

ARTICLE VIII GENERAL REGULATIONS

Section 800. TITLE AND APPLICATION

Sections 800 through 895 shall be known as the General Regulations. These regulations apply to all districts and uses, except as specifically provided herein, in addition to other provisions of the Zoning Regulations.

Section 810. TEMPORARY USE REGULATIONS

Sections 810 through 818 shall be known as the Temporary Use Regulations. Provisions authorizing temporary uses are intended to permit occasional temporary uses and activities when consistent with the purposes of the Zoning Regulations and when compatible with other nearby uses.

Section 811. TEMPORARY USE TYPES

The following types of temporary use may be authorized, subject to specific limitations herein and such additional conditions as may be established by the County Planner.

- A. Model homes or apartments and related real estate sales and display activities located within the subdivision or residential development to which they pertain.
- B. New subdivision sales offices located within the subdivision but not closer than 100 feet to an existing dwelling not a part of the new subdivision.
- C. Public, religious, patriotic, or historic assemblies, displays, or exhibits, including festivals, benefits, fundraising events or similar uses which typically attract a mass audience.
- D. Circuses, carnivals, rodeos, fairs, or similar transient amusement or recreational activities not closer than 200 feet to an existing dwelling nor within any residential district.
- E. Outdoor art and craft shows and exhibits.
- F. Christmas tree sales lots.
- G. One house trailer or mobile home to serve as a dwelling may be permitted on a constructing site during construction, upon application to the County Planner setting out the need therefore, to provide security against theft or vandalism of materials or other property left on the site during nighttime. This permit shall allow no more than one such dwelling per construction site; and shall run for no more than six months. Denial of such a permit shall be appealable to the Board of Supervisors.
- H. Outdoor special sales, including swap meets, flea markets, parking lot sales, or similar activities, limited to locations in C-2 commercial or industrial districts, and when operated not more than 3 days in the same week or more than 5 days in the same month.

- I. Temporary use of mobile trailer units or similar portable structures for nonresidential uses, located in districts where the use is a permitted use, and limited to a maximum period of 6 months.
- J. Seasonal retail sale of agricultural or horticultural products raised or produced off the premises, when located not closer than 100 feet to an existing dwelling nor within any residential district.
- K. Additional temporary uses determined to be similar to the foregoing by the County Planner.

Section 812.

REQUIRED CONDITIONS OF TEMPORARY USE

- A. Each site occupied by a temporary use shall be left free of debris, litter, or other evidence of temporary use upon completion or removal of the use.
- B. The County Planner may establish such additional conditions as he deems necessary to ensure land use compatibility and to minimize potential impacts on nearby uses, including but not limited to time and frequency of operation, temporary arrangements for parking and traffic circulation, requirements for screening or enclosure, and guarantees for site restoration and cleanup following temporary use.

Section 813.

DETERMINATIONS

The County Planner may authorize a temporary use only when, in his judgment, the following determinations can be made.

- A. The temporary use will not impair the normal, safe, and effective operation of a permanent use on the same site.
- B. The temporary use will be compatible with nearby uses in the general vicinity.
- C. The temporary use will not impact public health, safety, or convenience, or create traffic hazards or congestion, or otherwise interrupt or interfere with the normal conduct of uses and activities in the vicinity.

Section 814.

APPLICATION AND AUTHORIZATION

- A. Application to conduct a temporary use shall be made to the County Planner, and shall include a diagram and description of the use, and such additional information as the County Planner may require to evaluate the use and to make the determinations required by these provisions.
- B. Application shall be made no more than 20 days nor less than 10 days prior to the requested date for commencement of the temporary use, and the County Planner shall make a determination whether to approve, approve conditionally, or to deny the temporary use within the 10 days after the date of application. Authorization of a temporary use shall be by issuance of a building permit or a certificate of occupancy.

- C. A temporary use authorized pursuant to these provisions shall not be exempted or relieved from compliance with any other ordinance, law, permit, or license applicable to such use.

Section 815. EXTENSION

Authorization for a temporary use may be renewed by the County Planner, upon request of the applicant, provided temporary use shall not be authorized or continued for a period of more than one year except upon a new application and authorization.

Section 818. REPORTS BY THE COUNTY PLANNER

A report by the County Planner shall be made to the Planning Commission on a regular basis. This report shall inform the Planning Commission of the number and kinds of length of time temporary uses are applied for.

Section 820. ACCESSORY USES

The purpose of these provisions is to establish the relationship among principal and accessory uses and to establish provisions governing the conduct of accessory uses. Principal uses specified as permitted uses or conditional uses for a district by the District Regulations shall be deemed to include accessory uses and activities identified by these regulations and such other accessory uses that are necessarily and customarily associated with and are appropriate, incidental, and subordinate to such principal uses. Accessory uses shall be subject to the same regulations as apply to principal uses in each district, except as otherwise provided in these regulations.

Section 821. ACCESSORY USES: RESIDENTIAL USE TYPES

Residential use types shall include the following accessory uses, activities, and structures on the same site or lots. Residential accessory activities and meetings shall not generate guest traffic to the site exceeding ten vehicles on any two days or twenty-four hour period per week and not to exceed thirty vehicles in any week.

No motor vehicle shall be kept, parked or stored on any lot, other than in a completely enclosed building, unless the vehicle is in operating condition, properly licensed, and capable of performing the transportation function for which it was manufactured.

The outdoor storage of machinery, appliances, scrap metals, commercial or industrial materials, or parts not suited for use upon the premises, or quantities of old or used building materials, shall be prohibited: provided, however, building materials fit to be used to improve the premises may be maintained in outside storage if maintained in a workmanlike manner and elevated from the ground level so as not to become a potential rat and rodent harborage.

The following accessory uses are permitted:

- A. Guest house, when the principal use is single family residential on a lot of 15,000 square feet or greater.
- B. Home occupations in compliance with Section 905.
- C. Keeping of dogs and cats and similar small animals as household pets.
- D. Playhouse, patios, cabanas, porches, gazebos, and incidental household storage buildings.
- E. Private garages and parking for the principle use.
- F. Radio and television receiving antennas and screened dish-type receivers of satellite signals.
- G. Recreational activities and facilities for use by residents.
- H. Religious study meetings.
- I. Residential convenience services when located in a multiple family residential use having at least 40 dwelling unit home sites. The convenience service shall be located and operated as an integral part of the principal use, not visible or identifiable from outside the site.
- J. Solar collectors that are an integral part of the building.

Section 822.

ACCESSORY USES: COMMERCIAL USE TYPES

Commercial use types shall include the following accessory uses, activities, and structures on the same site or lot:

- A. Any other commercial use type that is not listed as a permitted use in the same district, and complies with all of the following criteria:
 - 1. Is operated primarily for the convenience of employees, clients, or customers of the principal use.
 - 2. Occupies less than 20 percent of the total floor area of the use.
 - 3. Is located and operated as an integral part of the principal use and does not comprise a separate business use or activity.
- B. Any commercial use type that is not listed as a permitted use in the same district, and complies with the criteria listed in paragraph A, above and it is not located within 100 feet of any residential district.
- C. Parking for the principal use.
- D. One residence or dwelling unit above or behind commercial space.

Section 823.

ACCESSORY USES: INDUSTRIAL USE TYPES

Industrial use types shall include the following accessory uses, activities, and structures on the same site or lot:

- A. Any commercial use type or any other industrial use type that is not a permitted use in the same district, and complies with all of the following criteria:
 - 1. Is operated primarily for the convenience of employees, clients, or customers of the principal use.
 - 2. Occupies less than 25 percent of the total floor area of the use.
 - 3. Is located and operated as an integral part of the principal use and does not comprise a separate use or business activity.
- B. Parking for the principal use.
- C. Local utility services and major utility facilities located and operated as an integral part of the principal use which do not comprise a public utility.

Section 824.

ACCESSORY USES: CIVIC USE TYPES

Civic use types shall include accessory uses and activities necessarily and customarily associate with the purpose and function of the civic use as a principal use, including but not limited to the following on the same site or lot:

- A. Accessory dwelling.
- B. Cafeterias, dining halls, and similar eating and beverage services operated incidental to principal uses and primarily for the convenience of employees, residents, clients, patients, or visitors thereof.
- C. Gift shops, newsstands, and similar commercial activities operated incidental to principal uses and primarily for the convenience of employees, residents, clients, patients, or visitors thereof.
- D. Refreshment stands and food beverage sales of a convenience nature located in uses involving public assembly.

Section 825.

ACCESSORY USES: AGRICULTURAL TYPES

Agricultural use types shall include accessory uses and activities necessarily and customarily associated with the purpose and function of the agricultural use as a principal use.

Section 828.

ACCESSORY STRUCTURE LIMITS

- A. No accessory buildings shall be erected in any required front or side yard in a subdivision in a residential district, except on a corner lot, where the accessory building may be constructed in a side yard. A maximum of two

(2) accessory buildings may be constructed provided that a ten (10) foot setback is maintained from all property lines and no separate accessory building shall be erected within five (5) feet of the principal structure. More than two (2) accessory buildings shall be allowed on farms and parcels over one (1) acre.

- B. No accessory building shall exceed two (2) stories or twenty-five (25) feet in height as measured at its highest point above grade. When the lots on which accessory buildings or uses are constructed backs up to a street right-of-way, accessory building or uses in the rear yard area shall not exceed eight (8) feet in height. Any accessory building built at the ten (10) foot setback line shall be restricted to a height of eight (8) feet. For each foot that the accessory building is move toward the principal building, away from the ten (10) foot line, it may be increased one (1) foot to a maximum height of fourteen (14) feet.
- C. The total maximum area of all accessory buildings shall not exceed twenty (20) percent of the maximum lot coverage permitted within that zoning district, provided, however, that all residential lots shall be allowed to have six hundred (600) square feet of accessory buildings.
- D. On those recorded lots or tracts which contain one (1) acre or more, there may be erected two (2) or more accessory buildings, provided however, no accessory building shall exceed twenty-five (25) feet in height, and no accessory building shall be located closer to the property line than ten (10) feet at any point.
- E. When the accessory building houses livestock, it shall require a minimum of two (2) acres and shall be located no closer to the property line than twenty (20) feet at any point.

Section 830.

LANDSCAPING AND SCREENING REQUIREMENTS

When site plan review by the Planning Commission is required, these landscaping requirements are applicable. When an application is made for a building permit on any land where these landscaping requirements are applicable, such building permit application shall be accompanied by a site plan containing the information, which satisfies the following requirements:

- A. Screening shall be provided by the following use types, when located on sites as identified below:
 - 1. Townhouse. Condominium, multiple family, group, and mobile home residential use types: Each use shall provide screening at the property line where abutting any residential district in which the use is not listed as a permitted use.
 - 2. Commercial use types: Each use shall provide screening at the property line where abutting any residential district.

3. Industrial use types: Each use shall provide screening at the property line where abutting any residential district.
 4. Civic use types: Each use shall provide screening at the property line abutting any more restrictive district in which the use is not a permitted use.
- B. Screening shall be provided by installation and maintenance thereafter of a visual screen or buffer of one of the following types:
1. A solid wood and/or masonry fence or wall at least 6 feet in height.
 2. A hedge-like screen of evergreen plant material capable of attaining a minimum height of 6 feet at maturity, planted initially at minimum 4-foot centers and with a minimum height of 2.5 feet.
- C. Screening shall be designed to avoid adverse effect on surface water drainage.
- D. On all lots platted from previously unplatted land, zoned or rezoned or granted a conditional use permit after January 1, 1993 at least 10% of the area of the **front** yard shall be landscaped area.
- E. Landscape areas shall be provided along all public road rights-of-way. The streetscape type to be used shall be dependent upon either the presence of parking or a vehicular drive aisle adjacent to the streetscape area. See the following descriptions and Plates and list of suggested trees and shrubs.
1. Streetscape A shall be required where parking is located adjacent to the streetscape and facing public right-of-way and shall consist of a 8-15 foot wide area. Planting shall consist of A or B Streetscape Plates.

Planting shall consist of one (1) major shade tree planted 40 feet on center accompanied by a single, staggered row (straight or serpentine) of evergreen shrubs planted 3 feet on center between each pair of shade trees.

Where overhead wires exist planting shall consist of one (1) ornamental shade tree planted 30 feet on center. See list of suggested shade trees and evergreen shrubs.

Streetscape B consists of one (1) major shade tree planted every 40 feet accompanied by a single, staggered row of evergreen shrubs and a berm 1-3 feet in height.

2. Streetscape C shall be required where parking is not present but a vehicle drive aisle is located on the lot, adjacent to the streetscape and shall consist of a 15 foot wide area. Planting shall consist of either B or C.

Streetscape C consists of one (1) major shade tree planted every 40 feet accompanied by a single, staggered row of evergreen shrubs (straight or serpentine) planted 3 feet on center. This type should be used to maintain continuity of landscape within a unified development.

3. Streetscape D shall be required where the green space or lawn between a building and the public right-of-way is unbroken by parking or vehicular travel surface. Planting shall consist of one (1) major shade tree planted every 40 feet in the front yard.
- F. Parking Lot Landscaping shall include one (1) shade tree for every fifteen (15) parking spaces or increment thereof. Landscaping internal to the parking lot shall be provided at a minimum ratio of 170 square feet of landscaped parking islands (10' wide and 17' long for a single row of parking, or 35' for a double row of parking).
- G. Interior Lot Landscaping shall be provided in an amount equivalent to twenty (20) percent of the **total** area of the lot. Interior lot landscaping shall be considered the total, cumulative area devoted to greenspace (ie. Lawns, ground cover, shrubs, trees, walks, and other landscape features). This may include streetscapes, bufferyards, required screening, or any other landscape areas surrounding the building or contained within the boundary of the property.
- H. In determining whether there is compliance with this section the County Planner shall consider topographical constraints on design, drainage, access and egress, utilities, and other factors reasonable related to the health, safety and welfare of the public which necessitated disturbance of the existing natural landscape character: economic usefulness of the property without the disturbance of its natural character: the nature and quality of the landscaping installed to replace it: and such other factors as may be relevant and proper.

SUGGESTED SHADE TREES

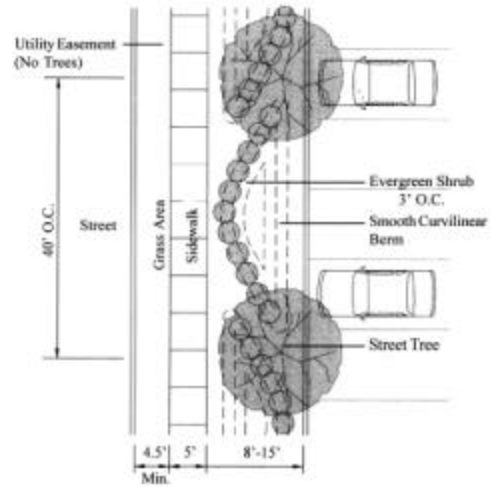
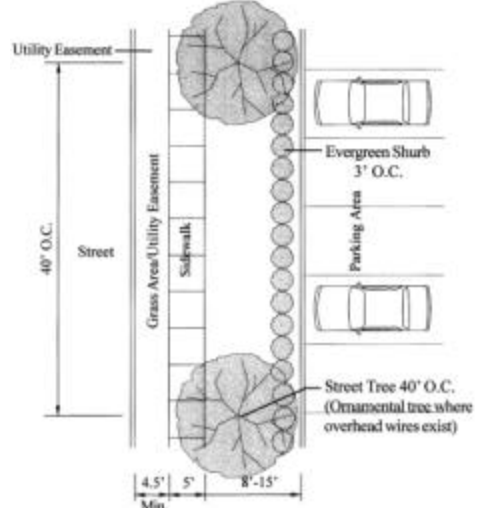
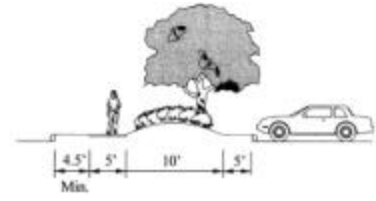
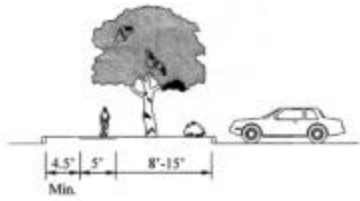
| | |
|--------------------|--------------------|
| Deciduous | Evergreen |
| Ash, White | Cypress, Leland |
| Bald Cypress | Hemlock, Canadian |
| Elm, Lacebark | Magnolia, Southern |
| Oak, Laurel | Pine, Austrian |
| Oak, Pin or Willow | Pine, Loblolly |

SUGGESTED ORNAMENTAL TREES

| | |
|--------------------|--------------------|
| Flowering | Non-Flowering |
| Cherry, Kwanzan | Cherry-Laurel |
| Cherry, Yoshino | Holly, Foster |
| Crabapple | Holly, Savannah |
| Crepe Myrtle | Hornbeam, American |
| Dogwood, Flowering | Hornbeam, European |

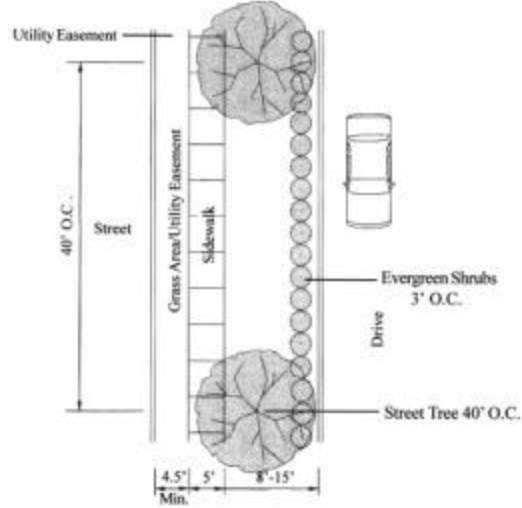
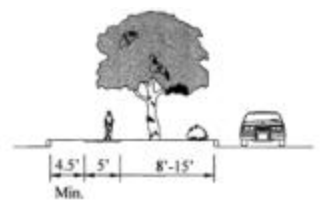
SUGGESTED EVERGREEN SHRUBS

| | |
|---------------------|------------------|
| Fortunei, Euonymus | Juniper, Pfitzer |
| Holly, Dwarf Buford | Ligustrum |
| Nandina, Common | |

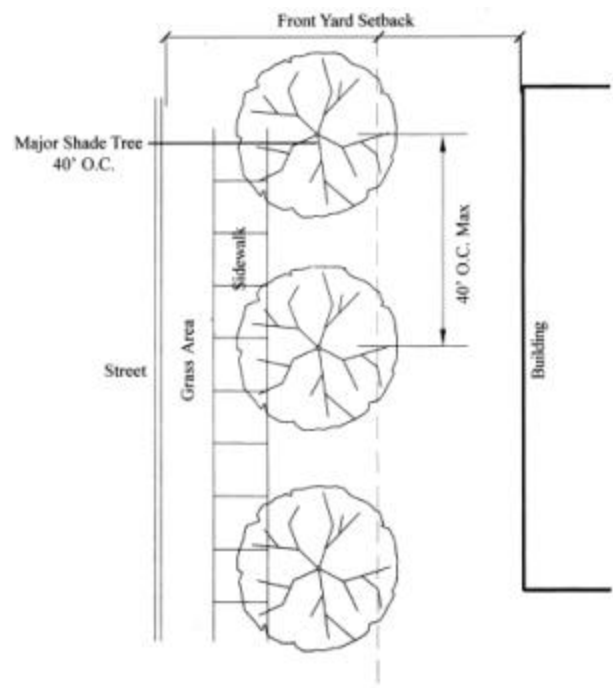


Streetscape 'A'

Streetscape 'B'

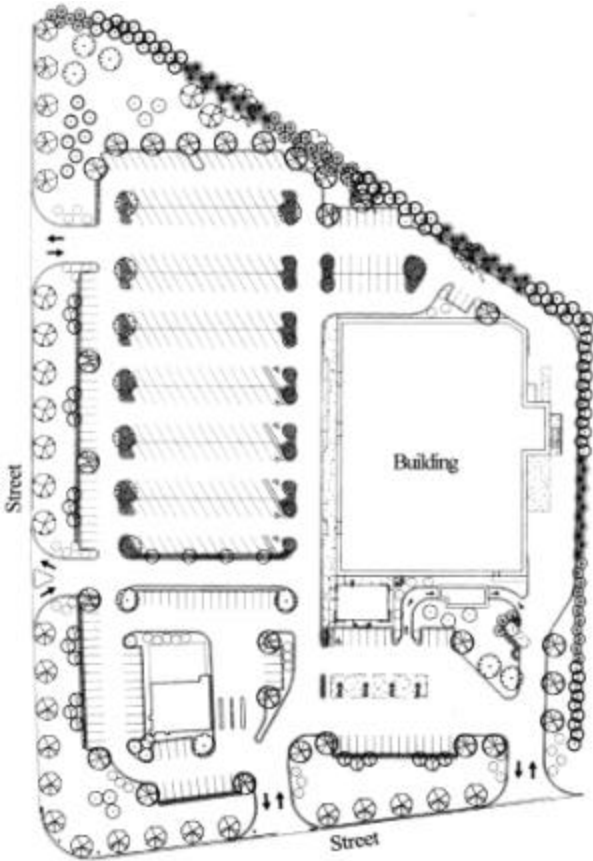


Streetscape 'C'



Streetscape 'D'

Parking and Interior Lot Landscaping Example



Section 840.

OFF-STREET PARKING AND LOADING REGULATIONS

Sections 840 through 849 shall be known as the Off-Street Parking and Loading Regulations. These regulations require off-street parking and loading facilities proportional to the need created by each use in order to ensure functionally adequate, aesthetically pleasing, and secure off-street parking and loading facilities. Development regulations and design standards are intended to ensure the usefulness of parking and loading facilities, protect the public safety, and where appropriate, to mitigate potential adverse impacts on adjacent land uses.

Section 841.

BASIC REGULATIONS: VEHICLE PARKING

- A. Off-street parking facilities shall be provided for any new building constructed and for any new use established. Off-street parking facilities shall be provided for any addition or enlargement of occupancy or manner of operation that would result in additional parking. The additional parking shall be required only for such addition, enlargement, or change and not for the entire building or use.
- B. Facilities being used for off-street parking on the effective date of the Zoning Regulations shall not be reduced in capacity to less than the number of spaces prescribed, or altered in design or function to less than the minimum standards prescribed in the Off-Street Parking and Loading Regulations.
- C. For sites with more than one use, or for adjacent sites served by a common parking facility, the parking requirement shall be the total number of spaces required for each site or use, except as adjusted pursuant to Section 844.
- D. Parking facilities constructed or substantially reconstructed subsequent to the effective date of the Zoning Regulations, whether or not required, shall conform to the Design Standards set forth in Section 848.
- E. All required parking facilities shall be maintained for the duration of the use requiring such areas. Such facilities shall be used exclusively for the temporary parking of passenger automobiles, motor vehicles, or light trucks not exceeding one ton in capacity, and shall not be used for the sale, display, or storage of merchandise, or for the storage or repair of vehicles or equipment.
- F. All required parking facilities shall be located on the same site as the use for which such facilities are required, except as the authorized pursuant to Section 843.
- G. No use shall be required to provide more spaces than prescribed by these regulations or prescribed by the Planning Commission in accord with these Zoning Regulations, or prescribed pursuant to a Conditional Use Permit or a Variance. Where parking spaces are provided in excess of such requirements, the spaces may be considered as meeting the requirement for another use pursuant to Section 843.

Section 842.

SCHEDULE OF OFF-STREET PARKING

- A. Parking facilities for each use shall be provided in accord with the minimum requirements in Table VIII-2.
 - 1. Where the application of Table VIII-2 results in a fractional requirement, a fraction of 0.5 or greater shall be resolved to the higher whole number.
 - 2. For the purposes of this section, requirements shall be based on gross floor area, but shall not include enclosed or covered areas used for off-street parking or loading.
 - 3. Where requirements are established on the basis of seats or person capacity, Building Code provisions applicable at the time of determination shall be used to define capacity.

- B. Notwithstanding the provisions of Table VIII-2, a minimum of 5 parking spaces shall be provided for any single industrial use located individually on a site and served by a separate parking facility, and a minimum of 10 parking spaces shall be provided for any 2 or more industrial uses located on the same site and served by a common parking facility.

Section 843.

OFFSITE OR REMOTE PARKING

- A. The Planning Commission may approve locating a portion of the parking required for a use on another site, pursuant to this section.

- B. Offsite parking shall be located within 300 feet of the use that it serves. Pedestrian access is measured as the shortest practical walking distance from the nearest offsite parking space to the nearest entrance to the building or use which it serves. Satellite parking facilities may be approved for casinos.

- C. In determining whether to approve offsite parking, the Commission shall consider all relevant factors, including:
 - 1. The location of the use and the proposed offsite parking.
 - 2. Existing and potential parking demand created by other uses in the vicinity.
 - 3. The characteristics of the use, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the offsite parking.
 - 4. Adequacy, convenience, and safety of pedestrian access between offsite parking and the use.
 - 5. Traffic patterns on adjacent streets, and proposed access to the offsite parking.

- D. The Commission may require such guarantees as it deems necessary to assure the continued availability and usability of any offsite parking
- E. Handicapped spaces shall not be located in an offsite parking facility.

Section 844.

PARKING FOR MIXED USE DEVELOPMENTS

- A. The Planning Commission may authorize an adjustment in the total parking requirement for separate uses located on the same site, or for separate uses located on adjoining sites and served by a common parking facility, pursuant to this section. A request for such adjustment shall require submission of a site plan and transportation engineering report addressing the relevant factors listed in paragraph C. below.
- B. All parking spaces subject to adjustment under this section shall be located in a common, contiguous parking facility providing reasonably equivalent accessibility and usability to all uses which the parking is intended to serve. When any adjustment is authorized, offsite parking pursuant to Section 843 shall not be permitted.
- C. In determining whether to approve an adjustment for mixed use developments, the Commission shall consider all relevant factors, including:
 - 1. The characteristics of each use and the differences in projected peak parking demand, including days or hours of operation.
 - 2. Potential reduction in vehicle movements afforded by multi-purpose use of the parking facility by employees, customers, or residents of the uses served.
 - 3. Potential improvements in parking facility design, circulation, and access afforded by a joint parking facility.
 - 4. The report and recommendation of the County Planner and County Engineer.

Section 845.

HANDICAPPED FACILITIES

In each parking facility of 20 or more spaces, a portion of the total parking spaces shall be specifically designed, located, and reserved for vehicles licensed by the State for use by the handicapped, according to the following schedule:

| <u>Total Spaces</u> | <u>Handicapped Spaces Required</u> | <u>Van Accessible Spaces</u> |
|---------------------|------------------------------------|------------------------------|
| 20-25 | 1 | 1 |
| 26-50 | 2 | 1 |
| 51-75 | 3 | 1 |
| 76-100 | 4 | 1 |
| 101-150 | 5 | 1 |
| 151-200 | 6 | 1 |
| 201-300 | 7 | 1 |
| 301-400 | 8 | 1 |
| 401-500 | 9 | 2 |
| 501-1000 | 2% of total | 3 |

Section 846.

BASIC REGULATIONS: OFF-STREET LOADING

- A. Off-street loading facilities shall be provided for any new building constructed and for any new use established. Off-street loading facilities shall be provided for any addition or enlargement of an existing use, or any change of occupancy or manner of operation that would result in additional loading space being required, provided that the additional loading space shall be required only for such addition, enlargement, or change.
- B. Facilities being used for off-street loading on the date these Zoning Regulations are adopted shall not be reduced in capacity to less than the number of spaces prescribed, or altered in design or function to less than the minimum standards prescribed in the Off-Street Parking and Loading Regulations.
- C. Loading facilities constructed or substantially reconstructed subsequent to the effective date of the Zoning Regulations, whether or not required, shall conform to the Design Standards set forth in Section 848.
- D. All required loading facilities shall be maintained for the duration of the use or building requiring such facility, and shall be used exclusively for the purpose of loading and unloading goods, materials, and supplies, and shall not be used for the sale, display, or storage of merchandise, or for the storage or repair of vehicles or equipment.

Section 847.

SCHEDULE OF OFF-STREET LOADING REQUIREMENTS

Off-street loading facilities for each use shall be provided in accord with the minimum requirements prescribed in this Section.

- A. Gross Floor Area - For purposes of this section, requirements shall be based on gross floor area, but shall not include enclosed or covered areas used for off-street parking or loading.
- B. Mixed Uses - Where mixed uses or multiple occupancies are located in the same building, or are situated on the same site in such a manner that all uses can be equally and conveniently served by a common loading space, the schedule may be applied to the entire building and to the combination or buildings or uses so situated, in lieu of application of the schedule to

each individual use or occupancy. For this purpose, the schedule applicable to the use having the greatest requirement shall be utilized.

- C. Exterior Site Area - For purposes of this section, each two square feet of exterior site area used by commercial and industrial uses shall be considered equivalent to one square foot of enclosed floor area.
- D. Dimensions
 - 1. All spaces shall be laid out in the dimension of at least ten feet by fifty feet (10' x 50') or five hundred (500) square feet in area, with a clearance of at least fourteen (14) feet in height.
 - 2. Where trailer trucks are involved, such loading and unloading space shall be an area twelve (12) feet by fifty (50) feet with a fourteen (14) foot height clearance and shall be designed with appropriate means of truck access to a street or alley as well as adequate maneuvering area.

E. Spaces Required

The following ratio of loading spaces to floor area applies to all districts.

| Gross Floor Area | Space Required |
|-------------------------|---|
| 0 - 20,000 sq. ft. | One (1) space |
| 20,000 sq. ft. and over | One space plus one (1) additional space for each 20,000 sq. ft. in excess of 20,000 sq. ft. |

Section 848.

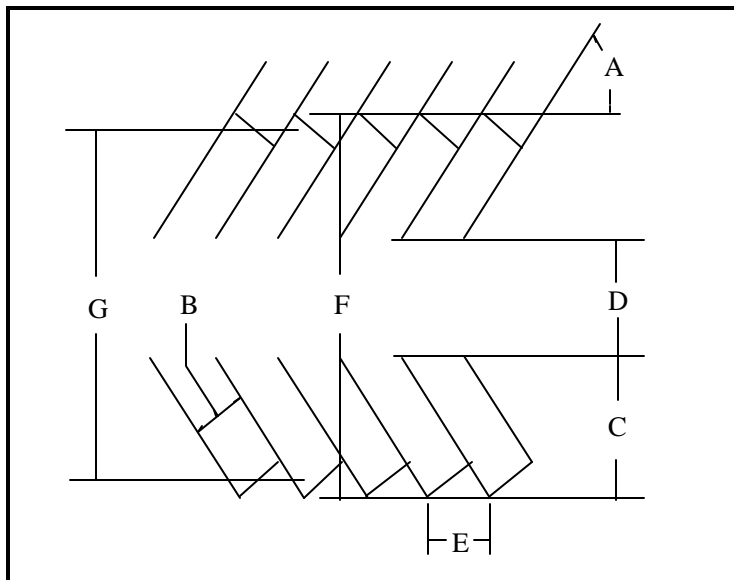
DESIGN STANDARDS

- A. Standards: Design standards are established by this section to set basic minimum dimensions and guidelines for design construction, and maintenance of parking and loading facilities.
- B. Parking dimensions: The following basic dimension shall be observed for parking spaces.

**TABLE VIII-1
PARKING DESIGN REQUIREMENTS**

| A | B | C | D | E | F | G |
|----------|----------|----------|----------|----------|----------|----------|
| 0° | 9.0' | 9.0' | 12.0' | 25.0' | 30.0' | 30.0' |
| 20° | 9.0' | 16.0' | 12.0' | 26.3' | 44.0' | 35.5' |
| 30° | 9.0' | 18.0' | 12.0' | 18.0' | 48.0' | 40.0' |
| 45° | 9.0' | 19.0' | 13.0' | 12.7' | 52.0' | 46.5' |
| 60° | 9.0' | 19.5' | 18.0' | 10.4' | 19.5' | 55.0' |
| 70° | 9.0' | 19.5' | 19.0' | 9.6' | 60.5' | 57.0' |
| 80° | 9.0' | 19.0' | 22.0' | 9.1' | 61.5' | 60.0' |
| 90° | 9.0' | 18.5' | 22.0' | 9.0' | 61.5' | 62.0' |

- B** STALL WIDTH
- C** STALL TO CURB
- D** AISLE WIDTH
- E** CURB LENGTH PER CAR
- F** CURB TO CURB WIDTH OF DOUBLE ROW WITH AISLE
- G** CENTER TO CENTER WIDTH OF DOUBLE ROW WITH AISLE



- C. Parking facility design: Minimum parking facility design standards are illustrated above. Additional supplemental guidelines and standards for parking facility design, internal layout, acceptable turning radii and pavement slope, vehicular and pedestrian circulation, and other design features may be adopted by resolution of the Planning Commission, upon recommendation of the County Planner and/or the County Engineer.
- D. Paving and drainage: The following basic standards shall be observed:
1. Parking and loading facilities shall be surfaced and maintained with asphaltic, concrete, or other permanent hard surfacing material sufficient to prevent mud, dust, loose material, and other nuisances in all commercial and industrial districts.
 2. In the A-5 and A-1 agricultural districts, porous or non-paved surfacing may be permitted, subject to approval by the County Engineer.
 3. All parking and loading facilities shall be graded and provided with permanent storm drainage, meeting the construction specifications set by the County Engineer. Surfacing, curbing, and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties and prevent localized flooding of all structures on or off the premises.
- E. Safety features: Parking and loading facilities in commercial and industrial districts shall meet the following standards:
1. Safety barriers, protective bumpers or curbing, and directional markers shall be provided to assure safety, efficient utilization, protection to landscaping, and to prevent encroachment onto adjoining public or private property.
 2. Visibility of and between pedestrians, and motorists shall be assured when entering individual parking spaces, when circulating within a parking facility, and when entering and exiting a parking facility.
 3. Internal circulation patterns, and the location and traffic direction of all access drives, shall be designed and maintained in accord with accepted principles of traffic engineering and traffic safety.
- F. Lighting: Lights provided to illuminate any parking facility or paved area shall, to the maximum extent feasible, be designed to reflect downward and away from any residential use.
- G. Fencing and Screening:
1. A parking facility in any nonresidential district which adjoins or abuts property in a residential district shall have a wall or fence not less than 6 feet in height located for the length of the common boundary.

2. A parking facility in any residential district which has more than 10 spaces and which adjoins or abuts other property in a residential district shall have a wall or fence or landscaped screen not less than 6 feet in height located for the length of the common boundary.
- H. Noise: Areas used for primary circulation, for frequent idling of vehicle engines, or for loading activities shall be designed and located to minimize impacts on adjoining properties, including provisions for screening or sound baffling.
 - I. Maintenance: All parking and loading facilities shall be maintained to assure desirability and usefulness of the facility. Such facilities shall be maintained free of refuse, debris, or other accumulated matter and shall at all times be available for the off-street parking or loading use for which they are required or intended.
 - J. Adjustments: For a permitted use or a site subject to Site Plan Review or a Conditional Use Permit, the minimum requirements of this section may be varied or adjusted in their application, provided such change is determined by the Planning Commission, whichever is applicable, to provide improved design, usability, attractiveness, and protection to adjoining uses, in a manner equal to or greater than the specific requirements of this section.

TABLE VIII-2
OFF-STREET PARKING AND LOADING REQUIREMENTS
 (All requirements based on gross square feet)

| Residential | Spaces Required |
|---|--|
| Condominiums and multiple family One bedroom, Two or more bedrooms | 1.5 spaces per dwelling unit 2 spaces per dwelling unit |
| Dwelling, single and two family, townhouses, manufactured homes and mobile homes | 2 spaces per dwelling unit |
| Hotels, motels, tourist courts and similar transient lodging First 50 rooms Each additional room 50 – 250 Each additional room over 250 | 1.25 space /room 1.0space / room 0.5 space / room |
| All other residential uses not listed | As determined by the Planning Commission |
| Retail Trade / Services | Spaces Required |
| Agricultural Equipment, Greenhouse, nursery products, agricultural equipment and lawnmower sales and service | 1 space per 500 sq. ft. of total floor area. |
| Auto Sales, Rental and Service, Auto Parts, Boat Sales and Service, Boat Parts and Motorcycle Sales and Service, Motor home and Camper Sales and Service | 1 space per 500 sq. ft. of total floor area |
| Automobile Wash, Full Service | Parking and cleaning space equal to 3 times the service capacity |
| Automobile Wash, Self Service | 2 spaces plus 1 space per wash bay |
| Bait Shop | 1 space per 200 sq. Ft. of total area |
| Bar, Cocktail, Lounge, Club | 1 space per 2 person capacity |
| Convenience Store | 1 space per 200 sq. ft. of total floor area |
| Delicatessens and Bakeries | 1 space per 150 sq. ft. of total floor area |
| Entertainment and Amusements Indoor Outdoor | 1 space per 100 sq. Ft. 1 space per employee plus one space per 400 sq. Ft. |
| Fuel or Gas Stations | 1 space per 250 sq. ft. of total floor area with a minimum of 5 parking spaces |
| Furniture, Home Furnishings, Art, Antiques and Books and Stationary | 1 space per 400 sq. ft. of total floor area |
| General Merchandise, Clothing, Variety and Department Stores | 1 space per 200 sq. ft. of total floor area |
| Grocery Stores and Supermarkets | 1 space per 200 sq. ft. of total floor area |
| Hardware, Paint, Lumber and Building Materials | 1 space per 500 sq. ft. of total floor area |
| Package Liquor Store | 1 space per 200 sq. ft. of total floor area |
| Plumbing and Heating Supply | 1 space per 1,000 sq. ft. of total floor area |
| Restaurants, Cafes and Cafeteria | 2 spaces per 50 sq. ft. of floor area devoted to patron use, or one space for each 2 seats. |

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| Restaurants, Fast Food and Drive Through | 1 spaces per 50 sq. ft. of floor area devoted to patron use, or one space for each 2 seats |
| Shopping Centers and Malls | 1 space per 200 sq. ft of total floor area |
| All other retail not listed | 1 space per 200 sq. ft. of total floor area |
| Finance, Insurance, and Real Estate | Spaces Required |
| Banks, Savings and Loans Real Estate Offices, and Insurance | 1 space per 200 sq. ft. of total floor area. |
| All other finance/insurance/real estate not listed | 1 space per 200 sq. ft. of total floor area |
| Personal Services | Spaces Required |
| Beauty, Barber and Photographic Services | 1 space per 300 sq. ft. of total floor area and 1 space per employee |
| Kennels | 1 space per employee plus 1 space per 1,000 sq. Ft of total floor area |
| Laundering, dry cleaning, apparel repair and cleaning services | 1 space per 350 sq. ft. of total floor area |
| Laundry self service | 1 space per 200 sq. Ft of total floor area |
| All other personal services not listed | As determined by the Planning Commission |
| Business Services | Spaces Required |
| Advertising, Consumer Credit Reporting and Collections | 1 space per 400 sq. ft. of total floor area |
| Clerical Services, Monument Sales | 1 space per 500 sq. ft. of total floor area |
| Photocopying, Mailing, Exterminating and Employment | 1 space per 400 sq. ft. of total floor area |
| Printing and Publishing | 1 space per 400 sq. ft. of total floor area |
| Warehousing and Storage | 1 space per 1,000 sq. ft. of floor area or 1.5 spaces for each 2 persons employed on the largest shift, which ever is greater. |
| All other business services not listed | As determined by the Planning Commission |
| Repair Services | Spaces Required |
| Automobile Repair, Oil and Fluid Changing Services, Electrical Repair and Radio and Television Repair | 1 space per 500 sq. ft. of total floor area with a minimum of 2 spaces |
| Watch Repair, Reupholstery, and other repair services not listed | 1 space per 300 sq. ft. of total floor area with a minimum of 2 spaces |
| Professional Services | Spaces Required |
| Attorneys, Accountants, Engineers and other services not listed | 1 space per 200 sq. ft. of total floor area. |
| Cleaning and Sanitary Services | 1 space per 500 sq. Ft of total floor area |
| Day Care and Child Care Centers | 1.5 spaces per care room with a minimum of 5 spaces plus a paved unobstructed pick-up area with adequate stacking area |
| Hospitals and Sanitariums | 1 space for each employee, two 2 spaces for each bed plus 1 space for each emergency vehicle |
| Physicians and Dentist Offices and Clinics | 1 space per 150 sq. ft. of total floor area. |
| Veterinarians and Animal Hospitals | 1 space per 300 sq. ft. of total floor area. |
| All other professional services not listed | 1 space per 200 sq. ft. of total floor area. |

| Construction Services | | Spaces Required | |
|--|--|---|--|
| Construction Sales and Services | | 1 space per 500 sq. Ft of total floor area | |
| All other Construction Services | | 1 space per 1,000 sq. ft. of total floor area. | |
| Governmental Services | | Spaces Required | |
| Administrative Services | | 1 space per 300 sq. Ft. of total floor area | |
| Meeting/Assembly | | 1 space for each 3 seats in the assembly area | |
| Postal Facilities | | 1 space per 200 sq. Ft. of total area | |
| Utility Services | | 1 space per 1,000 sq. Ft. of total floor area | |
| All Other Government Services | | 1 space per 300 sq. Ft. of total floor area, or as determined by the Planning Commission | |
| Educational Services | | Spaces Required | |
| Business or Trade School | | 1 space per 5 persons capacity | |
| College Facilities | | As determined by the Planning Commission | |
| Elementary school or junior high school | | One (1) space for each classroom, plus one (1) space for each staff member and employee other than teachers, plus ten (10) additional spaces. This provision is not applicable where parking space required for an auditorium is provided. | |
| Senior high school | | One (1) space for each classroom plus one (1) space for each staff member and employee other than teachers, plus one (1) space for each fifteen (15) students based on the capacity for which the building was designed. This provision is not applicable where parking space required for an auditorium is provided. | |
| Other Educational Services | | 1 space per 300 sq. ft. of total floor area | |
| Miscellaneous Services | | Spaces Required | |
| Funeral Home or Mortuary | | 1 space per 1,000 sq. ft. of floor area or 1 space per 4 persons capacity whichever is greater | |
| Labor Unions, Clubs Lodges and Civic, Social or Fraternal Associations | | 1 space per 100 sq. ft. of total floor area or 1 space per 4 persons capacity, whichever is greater | |
| Scrap and Salvage Service | | 1 space per 1,000 sq. Ft. of floor area | |
| Other miscellaneous services not listed | | As determined by the Planning Commission | |
| Cultural Activities | | Spaces Required | |
| Libraries, Museums and Art Galleries | | 1 space per 100 sq. ft. of floor area | |
| All other cultural activities not listed | | As determined by the Planning Commission | |
| Public Assembly | | Spaces Required | |
| Motion Picture Theaters, Amphitheaters and Stadiums | | 1 space per 3 seats or 6 feet of bench space | |

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| Amusements | Spaces Required |
| Arcades and Pool Halls | 1 space per 200 sq. ft. of total floor area |
| All other amusements not listed | As determined by the Planning Commission |
| Recreational Activities | Spaces Required |
| Campground | 1 space per camping unit |
| Playgrounds and athletic fields | 1 space per 4 person capacity |
| Roller Skating Rinks, Gymnasiums and athletic clubs | 1 space per 250 sq. ft. of total floor area |
| All other recreation activities not listed | As determined by the Planning Commission |
| Communications and Utilities | Spaces Required |
| All communications and utilities services | As determined by the Planning Commission |
| Institutional | Spaces Required |
| Churches, Synagogues and other Places of Worship | 1 space per 3 seats in the sanctuary |
| Casino and Casino Related Uses | Spaces Required |
| Visitor Parking (by Auto) | 1 space per 2.6 visitors capacity |
| Bus Parking | 5 spaces (10' x 50' each) |
| Miscellaneous Parking (may be adjoining site or satellite facility) | Additional space for RV / Truck parking recommended |
| Wholesale Trade | Spaces Required |
| Drugs, Chemicals and Allied Products | 1 space per 1,000 sq. ft. of total floor area. |
| Groceries, Electrical Goods, Hardware and other items not listed | 1 space per 1,000 sq. ft. of total floor area. |
| Self Storage (convenience storage) | 1 space per 1,000 sq. Ft. of total floor area |
| All other wholesale uses | As determined by the Planning Commission |
| Industrial | Spaces Required |
| Resource Extraction, or Landfill | 1 space per employee on largest shift plus 25% cover shift change |
| All Industrial Uses | 1 space per 1,000 sq. ft. of floor area or 1.5 spaces for each 2 persons employed on the largest shift, whichever is greater |