

ARTICLE 6

OFFSTREET PARKING

Off-Street Parking Design

Design Standards

Off-street parking areas should be designed to minimize breaks in the pedestrian environment along the public street and create safe and comfortable passage of pedestrians. The following standards shall therefore be met.

- A. Parking lots shall be placed behind buildings. Side of building parking will be permitted only as indicated by Building Type. Off-street parking is not permitted in front of the primary building facade, except where specified in an adopted street section, detailed as a public plaza, or expressly permitted in the Highway Commercial district.
- B. Uninterrupted areas of parking lot shall be limited in size. Large parking lots shall be broken by buildings and or landscape features.
- C. Parking lots are to be treated as enclosed rooms for cars. For small lots, (thirty six spaces or less) landscaping shall be required at the perimeter and placed to break the lot into parking modules of no more than thirty-six spaces.
- D. Parking lots shall be designed to allow pedestrians to safely move from their vehicles to the building. On small lots, this may be achieved by providing a sidewalk at the perimeter of the lot. On large lots, corridors within the parking area should channel pedestrians from the car to the perimeter of the lot or to the building. These corridors are delineated by a paving material, which differs from that of vehicular areas and planted to provide shade. Small posts or bollards may be included.
- E. To maintain pedestrian comfort and calm the speed of entering traffic, driveways to parking areas should be no wider than 24 feet. Driveways connecting to store roads shall meet NCDOT requirements.

To the extent practicable, adjoining parking lots serving non-residential buildings shall be interconnected.

Amount Required

While it is expected that on-street parking will contribute substantially to every day parking needs; sufficient off-street parking must also be provided to serve the particular needs of the building(s). The following minimum requirements apply:+

Residential

1 space per 1 bedroom dwelling unit
1.5 spaces per 2+ bedroom dwelling
No minimum for congregate housing

Commercial and Office

1 space per 500 Sq. Ft.

Warehouse

25 spaces per 1000 Sq. Ft.

Civic

No minimum

Exceptions

- A. In the Town Center District, existing buildings which were legally constructed without the provision of on-site parking and infill housing on existing lots of record may meet requirements with on-street parking and will be construed conforming as to parking. Such buildings are eligible for change of use permits to building unfits and expansion.
- B. Residential buildings may meet or contribute to meeting parking requirements with on street parking if individual driveways are minimized and the fronting street is specifically designed to meet the parking needs of the residential buildings.

Where vehicular access is provided between adjoining non-residential sites and the operating hours of adjoining uses do not overlap. The uses may share up to 50 percent of the required parking spaces. Shared use of parking shall be guaranteed by a contact or other legally binding agreement.

Bicycle Parking

All non-residential buildings should include an area for parking bicycles. This area may be a designated parking space within the parking lot near the building or an area outside the parking lot adjacent to the building. The bike parking must include a bike rack with locking area.

Overflow Parking

Off-street areas used for special event parking (to accommodate occasional overflow volumes) may be constructed of any dust-free, compacted, pervious ground cover. The owner of the property shall be responsible for the maintenance if such parking in a clean and dust-free condition. Grass and mulch are examples of pervious ground cover; gravel and pavement are examples of impervious ground cover.

Lighting for Parking Lot

Lighting of parking lots shall be on standards ranging from 8' to 20' in height with full spectrum bulbs.

Landscaping for Parking Lot

Perimeter landscaping of parking lots shall meet all standards below:

- A. Screening shall be provided by installing along the perimeter of the parking lot evergreen shrubs, maximum separation 6' on center (minimum height 3' at installation, expected height at maturity at least 6') and or a masonry wall 3' to 6' in height. This screen may be penetrated for access between parking lots.
- B. As an alternative screening treatment for parking lot edge(s) which abut street rights of way is a 3' masonry wall to provide casual seating may be installed in place of the opaque screen described in (A) above.
- C. In addition to screening, large maturing canopy trees shall line the parking lot. They shall be planted at a maximum separation of 40' on center. Tree planting strips at perimeter of lots shall be a minimum of 10' in width. Only where pre-existing utility lines prevent use of large maturing trees may small maturing trees maximum 30' on center be substituted.
- D. Existing vegetation, which meets screening and or tree standards, may be applied toward landscaping requirements.

Interior landscaping of parking lots shall consist of large maturing canopy trees placed such that each section of parking (up to 36 spaces per section) is enclosed by trees (or building wall), with a maximum of spacing 40' on center. Tree planting areas within parking lots shall be at least seven feet wide, edged with a curb at least six inches in height, and designed to minimize damage to trees by parking or moving vehicles. Only where pre-existing overhead utility lines prevent use of large maturing trees maximum 30' on center be substituted.

Dumpsters shall be set on a concrete bed and shall be hidden by an opaque fence a minimum of 8' in height. Wooden shadow box fences are recommended. Fences and walls shall be constructed to match the architectural detail of the main building. Trash containers such as dumpsters shall not be located adjacent to residential property.

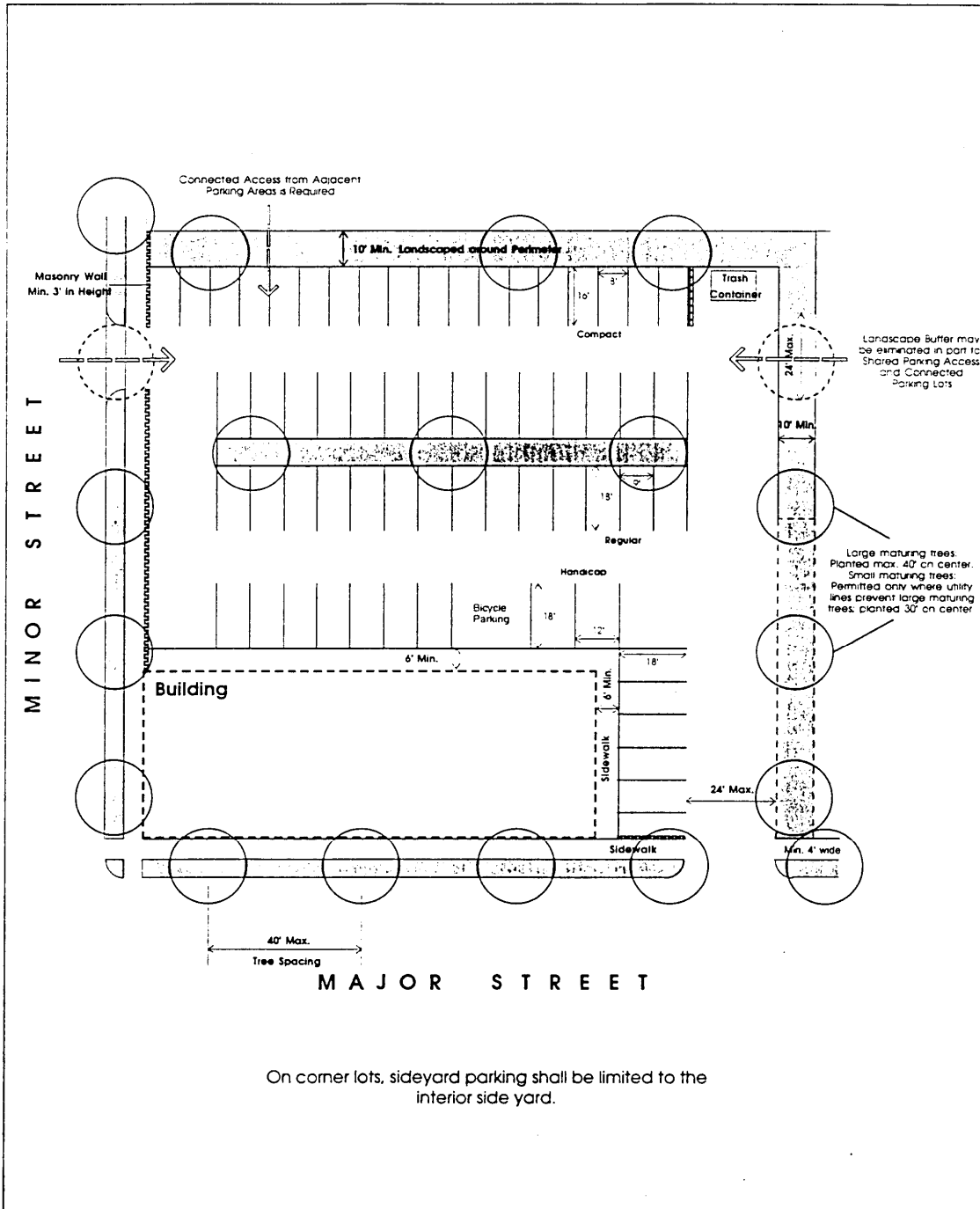
Wherever used, fences and walls shall be constructed to match the architectural detail of the main building(s).

Lots with less than 5 parking spaces are not subject to the parking area landscaping provisions of this section.

All mechanical equipment shall be screened from view.

Locust Land Development Code

Typical Conditions/Corner Lot



On corner lots, sideyard parking shall be limited to the interior side yard.