

**ARTICLE 13
PARKING**

Statement of Intent

The purpose of this Article is to provide for adequate parking while ensuring the welfare of pedestrians and the harmonious, orderly movement of motor vehicles. The parking requirements in this Article do not limit special requirements which may be imposed with planned unit developments, conditional uses or any other land use permit.

13-1 General Requirements

All structures built and all uses established shall provide accessory parking in accordance with this Article.

- a. No zoning permit for any structure or use in any district shall be approved unless there is included with the plan for such a structure or use, a plat plan showing the required parking spaces.
- b. No occupancy permit shall be issued unless the required facilities have been provided in accordance with those shown on the approved plan.
- c. The parking requirements shall be in addition to space provided for storage of other vehicles used in connection with any permitted use.
- d. Exclusive of private residential garages, all parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants, or employees of the use to which such parking serves.
- e. Stacked parking (defined as parking in such a manner so that one vehicle obstructs egress of another vehicle from a parking area or driveway) is not allowed except for single family residential buildings. This shall not include drive-thru lanes normally associated with restaurants or banks.
- f. Enclosed garages shall not be credited towards meeting the required number of parking spaces with the exception of hotels/motels, parking decks, commercial parking garages or public parking garages.

13-2 Determination of Parking Spaces Provided

- a. Within any zoning district, off-street parking credited toward meeting the requirements of this Article shall be located on the same lot as the structure or use to which they are accessory or on any lot either leased or under the same ownership of the use provided that the zoning classification for that district provides for parking lots as a use.
- b. Within any commercial zoning district when the parking required by any use is transitory in nature on-street parking located within five hundred (500) feet of the structure or use is located may be credited toward meeting the requirements of this Article.
- c. Within the Resort Commercial Zoning District when the parking required by any use is transitory in nature any on-street parking located within five hundred (500) feet of the lot on which the structure or use is located, may be credited toward meeting the requirements of this Article.
- d. In the case of any use not addressed by the schedule in section 13-8, the Zoning Administrator shall determine the appropriate number of parking spaces based on a use that most closely approximates the proposed use through information provided from the developer or owner of the proposed use, or through consultation with other communities containing similar uses to the proposed use, or through a combination of these methods.
- e. All off street parking spaces associated with residential uses shall be provided on the same lot. Parking for multi-family dwellings, townhomes or other residential units as part of a planned unit development shall be located in accordance with the approved site development

- plan.
- f. Any non-residential use located within five hundred (500) feet of a municipal or publicly owned parking lot shall be exempt from this ordinance.

13-3 Special Parking Permit

- a. If a structure or use is unable to meet the required quantity of spaces then the Town Council may, by resolution, authorize the crediting of additional spaces not encompassed by Section 13-2.

13-4 Dimensional Regulations

For the purposes of this Article, parking spaces shall meet the following dimensional standards.

- a. A standard perpendicular or diagonal parking space shall be no less than eighteen (18) feet in length and nine (9) feet in width. A compact perpendicular or diagonal parking space shall be no less than sixteen (16) feet in length and eight (8) feet in width.
- b. A standard parallel parking space shall be no less than twenty-two (22) feet in length and eight (8) feet in width. A compact parallel parking space shall be no less than eighteen (18) feet in length and seven (7) feet in width.
- c. All handicapped parking spaces shall be no less than nine (9) feet in width with a designated five (5) foot marked unloading area adjacent to the space and shall be designed and constructed in accordance with the provisions of the Uniform Statewide Building Code.

13-5 Improvement of Parking Areas

- a. Parking facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys. Such facilities shall be surfaced with erosion-resistant material in accordance with applicable specifications. Off-street parking areas shall be maintained in a clean and orderly manner. The owner or lessee of off-street parking shall endeavor to maintain such in as dust-free a manner as possible through the employment of appropriate construction materials.
- b. Parking spaces shall be separated from walkways, sidewalks, or alleys in such a manner so that vehicles cannot protrude over such walkways, sidewalks, or alleys.
- c. Signs or markers shall be used as necessary to ensure safe and efficient traffic operation. Parking spaces in lots of more than ten spaces shall be marked by painted lines or curbs or other means indicating individual spaces. All compact spaces shall be identified and designated as such. All handicapped parking spaces shall be identified by above grade signs. Such signs shall be designed and constructed in accordance with the provisions of the Uniform Statewide Building Code.
- d. All lighting fixtures used to illuminate off-street parking areas shall be designed to minimize glare and intrusion into residential uses.
- e. No parking area shall be located in such a manner as to constitute a traffic hazard for vehicles entering or exiting such parking area.
- f. Parking lots shall have landscaping.
1. The perimeter of all parking lots shall be landscaped using a combination of trees and shrubs as shown on figure 13-1C.1.
 2. For parking lots with less than 10 spaces, a minimum of at least 5% of the interior portions of a parking lot shall be landscaped for the purpose of providing shade trees.
 3. Such interior landscaped areas shall be provided on bio-swale islands and in continuous swale strips extending along the length of the parking bay
 4. Within the parking lot, swale islands and landscaped areas should be used to

delineate traffic and pedestrian circulation patterns.

5. For parking lots with less than 10 spaces there shall be one (1) low shrub planted for every five (5) spaces or portion thereof.
6. Parking lots shall have two (2) medium shade trees where ten (10) or fewer spaces are required.
7. Parking lots shall have two (2) medium shade trees for every 10-parking spaces or fraction of 10-spaces.
8. Trees shall be planted within bio-swale islands which are no smaller than 10-feet by 5-feet, a total of 50-square feet. Trees may be up-limbed to 12 feet above grade to provide visibility.
9. Shrubs shall be a minimum of one and a half (1.5) feet in height at time of planting and be maintained at a maximum height of three (3) feet.
10. There shall be a minimum of one (1) shrub for every five (5) feet or portion thereof along the boundaries of the parking lot.
11. Trees (deciduous) shall have a minimum caliper of 2.5 inches at time of planting and a maximum canopy of 30-feet when mature. Evergreen trees shall be no less than 6-feet tall at time of planting. The minimum distance between plantings shall be 10 feet.
12. Trees may be up-limbed (trimmed) up to 12-feet from the final grade. Topping of trees (unless damaged by storm) is prohibited.
13. Design Flexibility - If an applicant can demonstrate that alternative landscaping can meet the intent of this section through the submittal of such an alternative landscape plan, the Zoning Administrator can then accept that plan or modify the alternative plan and design so as to comply with the intent of this section and its provisions. Additionally, the requirements of this section may be lowered by the Director.

13-6 Access to Spaces

All parking areas shall be served with adequate interior aisles and ingress and egress drives.

- a. Location and design of entrances and exits shall be in accord with the requirements of all applicable regulations and standards. In general, there shall be no more than one entrance and one exit, or one combined entrance and exit along any single street. Landscaping, curbing, or approved barriers shall be provided along lot boundaries to control entrance and exit of vehicles or pedestrians.
- b. Interior drives shall be of adequate width to serve a particular design arrangement of parking spaces.

13-7 Method of Determining Number of Spaces Required

- a. Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.
- b. Employee based parking requirements shall be computed on the basis of the maximum number of employees on the premises at one time.
- c. In the case of mixed or joint use of a structure or premises, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- d. Any use or structure which is nonconforming in regards to the parking requirement shall not be required to add additional spaces to meet such requirements when any change or expansion of use or structural alteration does not result in an increase to the amount of parking required. However, whenever any change in use or structural alteration increases the amount of parking required, whether such was previously conforming or nonconforming in regards to parking, additional spaces corresponding to the increased requirement shall be provided.

- e. Parking areas serving more than ten (10) vehicles may provide thirty percent (30%) of those spaces as compact parking spaces.
- f. Restaurants having ownership or access to piers may designate 20% of the available number of transient slips towards the required number of parking spaces.

13-8 Number of Spaces Required

Except as otherwise provided for by this Ordinance, or by conditional use permit, parking spaces shall be provided as follows. The parking space requirements for a use not specifically listed in the following schedule shall be the same as for a listed use with the most similar parking demands.

USE OR USE CATEGORY	NUMBER OF PARKING SPACES REQUIRED
Arts & Crafts Studio	1 per 400 square feet of floor area.
Amusement Parks	1 per 4 persons authorized occupancy
Auction Houses	1 per 400 square feet of floor area or 1 per 4 persons authorized occupancy, whichever is greater.
Auditoriums, theaters, gymnasiums, stadiums, arenas, conference centers	1 per 4 seats or seating spaces
Automobile Service Stations	2 spaces per bay plus 1 per employee.
Ball Fields	1 per 4 seats or seating spaces.
Bowling Alleys	2 per lane plus 1 per employee.
Business Service and Supply Establishments, service establishments	1 per 400 square feet of gross floor area plus 1 per employee.
Car Washes, Automobile Cleaning & Detailing Facilities	2 per bay plus 1 per employee.
Places of Worship	1 per 4 seats or seating spaces in main assembly area.
Civic, Social or Fraternal facility	1 per 4 seats or seating spaces in main assembly area.
Commercial Recreation Facilities	1 per 200 square feet of floor area or every 4 seats or seating.
Communication Facilities	Minimum of 1 space plus 1 per employee.
Community Centers	10 plus 1 per 400 square feet of floor area in excess of 2,000 square feet.
Convenience Stores	8 per 1,000 gross floor area plus 1 per employee.
Day Care Centers, Family Day Homes	0.19 space per child for a center which has a maximum daily enrollment of 99 children or less. 0.16 per child for a center with enrollment of 100 children or more. Plus 1 for each on site employee

Duplex	2 off street spaces per unit
Elementary Schools, Junior High Schools	1 per 5 seats or seating spaces in main assembly area.
Emergency Services Facilities	Adequate space to accommodate all motor vehicles operated in connection with such use and 2 per each such vehicle.
Financial Institutions	1 per 400 square feet of floor area.
Flea Markets	1 per 400 square feet of floor area plus 1 per vendor.
Funeral Homes	1 per 4 seats plus 1 per 2 employees plus 1 per vehicle used in connection with the business.
Golf Cart, Moped & Bicycle Sales & Rental Establishments	5 spaces plus one per employee.
Golf Courses	3 per hole plus 1 per employee
Golf Driving Ranges	1 per tee
High Schools	1 per 4 seats or seating spaces in main assembly area
Horticultural Facilities	2 plus 1 per 400 square feet of retail area
Kennels	1 per 400 square feet of gross floor area, including runs, plus 1 per employee.
Libraries	10 plus 1 per 400 square feet of floor area in excess of 2,000 square feet.
Major Home Occupations	Unless specified by conditional use permit, 1 parking space in addition to the parking spaces required for the residential use.
Manufacturing or Industrial establishments, research or testing laboratories, wholesale, warehouses, or similar establishments	1 per employee plus 1 per company vehicle or piece of mobile equipment.
Marinas, docks, & boating facilities, commercial	1 per 3 boat slips.
Medical Clinics	2 per treatment room plus 1 per employee.
Minor Home Occupations	No additional parking required.
Mobile Homes	2 per unit off street
Multi-family Dwellings	1.5 per unit
Museums	10 plus 1 per 400 square feet of floor area in excess of 2,000 square feet.

Nightclubs	1 per 2 employees plus 1 per 4 persons authorized occupancy
Nursing Homes	1 per 3 beds.
Playgrounds	1 per 250 square feet of usable recreational area.
Performing Arts Studio	1 per 200 square feet of floor area or 1 per 4 persons authorized occupancy, whichever is greater.
Professional Offices	2 spaces plus 1 per 400 square feet of floor area.
Public Service Training Facility	1 per 2 students plus 1 per instructor
Public Utility Establishments	1 per employee plus 1 per company vehicle and piece of mobile equipment.
Restaurants	1 space per 4 seats plus 1 per 2 employees.
Retail Establishments.	1 per 200 square feet of floor area.
Rooming Houses, Bed and Breakfasts	2 spaces plus 1 per sleeping room
Self Storage Warehouse	1 per employee plus 1 per 8 units
Shopping Centers	1 space per 200 square feet of gross floor area.
Single Family Attached Dwellings	2 spaces onsite.
Single Family Detached Dwellings	2 spaces onsite.
Tennis Courts (outdoors)	2 spaces per court.
Tourist Homes, Motels, Hotels	5 spaces plus 1 per sleeping room or suite.
Vehicle Major Service Stations	2 per bay plus 1 per employee.
Vehicular Sales, Service and Supply Establishments	5 spaces plus 2 per bay plus 1 per employee.
Veterinary Hospitals	2 per treatment room or veterinarian plus 1 per employee.
Wayside Stands	1 per 100 square feet of sales display, 3 minimum.

13-9 Additional Requirements Including But Not Limited To:

- a. Chesapeake Bay Act: refer to Article 22 of this Ordinance.
- b. Flood Plain: refer to Article 21 of this Ordinance.
- c. Landscaping: refer to Article 24 of this Ordinance.
- d. Signs: refer to Article 12 of this Ordinance.
- e. Site Plan Requirements: refer to Article 14 of this Ordinance.