reference source not found.**
- E. Angled parking spaces shall conform to the dimensions illustrated below. Alternative designs may be allowed by the Director of Planning and Development provided it is consistent with the recommended dimensions contained in the latest edition of the Traffic Engineering Handbook published by the Institute of Traffic Engineers.
- F. The design of large parking areas (more than 250 parking spaces) at retail stores and shopping centers will be subject to site plan review and approval by the Director of Planning and Development. The site plans for large retail parking lots will be approved by the Director if the site plan:

1. segments the off-street parking area, visually and functionally, into smaller parking “pods” that reduce the visual and environmental impacts of the parking. Pods will be created by separating the field of parking into areas of no more than 50 parking spaces separated from each other by physical breaks consisting of:
  - a. landscape strips between parallel rows that are a minimum of 7 feet in width; or
  - b. pedestrian walkways a minimum of 5 feet in width that incorporate landscaping, lighting, and other pedestrian amenities; or
  - c. buildings including outbuildings designed and located in a manner that physically separates one field of parking from another.
  - d. Where the Director of Planning and Development determines that a site plan and landscape plan effectively reduces the visual impacts of a large field of parking then the size of any parking pod may be increased provided the parking lot design meets the overall objective of this Section.
2. incorporates safe access for pedestrians and bicyclists through the development site through the use of paths designated by special paving materials, separated pedestrian walkways, directional lighting for pedestrians.
3. incorporates traffic calming techniques designed to enhance pedestrian safety.

**1070.020 Required Widths of Parking Spaces and Driving Aisles**

Parking spaces and aisle widths shall conform to the following table, which relates aisle widths to parking angles.

Table 10-1: Geometric Design Standards Parking

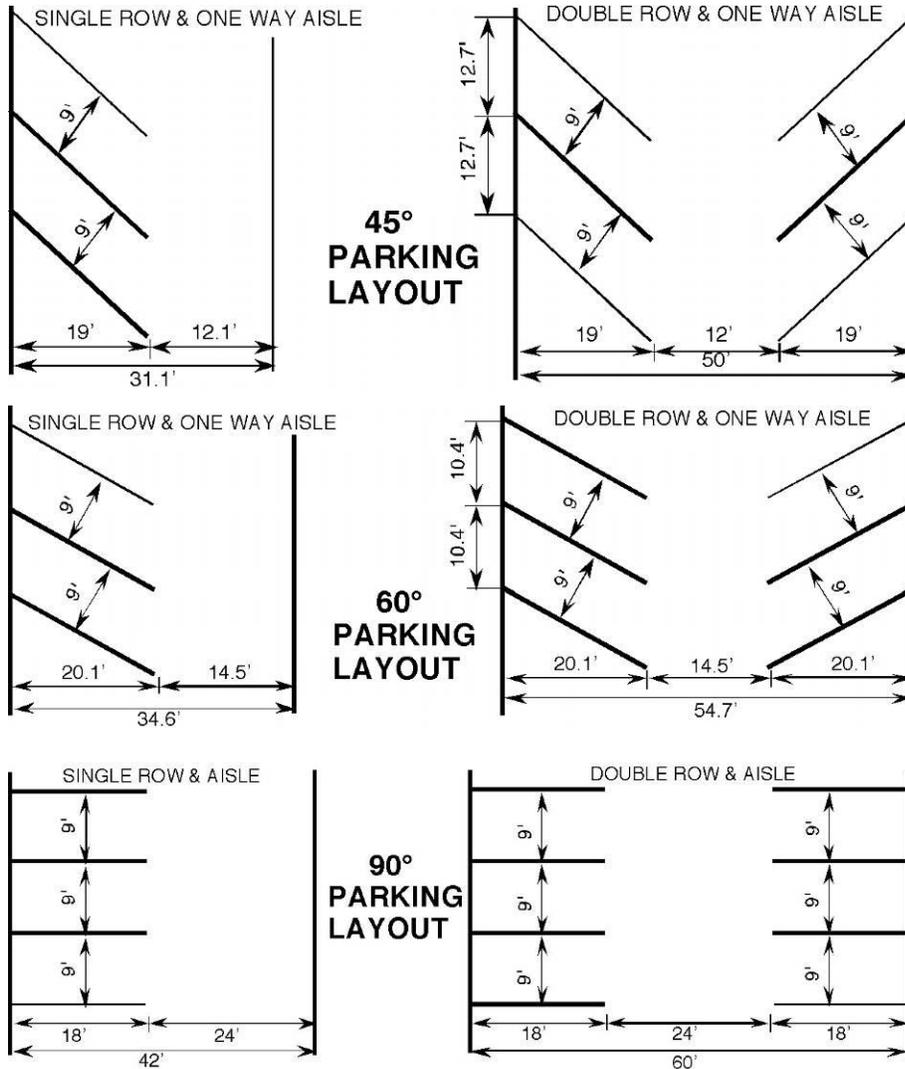
Parking Angle (degrees)	Stall Width (ft)	Stall to Curb (ft)	Aisle Width (ft)	Curb to Curb Width (ft)
0	8'-0"	22'-0"	Parallel Space	
45	9'-0"	18'-8"	12' (One-way)	50'-0"
60	9'-0"	20'-1"	14'-5" (One-way)	54'-7"
90	9'-0"	18'-0"	24'	60'

**1070.030 Location of Parking and Access Design**

- A. Except as otherwise expressly authorized in this development ordinance, required parking spaces must be located on the same lot as the use to be served by the parking.
- B. No parking lot serving a multi-family use may be located within any required front yard.
- C. Driveways shall be not less than ten feet in width for one-way traffic and 18 feet in width for two-way traffic, except that ten foot wide driveways are permissible for two-way traffic when:
  1. it provides access to not more than six spaces;
  2. sufficient turning space is provided so that vehicles need not back into a public street;

3. the use is a low traffic volume use and the public right-of-way has a low traffic volume.
- 4.

Figure 30: Illustration of Parking Layout and Access Standards.



**1070.040 Parking and Loading Area Improvement Standards**

- A. All parking lots and vehicular use areas (i.e. parking, maneuvering, circulation, and loading areas) must be graded and surfaced with asphalt or concrete that will protect against potholes, erosion, and dust. The Director of Planning and Development may authorize an exception to this requirement for temporary parking associated with a special event or short-term, seasonal activity.
- B. The perimeter of parking areas with 5 or more parking spaces shall be defined by curbs and gutter or similar improvements.
- C. Except in the case of temporary parking lots or parking lots with fewer than 5 parking spaces, all parking spaces shall be clearly demarcated with painted lines or other markings.

- D. Where parking facilities are paved with concrete or asphalt such facilities must provide a drainage system along the periphery of the parking lot except where it is determined by the Director of Planning and Development that such system is not practical for storm drainage purposes. This provision is not intended to prevent the use of low-impact design (LID) techniques such as breached curb drainage inlets or curb cuts that allow runoff to flow into bioretention cells or biofiltration swales.
- E. All parking spaces on the interior of parking lots must be provided with wheel guards or curbs if they abut a sidewalk less than 7 feet in width or abut any landscape area less than 7 feet in width. Where wheel guards and curbs are required, such improvements must be located so that no part of a parked vehicle may encroach into a pedestrian walkway such that the width of the walkway is less than 5 feet.
- F. Parking lots and vehicular use areas must be properly maintained. In particular, parking lot and vehicular use area surfaces shall be kept in good condition and parking space demarcations shall be kept clearly visible and distinct.

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## Chapter 1080. Flexibility in Administration Authorized

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### 1080.010 Parking Determinations Based on Need

- A. In recognition that inflexible application of the parking standards in Section **Error! Reference source not found.** above, may result inadequate or excessive parking requirements, the Director of Planning and Development may permit deviations from the presumptive requirements of Section **Error! Reference source not found.**, and may require more parking or allow less parking whenever they find that such deviations are more likely to satisfy the basic purposes of these parking requirements.
- B. Any allowed or required deviation from the presumptive parking requirements set forth in **Error! Reference source not found.** above shall be entered on the permit along with the reasons for allowing or requiring the deviation.
- C. If the applicant does not wish to accept the Director of Planning and Development's decision and requirements, the applicant may appeal the determination of the Director to the Zoning Board of Adjustment.

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## Chapter 1090. Shared and Remote Parking

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### 1090.010 Shared Parking

- A. Shared parking represents an arrangement where two or more non-residential uses with different peak parking demands (hours of operation) can use the same off-street parking spaces to meet their off-street parking requirements.
- B. The Director of Planning and Development is authorized to approve a shared parking arrangement for non-residential uses that operate at different hours or that operate at different days. The Director of Planning and Development may authorize shared parking after making a finding that there is no substantial conflict in the principal operating hours of the uses for which the shade parking is proposed.
- C. For the purposes of this section, the following uses are considered daytime uses: office uses, industrial uses; retail uses;

- D. For the purposes of this section, the following are considered nighttime or Sunday uses: school auditoriums; religious assembly facilities; theaters and similar entertainment uses; sit-down restaurants;
- E. Any use applying for shared parking must be located within 500 feet walking distance of the parking lot as measured from the entrance of the use to the nearest parking space in the shared use lot.
- F. An agreement providing for shared use of parking must be executed by the parties involved and be filed with the Director of Planning and Development and in a form approved by the Town Attorney. Shared parking facilities will continue in effect only as long as the agreement remains in force. If the agreement is no longer in force then the parking must be provided as otherwise required by this section.

### 1090.020 Remote Parking

- A. If some or all of the required number of off-street parking spaces cannot reasonably be provided on the same lot as the use they are serving then spaces may be provided on nearby lots in accordance with the provisions of this Section. These off-site spaces are referred to as satellite parking spaces.
- B. Satellite parking spaces (except spaces intended for employee use) must be located within 400 feet of the use to be served by such parking. Employee parking may be within 500 feet of the use to be served. These distances will be measured from the main entrance of the use to the nearest parking lot space following a reasonable and safe walking route.
- C. Such land used for off-site parking must be located in a zoning district within which the use served would be a permitted or special use.
- D. There must be a pedestrian walkway or sidewalk connecting the parking area to the use it is intended to serve.
- E. There must be satisfactory written evidence of permission by the owner(s) of the area to be used for satellite parking spaces that it will be available to the users of the intended property. The developer must provide a contract or agreement acceptable to the Town's legal counsel and the developer must also sign an acknowledgment that the continuing validity of the zoning permit depends upon the developers continuing ability to provide the requisite number of parking spaces.
- F. Satellite parking areas are required to satisfy the general design requirements of **Error! Reference source not found.**