

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF HELENA,
ALABAMA, TO PROVIDE OFF-STREET AND LOADING REGULATIONS
Ordinance 892-2022**

Section One. The intent of this ordinance is to achieve balance among the following differing, and at times, competing goals:

1. To guide off-street parking, loading, and access in proportion to the generated needs of land development.
2. To minimize impervious surface, reduce stormwater runoff, specifically the amount of land devoted to surface parking, so as to prevent the creation of surplus amounts of parking space.
3. To allow a reduction in the total number of parking spaces required for certain properties in cases where a mix of adjacent land uses have varying peak periods of parking demand.
4. To allow flexibility in addressing vehicle parking, loading and access.
5. To ensure that off-street parking and loading areas are designed and operate in a compatible manner with surrounding land uses.
6. To ensure emergency response vehicle access to land uses.

Section Two. The Zoning Ordinance of the City of Helena, Alabama, is hereby amended to remove the following sections: Article XXVII.

Section Three. The Zoning Ordinance of the City of Helena, Alabama, is hereby amended to replace Article XXVII OFF-STREET PARKING AND LOADING REQUIREMENTS:

“ARTICLE XXVII – OFF-STREET AND LOADING REGULATIONS”

Section 1. Definitions

The following off-street parking and loading terms, when used in this Article, shall have the meanings defined in this section:

Access Boundary - The portion of the parking area that consists of a travel lane bounded on either side by an area that is not part of the parking area.

Bedroom (BR) – A room for sleeping in.

Dwelling Unit (DU) - Any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

Employee - The total number of employees on the largest working shift at the facility regardless of the time period during which this occurs or whether the person are full-time employees. The major shift may be a particular day of the week or a lunch or dinner period in the case of a restaurant.

Gross Floor Area (GFA) - The total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, on grade, semi- subterranean, and subterranean garages, lofts and mezzanines, basements, and finished or habitable attics and outside setting. GFA is measured from the exterior faces of exterior walls and from the center line of walls separating two buildings.

Gross Leasable Area (GLA) - The total floor area of a building for which the tenant pays rent and that is designed for the tenant's occupancy and exclusive use. GLA includes both owned and leased areas but does not include shared or common areas among tenants. Where the total floor area of a building is occupied or where a building has no shared or common area, GLA is the gross floor area measured by taking outside dimensions of the building at each floor level intended for occupancy or storage.

Impervious Surfaces - Constructed surfaces, such as rooftops, sidewalks, roads and parking lots, covered by impenetrable materials, such as asphalt, concrete, brick, stone and other materials, which seal surfaces, repel water and prevent percolation of runoff into the ground.

Loading Area - That area used to satisfy the requirements of this Ordinance for truck loading and unloading.

Loading Space - An off-street space or berth used for the unloading or loading of commercial vehicles.

Lodging/Conference Rooms (LCP) - The Lodging Conference Parking Factor (LCP) = the total conference room square footage divided by the total number of sleeping units (SUs).

Lodging/Restaurants and Lounges (LRP) - The Lodging Restaurant Parking Factor (LRP) = the total restaurant or lounge square footage divided by the total number of sleeping units (SUs).

Lodging Room (LR) - That portion of a hotel, motel, boarding room, bed and breakfast or similar facility intended for guest occupancy.

Manufactured Home – Any dwelling unit governed by the Department of Transportation.

Occupancy Load - The maximum number of persons which may be accommodated by the use as determined by its design or by fire code standards.

Parking Aisle - That portion of the parking area consisting of lanes providing access parking spaces.

Parking Area - An improved area on a lot exclusively used or designated for use as a temporary storage area for motor vehicles, containing access driveways, parking aisles, and parking spaces.

Parking Space - That portion of the parking area set aside for the parking of one (1) vehicle that must be 9 feet by 20 feet unless specifically noted elsewhere.

Pervious Surfaces - A range of materials and techniques for paving roads, parking lots and walkways that allow the movement of water and air around and through the paving material, thus allowing water runoff to infiltrate the soil below. Examples are pervious concrete, porous asphalt, porous turf, aggregate, and paving stones or bricks.

Square Feet (SF) – Means "gross square feet" and refers to total building gross floor area unless otherwise specified, not including areas used for off-street parking or loading spaces.

Stacking Space - An off-street space for the temporary stacking of vehicles within an aisle intended to serve a drive-in teller window, take-out food window, dry cleaning/laundry pick-up or similar type of activity station.

Sleeping Unit (SU) - A room or space in a building in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both.

Vehicle, Abandoned (On Public Right-of-Way) - Any motor vehicle which is partially dismantled, inoperative, wrecked or junked which is left at any place on a public street or public right-of-way within the City for period of seventy-two (72) consecutive hours.

Vehicle, Abandoned (On Private Property) - Any unlicensed and/or inoperative motor vehicle left in a location visible from, but not on public right-of-way, for a period of 60 consecutive days or greater.

Vehicle, Inoperative - A motor vehicle which cannot be driven upon the public streets of reason including, but not limited to, being unlicensed, wrecked, abandoned, in a state of disrepair or incapable of being moved under its own power.

Section 2. Applicability

- 2.1 These off-street parking provisions shall apply to existing and new developments. Specifically, for all buildings or structures erected and all uses of land established within the City of Helena, parking facilities shall be provided as required by this section.
- 2.2 The off-street parking development standards shall also apply to all off-street parking facilities provided in the City but not required by this ordinance.
- 2.3 Exemptions. The following parking lot improvements shall be considered minor in nature in that the number or configuration of parking stalls is not altered, and shall be exempt from permit requirements:

- 2.3.1 Repair of any defects in the surface of the parking area, including holes and cracks.
- 2.3.2 Resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces.
- 2.3.3 Repair or replacement of damaged planters and curbs in the same location and replacement of damaged landscaping as originally approved by the City.

Section 3. Permit Requirements

- 3.1 Certification of Parking Requirements. Each application for zoning approval shall include the location, number and dimensions of off-street parking spaces, if required, and the means of access. This information shall be in sufficient detail to enable the Building Official to determine whether or not the requirements of this Article are met. The Building Permit for the use of any building, structure or land where off-street parking space is required shall be withheld by the Building Official until the provisions of this Article are fully met.
- 3.2 No building shall be occupied, and no final inspection shall be given by the City until off-street parking is provided in accordance with the provisions of this Article.

Section 4. Basic Limitations for Off-Street Parking

- 4.1 Except as otherwise permitted herein, all required off-street parking spaces shall be independently accessible from a street at all times.
- 4.2 No compact parking spaces shall be permitted unless approved by variance pursuant to Article XX Variance. However, any compact parking spaces approved and constructed prior to the effective date of this regulation shall be allowed to continue.
- 4.3 On-street-parking within public or private streets, driveways or drives shall not be used to satisfy the off-street parking requirements.
- 4.4 Parking a vehicle on any portion of a lot, other than paved areas permitted by this Article (Off Street Parking and Loading Requirements), is prohibited.
- 4.5 Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian access-way or fire safety equipment. Such access shall be a clear minimum width required by State law, no part of which shall be within a parking space.
- 4.6 Parking facilities shall be used for vehicle parking only. No sales, storage, repair work, dismantling, or servicing of any kind shall be permitted without necessary permits for such use.

- 4.7 Living or sleeping in any vehicle, trailer, or vessel is prohibited when parked or stored on private property.
- 4.8 Any vehicle, trailer, or vessel, including a recreational vehicle, that is inoperable and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any yard on residential property, except as may be provided by State law. Boats and other non-motorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.
- 4.9 Except as may be otherwise provided by this title, landscape front and street side yard setbacks shall not be used for off-street parking spaces, turning or maneuvering aisles. However, entrance and exit drives to access off-street spaces are permitted.

Section 5. Parking Requirements

- 5.1 Minimum and Maximum parking requirements. Except as otherwise provided, the number of off-street parking spaces required by Table 6.1 (Required Spaces) shall be considered the range of parking (minimum and maximum) allowable for each use, unless an applicant for a project proposes to include parking in an amount less than the minimum parking or greater than the maximum parking allowed.
- 5.2 Uses not listed. The number of parking spaces required for uses not specifically listed in Table 6.1, (Required Spaces) shall be determined by the Building Official or his/her designee based on common functional, product or compatibility characteristics and activities. Such determination is considered a formal interpretation of this title and shall be decided and recorded as such pursuant to Article XXXII (Interpretation of Code).
- 5.3 Required Spaces. Table 6.1 (Required Spaces) below sets forth minimum and maximum off-street parking requirements for the number of spaces. Except as otherwise specifically stated, the following rules apply to this table.
 - 5.3.1 Where the number of seats is listed to determine required parking, seats shall be construed to be seats. Where permanent seats provided are either benches or bleachers, each 24 linear inches of the bench or bleacher shall be considered a seat.
 - 5.3.2 When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded to the nearest whole number.
 - 5.3.3 In addition to the requirements in Table 6.1 (Required Spaces), spaces shall be provided for trucks and other vehicles used in the business, of a number and size adequate to accommodate the maximum number of types of trucks and/or vehicles to be parked on the site at any one time.
 - 5.3.4 Where maximum distance is specified from the parking area, the distance shall be the actual walking distance measured from the nearest point of

the parking area to the nearest point of the building or main entrance portion of the building that such facility is required to serve.

- 5.3.5 Unless otherwise stated, the required parking shall be located on the same lot or within the same complex as the use.
- 5.4 Joint Use and Shared Parking. Parking facilities for one use shall not be considered as providing the required parking facilities for any other use on the same or separate lots, except as provided herein:
 - 5.4.1 Under circumstances wherein a combination of uses or other factors might require total parking facilities in excess of actual need, if so determined and certified by the Building Official, a commensurate reduction in parking may be approved by the Commission. Two uses, for example, may share one parking facility and the spaces provided therein when the parking demand for the uses occur at wholly separate times. Furthermore, such uses need not be located on the same lot, so long as the requirements of §5.6. Remote Parking are met.
 - 5.4.2 Shared parking for mixed-use developments. Subject to approval by the Planning and Zoning Commission, minimum parking requirements for a mixed-use development may be reduced by calculation of shared parking requirements for the development utilizing the shared parking demand information in Table 6.2 and the Worksheet shown in Figure 6.2.1. These parking reductions shall not be available to lodging or residential uses unless such uses are part of a development.
 - 5.4.3 An agreement providing for the shared use of parking, executed by the parties involved, shall be filed with the Building Official. Shared parking privileges shall continue in effect only as long as the agreement, binding on all parties, remains in force. If the agreement is no longer in force, parking shall be provided as otherwise required by this chapter.
- 5.5 Parking Reductions. Parking reductions may be allowed as part of site plan approval only if it is demonstrated to the satisfaction of the Commission that a combination of the following factors or measures are proposed by the development plan, including, but not limited to:
 - 5.5.1 There are no material adverse impacts on parking conditions in the immediate vicinity.
 - 5.5.2 The development plan mitigates vehicular traffic impacts by proposing limited access to and from public streets.
 - 5.5.3 The development plan proposes the creation of new or upgraded sidewalks to help foster non-vehicular accessibility.
 - 5.5.4 These parking reductions shall not be available to lodging or residential development unless such uses are part of a development that also includes non-lodging and non-residential uses.
- 5.6 Remote Parking. All residential and lodging uses shall have the required parking spaces provided on the lot(s) on which such use is located. For all other uses, if the off-street parking space required by this Ordinance cannot

be reasonably provided on the same lot on which the principal use is located, such space may be provided on land within 800 feet of the main entrance to such principal use. Said land shall not be used for other purposes unless adequate provisions for parking have been made for such other use. However, remote parking areas must be zoned the same as the principal use or as may be permitted upon appeal to the Planning and Zoning Commission.

- 5.7 Maintenance of Parking Capacity. No off-street parking facility shall be reduced to less than the amount required for the use involved.
- 5.8 Cultural Resources Parking Exemption. Any new uses within the confines of an existing structure in a nonresidential zone, designated as a historic resource or a contributor to a historic district, as defined in Article XXI-B B-4 Business Renaissance District, are exempt from providing any additional parking. If an existing structure is expanded, additional parking will be required to accommodate the expansion, as set forth in Table 6.1.
- 5.9 Reserved for future use for electric vehicle parking.

Section 6. Parking Space Requirements Per Use

6.1 Spaces Required Based on Usage

Use	Space Requirements	
	Minimum	Maximum
Agriculture		
Farm	1 Space per 3 employees	1 Space per 1.5 employees
Farm Stand	1 Space per 200 SF of Display	1 Space per 100 SF of Display
Farmer Support Business	1 Space per 800 SF of GFA	1 Space per 400 SF of GFA
Kennel	1 Space per 600 GLA	1 Space per 300 GLA
Livestock Sales	0.5 Space per Seat or 1 Space per 600 SF	0.3 Space per Seat or 1 Space per 300 SF
Stable	1 Space per 6 Stalls	1 Space per 3 Stalls
Industrial		
Ambulance Service	1 Space per Ambulance Plus 1 Space per Employee	1 Space per Ambulance Plus 1 Space per Employee
Commercial Storage	1 Space per 40 Units Plus 1 Space per 250 SF of Office	1 Space per 20 Units Plus 5 Spaces for Office
Laboratory, Research and Development	1 Space per 1.5 Employees	1 Space per 500 SF of GFA
Lumber Yard	1 Space per 500 SF of GFA	1 Space per 250 SF of GFA
Manufacturing, Distribution, and Warehousing	1 Space per 3 Employees on the maximum working shift Plus Space to accommodate all trucks and other vehicles used in connection therewith	1 Space per 1.5 Employees on the maximum working shift Plus Space to accommodate all trucks and other vehicles used in connection therewith
Outdoor Storage Yard	1.5 Spaces per 1,000 SF of GLA	1.5 Spaces per 1,000 SF of GLA

Use	Space Requirements	
	Minimum	Maximum
Vehicle Repair - With Storage	2 Spaces per Service Bay Plus 2 Stacking Spaces per Service Bay	2 Spaces per Service Bay Plus 2 Stacking Spaces per Service Bay Plus 1 Space per Employee
Vehicle Repair - Without Storage	1 Space per Employee Plus 2 Spaces per Service Bay	1 Space per Employee Plus 2 Spaces per Service Bay Plus 1 Space
Institutional		
Assembly of People - With Fixed Seating	1 Space per 8 Fixed Seats in the Largest Assembly Area	1 Space per 4 Fixed Seats in the Largest Assembly Area
Assembly of People - Without Fixed Seating	1 Space per 80 SF of Available Floor Area	1 Space per 40 SF of Available Floor Area
Community Center	1 Space per 300 SF of GFA	1 Space per 300 SF of GFA
Continued Care – Assisted Living	1 Space per 4 DU Plus 1 Space per Employee	1 Space per 4 DU Plus 1 Space per Employee
Continued Care – In Patient/ Out-Patient	1 Space per 5 Beds Plus 1 Space per Employee at Maximum Shift Plus 1 Space per 500 SF of GFA	1 Space per 5 Beds Plus 1 Space per Employee at Maximum Shift Plus 1 Space per 250 SF of GFA
Continued Care – Independent Living	1.5 Space per DU	1.5 Space per DU
Continued Care – Rehabilitation	1 Space per Bed Plus 1 Space per Employee	1 Space per Bed Plus 1 Space per Employee
Continued Care – Residential Nursing	1 Space per 4 Beds Plus 1 Space per Employee	1 Space per 4 Beds Plus 1 Space per Employee
Day Care – Adult	1 Space per Employee on Maximum Shift Plus 1 Space per 10 Enrolled	1 Space per Employee on Maximum Shift Plus 1 Space per 10 Enrolled
Day Care – Children	1 Space per Employee on Maximum Shift Plus 1 Space or Stacking Space per 10 Children	1 Space per Employee on Maximum Shift Plus 1 Space or Stacking Space per 8 Children
Library or Museum	1 Space per 800 SF of GFA Plus 1 Space per 2 Employees	10 Spaces Plus 1 Space per 400 SF of GFA in Excess of 2,000 SF
Spectator Facilities	1 Space per 5 Seats of Capacity	1 Space per 3 Seats of Capacity
Private Country Club/ Lodge	1 Space per 250 SF of GFA	1 Space per 10 SF of Non-Storage and Non-Service Area
Private Golf Course	1 Space per 250 SF of GFA	1 Space per 5 Members
Public Facilities	1 Space per All SF of GFA	1 Space per 300 SF of GFA
School – Elementary, Intermediate, Middle	1 Spaces per Classroom or 1 Space per 10 seats in the Primary Assembly Area, Whichever is Greater	2 Space per Classroom or 1 Space per 5 seats in the Primary Assembly Area, Whichever is Greater
School – High or Secondary	1 Space per 2 Employees Plus the Greater of 1 Space per 10 Students or 1 Space per 8 Seats in Largest Assembly Space	1 Space per Employee Plus the Greater of 1 Space per 5 Students or 1 Space per 4 Seats in Largest Assembly Space
School – Vocational	1 Space per 2 Employees Plus the Greater of 1 Space per 10 Students or 1 Space per 8 Seats in Largest Assembly Space	1 Space per Employee Plus the Greater of 1 Space per 5 Students or 1 Space per 4 Seats in Largest Assembly Space
Spectator Facilities	1 Space per 5 Seats of Capacity	1 Space per 3 Seats of Capacity

Use	Space Requirements	
	Minimum	Maximum
Lodging		
Bed and Breakfast Inn	1 Space per 2 Bedroom Unit	1.5 Space per 2 Bedroom Unit
Hotel – Sleeping Units Only	1 Space per Sleeping Unit	1 Space per Sleeping Unit Plus 1 Space per 250 SF of Public Space
Hotel – With Conference/ Event Rooms 0 – 20 LCP	1 Space per SU Plus 1 Space per 250 SF of Public Space Plus 1 space per 800 SF of Event/Function Room	1 Space per SU Plus 1 Space per 250 SF of Public Space Plus 1 space per 400 SF of Event/Function Room
Hotel – With Conference/ Event Rooms 20 – 40 LCP	1 Space per SU Plus 1 Space per 250 SF of Public Space Plus 1 space per 400 SF of Event/Function Room	1 Space per SU Plus 1 Space per 250 SF of Public Space Plus 1 space per 200 SF of Event/Function Room
Hotel – With Conference/ Event Rooms 40 – 60 LCP	1 Space per SU Plus 1 Space per 250 SF of Public Space Plus 1 space per 200 SF of Event/Function Room	1 Space per SU Plus 1 Space per 250 SF of Public Space Plus 1 space per 100 SF of Event/Function Room
Hotel – With Conference/ Event Rooms 60+ LCP	1 Space per SU Plus 1 Space per 250 SF of Public Space Plus 1 space per 100 SF of Event/Function Room	1 Space per SU Plus 1 Space per 250 SF of Public Space Plus 1 space per 50 SF of Event/Function Room
Hotel – With Eating Establishment 0 – 10 LRP	1 Space per SU Plus 1 Space per 12 Seats	1 Space per SU Plus 1 Space per 250 SF of Office Plus Seating for Restaurants and Lounges as applicable
Hotel – With Eating Establishment 11 – 30 LRP	1 Space per SU Plus 1 Space per 10 Seats	1 Space per SU Plus 1 Space per 250 SF of Office Plus Seating for Restaurants and Lounges as applicable
Hotel – With Eating Establishment 31 – 50 LRP	1 Space per SU Plus 1 Space per 8 Seats	1 Space per SU Plus 1 Space per 250 SF of Office Plus Seating for Restaurants and Lounges as applicable
Hotel – With Eating Establishment 51+ LRP	1 Space per SU Plus 1 Space per 6 Seats	1 Space per SU Plus 1 Space per 250 SF of Office Plus Seating for Restaurants and Lounges as applicable
Tourist Home – Short Term Rental	1.5 Space per 2 Bedroom Unit	1.5 Space per 2 Bedroom Unit
Residential		
Accessory Dwelling	1 Space per DU	1 Space per DU
Group Housing – 6 or Fewer Residents	2 Space per DU plus 1 Space for Company vehicle	2 Space per DU plus 1 Space for Company vehicle plus 1 Space per employee
Group Housing – More than 6 Residents	1 Space per Employee Plus 1 Space per 5 Beds	1 Space per Employee plus 1 Space per 5 Beds
Manufactured Home	2 Space per DU	2 Space per DU
Multi-Family – Efficiency or 1 Bedroom	1 Space per DU	1 Space per DU

Use	Space Requirements	
	Minimum	Maximum
Multi-Family – 2 Bedroom	2 Space per DU	2 Space per DU
Multi-Family – 3+ Bedroom	2 Space per DU	2 Space per BR
Multi-Family – Visitor Parking	1 Space per 10 DU	1 Space per 5 DU
Single Family Dwelling	3 Space per DU not Including any Garage Space	1 Space per BR not including and Garage Space
Townhome	3 Space per DU Plus 1 Space	3 Space per DU Plus 1 Space
Two Family Dwelling	2 Space per DU Plus 1 Space	2 Space per DU Plus 1 Space
Retail, Services, Office, and Commercial		
Animal Hospital/Veterinary Services (may include accessory grooming and boarding)	1 Space per 500 SF of GFA	1 Space per 250 SF of GFA
Bank – Drive Thru Only	1 Space per 2 Employees plus 3 Stacking Spaces per Teller Lane	1 Space per 2 Employees plus 3 Stacking Spaces per Teller Lane
Bank – No Drive Thru	1 Space per 250 SF	1 Space per 250 SF
Bank – With Drive Thru	1 Space per 300 SF Plus 3 Stacking Spaces per Teller Lane	1 Space per 300 SF Plus 3 Stacking Spaces per Teller Lane
Business Support Services	1 Space per 500 SF of GFA	1 Space per 350 SF of GFA Plus 0.5 Space per Employee
Farmers Market	1 Space per 300 SF of GLA	1 Space per Vendor
Funeral Home – With Chapel, Slumber, or Parlor	1 Space per 50 SF of chapel, slumber room, parlor floor area available for the accommodation of moveable seats in the largest assembly room Plus 1 space per 2 employees	1 space per 4 seats of chapel capacity or per 40 SF of floor area available for the accommodation of moveable seats in the largest assembly room Plus 1 space per 2 employees
Funeral Home – Without Chapel, Slumber, or Parlor	1 Space per 300 SF of GFA Plus 1 Space per Employee Plus 1 Space for Company Vehicle	1 Space per 150 SF of GFA Plus 1 Space per Employee Plus 1 Space for Company Vehicle
General Services or Repair	1 Space per 500 SF of GFA	3 Spaces per 1,300 SF of GFA
Health and Fitness	1 Space per 300 SF of GFA	1 Space per 150 SF of GFA
Laundromat	1 Space per 250 SF of GFA	0.5 Space per Washing Machine
Medical – Office	2 Spaces per Examination Room Plus 1 Space per Employee	2 Spaces per Examination Room Plus 1 Space per Employee
Medical – Physical Therapy	1 Space per 250 SF of GFA Plus 1 Space per Employee	1 Space per 250 SF of GFA Plus 1 Space per Employee
Personal Services – Barber/Beauty Shop	1 Space per 250 SF of GFA	2 Spaces per Chair Plus 1 Space per 2 hair drying Stations Plus 1 Space per Employee
Personal Services – Dry Cleaning	1 Space per 500 SF of GFA Plus 3 Stacking Spaces for Drop Off Lane if Applicable	1 Space per 500 SF of GFA Plus 3 Stacking Spaces for Drop Off Lane if Applicable
Personal Service - Nail Salon/Spa	1 Space per 250 SF of GFA	1 Space per 150 SF of GFA
Plant Nursery – Commercial Greenhouse	2 Spaces per Acre	2 Spaces per Acre

Use	Space Requirements	
	Minimum	Maximum
Plant Nursery – Grower Only	1 Space per Employee Plus 2 Spaces for company vehicles. Applicant may appeal for additional spaces to accommodate trucks and other vehicles used in connection with this use	1 Space per Employee Plus 2 Spaces for company vehicles. Applicant may appeal for additional spaces to accommodate trucks and other vehicles used in connection with this use
Plant Nursery – Retail	1 Space per 500 SF of GLA	1 Space per 500 SF of GLA Plus 1 Space per 1,000 SF of Permanent Outdoor Sales or Storage
Recreational – Billiards	2 Spaces per Table Plus 1 Space per 150 SF of GFA	4 Spaces per Table Plus 1 Space per Employee
Recreational – Bowling Alley	2 Spaces per Lane Plus 1 Space per 150 SF of GFA	4 Spaces per Lane Plus 1 Space per Employee
Recreation – Dance Hall	1 Space per 300 SF of GFA	1 Space per 300 SF of GFA
Recreation – Family Entertainment	1 Space per 4 Seats Plus 1 Space per Employee	1 Space per 4 Seats Plus 1 Space per Employee
Recreational – Golf Course	5 Spaces per Hole Plus 1 Space per Employee	90 Spaces
Recreational – Golf Driving Range	1.5 Spaces per Tee	60 Spaces
Recreational – Golf Miniature	1.5 Spaces per Hole Plus 1 Space per 2 Employees	54 Spaces
Recreational – Indoor Play Facility	1 Space per 350 SF of GLA	1 Space per 350 SF of GLA
Recreational – Movie Theater	1 Space per 5 Seats	1 Space per 2.5 Seats Plus 1 Space per Employee
Recreational – Other	1 Space per 300 SF of GFA	1 Space per 300 SF of GFA
Recreational – Skating Rink	1 Space per 400 SF of GFA	1 Space per 200 SF of GFA
Recreational – Swimming	1 Space per 3 Occupants at Maximum Level	1 Space per 2 Occupants at Maximum Level
Recreational – Tennis	1.5 Spaces per Court	1.5 Spaces per Court
Recreational – Other	1 Space per 300 SF of GFA	1 Space per 300 SF of GFA
Restaurant – Bakery	1 Space per 300 SF of GFA	1 Space per 200 SF of GFA
Restaurant – Bars, Saloons, Cocktail Lounges, and Taverns	1 Space per 250 SF of GFA	1 Space per 125 SF of GFA
Restaurant – Carry Out/ Delivery	1 Space per 300 SF of GFA Plus 1 Space per Employee	1 Space per 300 SF of GFA Plus 1 Space per Employee
Restaurant – Catering/ Commercial Kitchen	1 Space per 500 SF of GFA Plus 1 Space per employee	1 Space per 500 SF of GFA Plus 1 Space per employee
Restaurant – Coffee Shop	1 Space per 200 SF of GFA	1 Space per 200 SF of GFA
Restaurant – Drive In	1 Space per Outdoor Dining Table Plus 1 Space per Employee Plus Drive-In Spaces	1 Space per Outdoor Dining Table Plus 1 Space per Employee Plus Drive-In Spaces
Restaurant – Drive Thru	1 Space per 100 SF of GFA Plus 4 Stacking Spaces per Drive Thru	1 Space per 100 SF of GFA Plus 4 Stacking Spaces per Drive Thru

Use	Space Requirements	
	Minimum	Maximum
Restaurant – Sit Down	1 Space per 6 Seats Plus 1 Space per 2 Employees on Shift or 1 Space per 80 SF of GFA, whichever is greater	1 Space per 3 seats Plus 1 space per Employee of 1 space per 40 SF GLA, whichever is greater
Restaurant – Sit Down with Outdoor Dining Area	1 Space per 6 Seats Plus any Spaces designated for carry-out including outdoor dining	1 Space per 3 seats Plus any Spaces designated for carry-out including outdoor dining
Retail – Art Gallery	1 Space per 350 SF of GFA	1 Space per 350 SF of GFA
Retail – Bulk Merchandise	1 Space per 1,000 SF of GFA	1 Space per Employee Plus 1 Space per Company Vehicle but not less than 1 Space per 500 SF of GFA
Retail – Convenience Store	1 Space per 300 SF of GFA	1 Space per 300 SF of GFA
Retail – Drug Store	1 Space per 250 SF of GFA	1 Space per 250 SF of GFA
Retail – Enclosed Up to 50,000 SF of GFA	1 Space per 400 SF of GFA	1 Space per 200 SF of GFA
Retail – Enclosed 50,001 to 90,000 SF of GFA	1 Space per 450 SF of GFA	1 Space per 225 SF of GFA
Retail – Enclosed 90,001 or More SF of GFA	1 Space per 500 SF of GFA	1 Space per 250 SF of GFA
Retail – Equipment Small	1 Space per 500 SF of GLA Plus 1 Space per 300 SF of Office Area	1 Space per 500 SF of GLA Plus 1 Space per 300 SF of Office Area
Retail – Equipment Large	1 Space per 500 SF of Office Area	1 Space per 500 SF of Office Area
Retail – eSales Fulfillment	1 Space per 250 SF of GFA	1 Space per 250 SF of GFA
Retail – Liquor/Package	1 Space per 200 SF of GFA	1 Space per 250 SF of GFA
Retail – Outdoor	1 Space per 7,500 SF Plus 1 Space per 250 SF of Office Area	1 Space per 7,500 SF Plus 1 Space per 250 SF of Office Area
Retail – Specialty	1 Space per 400 SF of GFA	1 Space per 200 SF of GFA
Retail – Vehicle Parts	1 Space per 150 SF of GFA	1 Space per 150 SF of GFA
School – Dance/Music Studio	0.25 Space per Student Plus 1 Space per Employee	1 Space per 125 SF of GFA
School – Tutoring Center	0.25 Space per Student Plus 1 Space per Employee	1 Space per 125 SF of GFA
Vehicle Fuel Station – With Retail	1 Space per Pump Plus 1 Space per Employee	1 Space per Pump Plus 1 Space per Employee
Vehicle Fuel Station – With Maintenance/ Repair	1 Space per Pump Plus 1 Space per Employee Plus 2 Spaces per Repair Bay	1 Space per Pump Plus 1 Space per Employee Plus 2 Spaces per Repair Bay
Vehicle Fuel Station – With Indoor Storage	1 Space per Pump Plus 1 Space per Employee Plus 1 Space per 250 SF of GFA of Storage Area	1 Space per Pump Plus 1 Space per Employee Plus 1 Space per 250 SF of GFA of Storage Area
Vehicle Fuel Station – With Restaurant	1 Space per Pump Plus 1 Space per Employee Plus 1 Space per 250 SF of GFA of Restaurant Area	1 Space per Pump Plus 1 Space per Employee Plus 1 Space per 250 SF of GFA of Restaurant Area
Vehicle Fuel Station – With Car Wash	1 Space per Pump Plus 1 Space per Employee Plus 2 Spaces per Wash Bay	1 Space per Pump Plus 1 Space per Employee Plus 2 Spaces per Wash Bay

Use	Space Requirements	
	Minimum	Maximum
Vehicle Wash Facility – Full Service or Automated	2 Spaces per Vacuum Unit Plus 1 Space per Employee at Maximum Shift	2 Spaces per Vacuum Unit Plus 1 Space per Employee at Maximum Shift
Vehicle Wash Facility – Self Service	1 Space per Wash Bay Plus 2 Spaces per Vacuum Unit	1 Space per Wash Bay Plus 2 Spaces per Vacuum Unit
Vehicle Sales, Lease, or Rental – Without Outdoor Display	1 Space per 500 SF of GFA	1 Space per 250 SF of GFA
Vehicle Sales, Lease, or Rental – With Outdoor Display	1 Space per 1,000 SF of GFA	1 Space per 500 SF of GFA

6.2 Typical Shared Parking Demand by Use and Time of Day

Parking Use	Weekday 8am - 5pm	Weekday 5pm - 12am	Weekday 12am - 8am	Weekend 8am - 5pm	Weekend 5pm - 12am	Weekend 12am - 8am
Residential	60%	100%	100%	80%	100%	100%
Office	100%	20%	5%	5%	5%	5%
Commercial	90%	80%	5%	100%	70%	5%
Lodging	70%	100%	100%	70%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Entertainment	40%	100%	10%	80%	100%	50%
Movie Theater	40%	80%	10%	80%	100%	10%
Institutional (Non-Church)	100%	20%	5%	10%	10%	5%
Institutional (Church)	10%	5%	5%	100%	50%	5%

6.2.1 Shared Parking Reduction Example Worksheet

Shared vs. Conventional Demand	Conventional Demand	Weekday 8am - 5pm	Weekday 5pm - 12am	Weekday 12am - 8am	Weekend 8am - 5pm	Weekend 5pm - 12am	Weekend 12am - 8am
Residential	100	60	100	100	80	100	100
Office	100	100	20	5	5	5	5
Commercial	100	90	80	5	100	70	5
Lodging	100	70	100	100	70	100	100
Restaurant	100	70	100	10	70	100	20
Total Needs	500	390	400	220	325	375	230
Conventional Demand Need = 500 Spaces							
Shared Parking Demand (Greatest of Any Column Total Needs) = 400 Spaces							
Shared Parking Reduction = 100 Spaces							

Section Four. Severability: Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section Five. This Ordinance shall become effective five days upon its enactment and publication as required by law.

Ordinance Number 892-2022

APPROVED AND ADOPTED THIS 9 DAY OF May, 2022.

[SEAL]



ATTEST:

Amanda C Traywick
Amanda C. Traywick, City Clerk

J. Brian Puckett
J. Brian Puckett, Mayor

Leigh Hulsey
Leigh Hulsey, Council Member

Chris VanCleave
Chris VanCleave, Council Member

Alice Lobell
Alice Lobell, Council Member

ABSENT
Laura Joseph, Council Member

Harold Woodman
Harold Woodman, Council Member