

TOWN OF MONTREAT ZONING ORDINANCE

ARTICLE IX - OFF-STREET PARKING AND LOADING REGULATIONS

900 Off-Street Parking Regulations.

900.1 General. Areas suitable for parking or storing automobiles in off-street locations shall hereafter be required in all Zoning Districts at the time of initial construction of any principal Building producing an increase in dwelling units, guest rooms, floor area, seating or bed capacity, or when a conversion in use occurs. Such off-street parking areas shall be provided and maintained in accordance with the requirements set forth herein.

900.2 Parking Space Area Requirements. For the purpose of this Ordinance, a standard car off-street parking space is nine feet (9') wide and eighteen feet (18') long. No two-way entrance or aisle shall be less than twenty-four feet (24') wide. In no event shall an entrance be less than twelve feet (12') for one-way traffic. No parking space shall be closer than eight feet (8') to the traveled portion of the roadway and said eight foot area shall be maintained as a landscaped buffer. No vegetation in this landscaped area shall exceed two and one-half feet (2 1/2') in height nor shall it obstruct visibility at any intersection, entrance or the traffic intersection. Parking areas shall be constructed with proper drainage and well-maintained traffic directional system.

900.3 Parking Area Surfaces.

900.31 All vehicular parking spaces of more than four (4) spaces shall be constructed of durable, dustless surface as defined herein.

900.32 The durable, dustless surface may be temporarily omitted upon approval of the Zoning Official wherever it can be shown by the property owner or developer that the permanent size, shape or location of the parking area cannot be determined until the permanent development of the property is accomplished. In those instances where a nondurable, non-dustless surface is approved, such surface shall at all times be maintained in good condition and free of ruts, potholes and vegetation. Failure to properly maintain such area may be considered sufficient cause for the Zoning Official to require the owner to construct a durable, dustless surface.

900.33 For the purposes of this Section, a durable, dustless surface shall be constructed of concrete, asphalt, macadam, brick or similar material or special paving brick or block of such design as to permit the passage of water freely through the brick or block or permit the cultivation of grass within the voids thereof. Loose stone or

compacted stone without a suitable bonding agent may be acceptable as a durable, dustless surface.

900.34 No grade within the parking area or access lanes shall exceed fourteen percent (14%).

900.4 Location on Other Property. If the required automobile parking space cannot reasonably be provided on the same lot with the principal use, such spaces shall be provided on other off-street property under the same ownership or on other property rented or leased, provided such property lies within five hundred feet (500') walking distance of the main entrance to such principal use. Such automobile parking spaces shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner which would reduce the number of parking spaces below the required minimum. *(Revised 6/14/01)*

900.5 Common Off-Street Parking Areas. Two (2) principal uses may utilize a common parking area in order to comply with off-street parking requirements, provided that the total number of individual spaces available in such common areas is not less than the total sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this Ordinance, and provided that the owner of said lot relinquished his/her development rights over to the property until such time as minimum required parking space is provided elsewhere.

900.6 Use of Public Streets for Parking. When determining parking area requirements for individual uses, portions of public streets may not be considered as permissible for parking.

900.7 Off-Street Parking Space Requirements. Off-street parking space shall be provided for uses listed below as specified:

900.71 Residential. Two (2) spaces per dwelling unit up to 2000 square feet. One additional space for each additional 500 square feet above 2000. For existing homes out of compliance with this ordinance, one parking space for each 500 square feet that is added to the Structure, provided however that the number of spaces required by this section shall not exceed four. *(Revised 11/14/02)*

900.72 Commercial, Professional Offices and Government. One (1) space for each two hundred (200) square feet of gross floor space.

900.73 Recreation Areas.

Ball Fields. One (1) space per five (5) seats in the stands.

Tennis Courts. Two (2) spaces per court.

900.74 Gymnasiums and Other Indoor Recreation Facilities. One (1) parking space for each one hundred fifty (150) square feet of gross floor area.

900.75 Cultural and Community Facilities, Places of Public Assembly and Religious Complexes. One (1) parking space per one hundred fifty (150) square feet of gross floor space or one (1) space per each three (3) seats in the principal assembly room or area, whichever is greater.

900.76 Boarding Houses. One (1) space for each guest room and one (1) space for each owner or manager residing on the premises.

900.77 Educational Facilities.

900.771 Classroom Buildings. Provide one (1) space every two (2) students. The count of students shall be performed on September 1 annually. *(Revised 11/14/02)*

900.772 Administrative Offices. Provide one (1) space for each full-time employee. *(Revised 11/14/02)*

900.773 Dormitories. One (1) space per each two (2) persons in the dorm based on full occupancy.

900.78 Family Care Homes, Group Care Facilities and Hospitals. One (1) space for each four (4) patient beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each three (3) employees.

900.8 Off-Street Loading Regulations.

900.81 Loading Spaces. Every Building, excluding single family, two family and group dwellings, shall provide space indicated herein for the loading and unloading of vehicles off the street. Such space shall have access to an alley or if there is no alley, to a street. For the purposes of this Section, an off-street loading space shall have the minimum dimensions of twelve feet (12') by forty feet (40') and be free and clear of obstruction at all times. However, the minimum loading requirements shall meet the needs of each individual use. Required space shall be considered as follows:

- 1) Multi-family dwellings with more than ten dwelling units and large group dwellings: One (1) loading space.
- 2) All other uses:

<u>Square Feet</u>	<u>Number of Spaces</u>
01-25,000	1
25,000 – 99,000	2
100,000 – 159,000	3
160,000 – 239,000	4
239,000 – 349,000	5
Additional 100,000 or fraction thereof	1 additional

900.82 Loading Spaces Adjacent to Sidewalks. Where a loading space is adjacent to a public sidewalk or other public walkway, it shall be so located, arranged and improved with curbs or other barriers, as to provide adequate protection for pedestrians.

900.83 Maneuvering Areas. All off-street loading spaces shall be allowed to use public rights-of-way for maneuvering areas incidental to parking, but loading spaces shall be so located that no vehicle will obstruct traffic or be parked on a street while loading or unloading is taking place.