

ARTICLE 7

OFF-STREET PARKING AND LOADING

Section 7.1 Off-Street Parking Requirements

Every new use, or an enlargement, expansion or alteration of an existing use shall require off-street parking in compliance with this Article.

- 7.1.1 Off-street parking spaces shall be increased when a change of use of either a structure or of land requires additional parking spaces in compliance with this Article. Parking spaces may be decreased when a change of use in either of structure or of land requires fewer spaces than provided for the replaced use.
- 7.1.2 A one-time enlargement of a structure or increase in the amount of land used may be made for existing uses deficient in off-street parking, provided that the enlargement or increase does not represent a requirement in excess of five (5) off-street parking spaces. In the event that such increase represents a requirement in excess of five (5) off-street parking spaces, such increase shall require complete compliance with the provisions of this Article for the entire use.

A certificate of occupancy will not be issued for any use until all off-street parking and loading requirements in accordance with this ordinance have been met and are in place and ready for use.

Section 7.2 Location of Off-Street Parking

7.2.1 Off-street parking spaces shall be provided on the same lot as the principal use except that when such parking cannot be reasonably provided on the same lot, it shall be provided on a separate lot, 50% or more of which is located within 500 feet of the principal use. All such off-street parking areas located in a Residential (R) district shall require the issuance of a Special Use Permit by the Board of Adjustment in accordance with Article 11.

7.2.2 Cooperative provisions for off-street parking may be made by contract between owners of adjacent properties, and such contract shall be filed with the Administrator.

The parking area provided on any one lot may be reduced to not less than one-half (1/2) the parking spaces required for the use occupying such lot. Such cooperative parking shall not be less than the sum of the parking spaces for the uses computed separately.

7.2.3 No parking area shall be located over an active septic tank field.

7.2.4 The temporary parking or storage of mobile homes shall be prohibited in all areas not zoned for manufactured homes (excluding manufactured home sales lots or when in use on a temporary basis in accordance with Section 5.8 of this Ordinance).

Section 7.3 Design Standards

7.3.1 A parking space shall be not less than nine (9) feet in width nor less than 20 feet in length. In lots of more than 20 spaces, compact stalls may be permitted on the basis of one compact stall to each five (5) standard stalls. Each compact stall shall be seven (7) feet wide and 17 feet long, and shall be clearly marked, "small cars only". All parking stalls shall be clearly marked and such markings shall be maintained so as to be easily seen.

- 7.3.2 Parking bays shall be designed in accordance with accepted standard practice for parking at various angles, with aisles being of such widths as to permit the entering and leaving of a parking space with ease and safety.
- 7.3.3 Access to all required off-street parking areas shall be by roads adequate in width to accommodate two-way traffic. Except by way of approved driveways, access from or egress to a public road from a parking area shall be expressly prohibited. Adequate provisions shall be made to insure compliance by the use of fences, walls, wheel stops or landscaping, or a combination of these devices.
- 7.3.4 Driveways shall be considered as providing off-street parking spaces for all single-family dwellings.
- 7.3.5 All off-street parking areas shall be constructed in a manner that contamination by dust or dust clouds will not exist. This shall be accomplished by concrete, black top, crushed gravel or other non-dust producing surface.
- 7.3.6 Permits for driveway locations on State maintained roads shall be obtained from the North Carolina Department of Transportation and driveways located on Town maintained roads shall be obtained from the Town prior to installation. Property owners, developers, homebuilders, and contractors shall be responsible for installation of all driveway improvements to NC Department of Transportation (NCDOT) specifications prior to release of the final Certificate of Occupancy (CO).
- 7.3.7 Storm drainage facilities where required, shall be so designed as to protect any public right-of-way or adjacent property from damage.

Section 7.4 Computation of Off-Street Spaces

- 7.4.1 When units of measurement determining the number of required parking spaces result in a fractional space, any fraction of one-half (1/2) or more shall require one (1) parking space.
- 7.4.2 Where seats consist of pews or benches, each twenty (20) inches of pew or bench shall be considered as one seat.
- 7.4.3 For the purpose of computing parking requirements based on the number of employees, the owners or managers shall also be considered employees.
- 7.4.4 Lots containing more than one principal use shall provide parking in the amount equal to the total of the requirements for each use.

Section 7.5 Parking Requirements By Use

<i>Uses</i>	<i>Required Off-Street Parking Spaces</i>
Automobile repair	1 space per employee during largest shift, plus 4 spaces per grease rack
Automobile washing and cleaning establishments	1 space for each 3 employees, and reserve spaces equal to 5 times the capacity of the establishment
Bowling alleys	2 spaces for each lane plus 1 space for each 2 employees
Churches	1 space per employee during largest shift, plus 1 space for every 4 seats in the sanctuary

Day care centers	1 space per employee during largest shift, plus 1 space per 5 children
Dwellings, one-family and two-family	2 spaces per dwelling unit
<i>Uses</i>	<i>Required Off-Street Parking Spaces</i>
Elementary and junior high schools	3 spaces for each classroom or office, or 1 space for each 4 seats for assembly purposes whichever is greater
Funeral homes	1 space for each 4 seats in the chapel(s), plus 2 spaces for each 3 employees, plus 1 space for each vehicle employed by the business
Fire station	1 space per employee during largest shift
Furniture and appliance stores, household equipment repair shops, showroom of a plumber, decorator, electrician or similar trade, laundry, wholesale and machinery sales	1 space per 800 sq. ft. of usable floor area
Golf courses	1 space per employee during largest shift plus 4 spaces per hole plus 1 space for each vehicle used by the business excluding golf carts
Laboratories, analytical and testing	1 space per employee during largest shift plus 1 space for each 400 sq. ft. of gross floor area
Lumber or building material yards	1 space per employee during largest shift plus 1 space for each 300 sq.ft. of retail floor space plus 1 space for each vehicle used in the operation
Manufacturing, processing or fabrication plants	1 space per employee during largest shift plus 1 space for each 400 sq. ft. of gross floor area plus 1 space for each vehicle used in the operation
Medical and dental offices and clinics	4 spaces for each doctor practicing at the clinic plus 1 space for each employee
Mobile home parks	2 spaces for each mobile home space
Motels and hotels	1 space for each accommodation plus one space per employee during largest shift
Nursing homes, rest homes, homes for the aged	1 space per employee during largest shift plus 1 space for each 4 patients' beds, plus 1 space for each visiting doctor, plus one space for each vehicle used in the operation
Offices – professional, business or public, excluding medical or dental clinics	1 space per employee during largest shift plus 1 space for each 300 sq. ft. of gross floor area
Places of public assembly, including private clubs and lodges, auditoriums, dance halls, stadiums, community centers and all similar places	1 space for each 4 seats provided for patron use, plus 1 space for each 100 sq. ft. of space provided for standing without seats
Recreational Services (indoor) for sports, dance, fitness, and cheerleading practice, instruction or recreation	1 space per 300 sq. ft. of gross floor area of the gym/ recreation space.
Police station, post office, city hall	1 space per employee during largest shift plus 1 space for each 200 sq. ft. of gross floor area
Restaurants, including fast food restaurants	1 space per employee during largest shift plus 1 space for each 3 seats
Restaurants, drive-in	1 space per employee during largest shift plus 1 space for each 3 seats plus 1 space for each car served on premises
Retail business a consumer service outlets (except as noted)	1 space per 200 sq. ft. of gross floor area

Sales lots and showrooms	4 spaces for each salesperson plus 1 space per employee during largest shift, in addition to spaces used for vehicle display
Senior high school	5 spaces for each classroom or office, or 1 space for each four seats used for assembly, whichever is greater
<i>Uses</i>	<i>Required Off-Street Parking Spaces</i>
Service station	2 spaces for each gas pump plus 3 spaces for each grease rack or similar facility plus 1 space per employee during largest shift
Shopping Center	1 space per 200 sq. ft. of gross floor area, excluding uses with parking requirements assessed separately
Theaters, indoor	1 space per employee during largest shift plus 1 space for each 3 seats

Section 7.6 Off-Street Loading Requirements

7.6.1 Purpose

In order to assure a proper and uniform development of off-street loading areas throughout the Town of New London and to relieve traffic congestion in the streets, the off-street loading requirements set forth will apply in all zoning districts. These requirements will apply to buildings and uses and additions to existing buildings and uses.

7.6.2 Minimum Off-Street Loading Space Requirements

The following minimum loading space requirements shall apply for the appropriate use.

<i>Use</i>	<i>Minimum Number of Loading Spaces</i>
Commercial Uses	One (1) for uses having gross floor area of 10,000 -29,999 square feet; two (2) for uses having gross floor areas of 30,000 square feet or more.
Industrial Uses	One (1) per 10,000 sq. ft. of gross floor area not to exceed three (3) spaces.

7.6.3 Design of Loading Spaces

Off-street loading spaces must be designed and constructed so that all maneuvering to park and un-park vehicles for loading and unloading can take place entirely within the property lines of the premises. Loading spaces must be designed so as to not to interfere with the normal movement of vehicles and pedestrians on public rights-of-way. Where feasible, off-street loading shall be located in the rear yard.