

Proposed new regulations becoming Section 50-111 of the UDO

<p>SECTION 50-111 (a)</p> <p><i>There currently is no ‘purpose’ section. Staff is adding a brief description over what the intent of the regulations are to be.</i></p> <p><i>This includes some existing language within Section 10.1 of the Ordinance</i></p>	<p>PURPOSE:</p> <p>The purpose of this section is to promote the public health, safety and welfare, as well as to improve the quality of the built environment for Orange County by establishing standards for motorized vehicle parking and loading areas.</p> <p>In recognition of the fact that different approaches may be appropriate in different settings, the regulations allow some flexibility in addressing vehicle parking needs. However, no Building Permit, Zoning Compliance Permit or Certificate of Occupancy shall be issued for uses of land, structures, and buildings, either initially or for a change in use or expansion of an existing use, unless the off-street parking and loading requirements of this section are met.</p>
<p>SECTION 50-111 (b)</p> <p><i>This is simply Section 10.3 of the zoning ordinance renumbered and relocated.</i></p> <p><i>Staff has re-worked existing language so that it will flow better.</i></p> <p><i>We have added additional regulations (in red) to denote new wording or expanded regulations.</i></p> <p><i>Graphics (i.e. pictures) will be inserted at the first rough draft of the UDO for review.</i></p>	<p>Off-Street Parking Design Standards</p> <p>All required off-street parking shall meet the following requirements:</p> <ol style="list-style-type: none"> (1) Except where there is attendant parking or for single-family dwellings, each parking space shall be so arranged that any vehicle may be parked and unparked without moving another. (2) Standard Spaces: Each parking space shall contain a minimum area of one hundred eighty180 square feet and have a minimum width of 9 nine feet. However, where there are lots designed to accommodate more than ten vehicles, up to twenty five percent of the spaces may contain a minimum area of one hundred twelve point five square feet and a minimum width of seven point five feet. The smaller spaces, if provided shall be designated for use only by compact cars (Manufacturers' frame classes four through eight). (3) Compact Spaces: Where there are lots off-street parking areas designed to accommodate more than ten vehicles, up to twenty five25 percent of the spaces may contain a minimum area of one hundred twelve point five112.5 square feet and a minimum width of seven point five feetseven

feet, six inches. The smaller spaces, if provided shall be designated for use only by compact cars (Manufacturers' frame classes four through eight) and marked accordingly.

(4) **Handicapped Accessible Parking:** ~~Handicapped parking spaces shall have a minimum width of 13 feet and a length of 20 feet.~~

(a) All handicapped accessible parking spaces shall be located in the parking area closest to a public entrance to the building but shall not be located more than 250 feet from said entrance.

(b) All off-street handicapped accessible parking spaces shall be designed and constructed in accordance with all applicable State and Federal requirements.

(c) All off-street handicapped accessible parking spaces shall be appropriately signed or marked in accordance with all applicable, State and local regulations.

~~(4)(5) Adequate maneuvering space shall be provided each parking space in accordance with the standards of the American Society Highway and Traffic Officials.~~ Parking lot drive aisles shall be a minimum of 24 feet wide for 90 degree parking, 18 feet wide for 60 degree parking, 16 feet wide for 45 degree parking and 12 feet wide for parallel parking. The angle shall be measured between the centerlines of the drive aisle and the parking space. Parking is prohibited in the drive aisles.

INSERT PICTURES

~~(5)(6) All maneuvering space and all off-street parking spaces shall be wholly on private property.~~ Off-street parking areas shall be designed so that no parking spaces, drive aisles, or vehicle turnarounds are located within adjacent right-of-way.

	<p>(6)(7) All parking spaces and maneuvering space, except for single-familysingle-family dwellings, shall be surfaced with an all-weather paving material, such as asphalt or gravel, and maintained in a safe, sanitary and neat condition.</p> <p>(7)(8) All off-street parking lots shall be equipped with a surface drainage system meeting the design standards of and approved by Orange County.</p> <p>(8)(9) Parked vehiclesVehicles parked in off-street spaces shall be prevented from intruding encroaching on travel lanes, walkwayspedestrian ways, public property or other privateadjacent property by means of walls, curbs, wheel stops or other appropriate means.</p> <p>(9)(10) Ingress and egress to parking lots shall conform to the design standards of the North Carolina Department of Transportation.</p> <p>(10)(11) New parking areas shall observemaintain a 10-foot setback from all road right-of-way and from all side and rear property lines.</p> <p>(11)(12) Automobile turn arounds are required for single familysingle-family residential lots abutting an arterial or collector streetroadway so that motor vehicles do not have toback ontointo a public right-of-way.</p> <p>(12)(13) AnyOff-street parking and loading facilities are prohibited within aSpecial Flood Hazard areaAreas.</p>
<p>SECTION 50-111 (b)</p> <p><i>This is Section 10.1 of the existing ordinance</i></p>	<p>Off-Street Parking and Loading Required:</p> <p>No Building Permit, Zoning Compliance Permit or Certificate of Occupancy shall be issued for uses of land, structures, and buildings, either initially or for a change in use or expansion of an existing use, unless the off street parking and loading requirements of this section are met.</p>
<p>SECTION 50-111 (c)</p> <p><i>This is new. We</i></p>	<p>Expansion and Increased Intensity of Existing Use:</p> <p>(1) Whenever there is an increase in the number of dwelling units, the number of employees, the seating</p>

<p><i>currently do not have an explicit policy relating to the 'increasing' of required parking spaces to address expansion. In drafting these regulations we are attempting to be less harsh than we have been by taking the approach that in certain instances it may not be practical to require massive parking upgrades for a modest expansion (i.e. under 50 % expansion)</i></p>	<p>capacity, the floor area, or some other applicable unit of measurement for determining the number of parking spaces that a use, building, or structure should providerequired on site and, and the increase will result in a need for a additional parking spaces, such additional spaces as are necessary mustshall be provided as a condition to obtaining any necessary permitsin accordance with the requirements of this section.</p> <p>(2) If an existing use, building, or structure having inadequate parking spacesis increased by 50% or less, additional parking spaces mustshall be provided as if the addition were a new developmentfor the addition in accordance with the requirements of this section.</p> <p>(3) If a use, building, or structure having inadequate parking spaces is increased by more than 50%, sufficientadditional parking spaces mustshall be provided to bring the totalentire development site into conformance with theseregulationsthe requirements of Section 50-111.</p> <p>(4) For purposes of this section, the expansion or increased intensity mustshall be measured cumulatively from the initial permitting of the usedetermined based on the current building size and use, and may not be calculated independently for each separate expansion or intensification.</p>
<p>SECTION 50-111 (d)</p> <p><i>We have had an administrative interpretation to address these scenarios. We are simply putting that interpretation in ordinance format within this amendment.</i></p>	<p>Change of Use:</p> <p>Additional off-street parking spaces will be required to accommodate a change of use of a structure or parcel of land only when the new use requires 25% or more parking spaces than the previous use or 25 or more additional spaces.</p>
<p>SECTION 50-111(e)</p>	<p><u>Off-Street Parking Requirements</u></p> <p><i>Insert Table 10.4</i></p>

<p>SECTION 50-111 (f)</p> <p><i>This is simply Section 10.6 of the zoning ordinance renumbered and relocated.</i></p> <p><i>Staff is making some simple modifications to the existing wording.</i></p>	<p>Joint Parking Facilities</p> <p>The required parking for any number of separate establishments projects may be combined in located on one lot, subject to the following requirements:</p> <ol style="list-style-type: none"> (1) The spaces allotted to each use must be shown on the application for a Zoning Compliance Permit; (2) The distance from the farthest allotted space to the main entrance of the structure housing the use to which it is assigned shall not be more than four hundred feet; (3) Spaces assigned to one use may not be assigned to another use at the same time or any other time, except that one-half of the parking spaces required for uses such as churches, theatres, assembly halls, whose peak attendance will be at night or on Sundays, may be assigned to use which will experience peak usage at other times. The Planning Director shall make the determination relative to peak usage. (4) Cross easements of record shall be executed to insure the continued availability of the parking to the use it serves.
<p>SECTION 50-111 (g)</p> <p><i>Section 10.7 of the zoning ordinance</i></p> <p><i>Staff is making some simple modifications to the existing wording.</i></p>	<p>Satellite Parking</p> <ol style="list-style-type: none"> (1) If the number of off-street parking spaces required by this Article Section cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, then parking spaces may be provided on adjacent or nearby lots in accordance with the provisions of this section. These off-site spaces are referred to in this section as satellite parking spaces. (2) All such satellite parking spaces must be located within four hundred400 feet of a public entrance of a principalthe building housing the use associated with such the parking, or within four hundred400 feet of the lot on which the use associated with such parking is located, if the use is not housed within any

	<p>principala building.</p> <p>(3) A personAn applicant wishing wanting to take advantage of the provisions of this Section utilize satellite parking spaces must present satisfactory written evidence that he or she has the permission of the owner or other person in charge of the satellite parking spaces, or the owner's designee, to use such spaces and the use of such spaces will not conflict with the use of the spaces by others. Access agreements shall be executed to insure the continued availability of the parking to the use it serves.The developer must also sign an acknowledgment that the continuing validity of the permit depends upon the person's continuing ability to provide the requisite number of parking spaces.</p> <p>(4) The developerapplicant mustshall also sign an acknowledgment that the continuing validity of the permit depends upon the person's continuing ability to provide the requisite number of parking spaces.</p> <p>(4)(5) Persons who obtainutilize satellite parking spaces in accordance with the provisions of this section shall be held accountableresponsible for insuring that the satellite parking areas from which they obtain their spaces satisfyutilized are consistent with the design requirements of this articlesection.</p>
<p>SECTION 50-111 (h)</p> <p><i>Section 10.5 of the zoning ordinance</i></p>	<p>Determination For Unlisted Uses and Fractional Results</p> <p>The Planning Director shall make a determination in the cases of uses not listed herein of the minimum required off-street parking spacesof the minimum required off-street parking spaces for uses not specifically listed in this Section. In reaching the determination, the Planning Director shallmay be guided byconsider the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed use and studies of the parking requirements of such uses in other jurisdictions.</p> <p>When determination ofthe number of parking spaces required by this Section 10.4results in a fractional space, any fraction of less than one-half may be disregarded; a fraction of one-half or more shall be counted as one parking space.</p>
	<p>Off-Street Loading Requirements</p>

<p>SECTION 50-111 (i)</p> <p><i>Section 10.9 of the zoning ordinance</i></p> <p><i>Staff has incorporated existing language within Section(s) 10.10, 10.11, and 10.12 of the existing Ordinance.</i></p>	<p>Every industrial and commercial structure shall provide space for off-street loading and unloading of vehicles, in accordance with the requirements of this Section.</p> <p>INSERT TABLE FROM 10.13</p> <p>The following additional standards shall be adhered to:</p> <ol style="list-style-type: none"> (1) The requirement for off-street loading is supplementary to the requirements for off-street parking. Space designated for compliance with off-street parking requirements Required off-street parking spaces and drive aisles shall not be used to comply with the requirements for off-street loading space and vice versa. (2) An All off-street loading spaces; for the purposes of this chapter, shall have a minimum width of twelve 12 feet, a minimum depth length of sixty 60 feet and have a vertical clearance of sixteen 16 feet above finished grade of the space. (3) Off-street loading spaces shall be located outside of the right-of-way and positioned so that a semi-trailer shall be able to use it without undue maneuvering.
<p>SECTION 50-111 (j)</p> <p><i>Regulations governing landscaping for parking areas was located within Article 12 of the current ordinance. We have taken those regulations and placed them here.</i></p> <p><i>We have also expanded on the landscaping standards to be more explicit about internal parking lot planting standards.</i></p> <p><i>Staff has incorporated provisions that were</i></p>	<p>LANDSCAPING OF PARKING LOTS/VEHICULAR USE AREAS:</p> <ol style="list-style-type: none"> (1) A landscape area at least ten (10) feet in width, exclusive of drainage and utility easements shall be provided between the parking/vehicular surface vehicular use areas or outdoor storage area and the right-of-way lot line or adjacent property line, except where permitted driveway opening are to be provided. Foliage within this landscaped area shall form a semi-opaque buffer composed of shrubs and small trees that will have an initial planting height of twenty four (24) 24 inches and achieve a height of three (3) feet at maturity. (2) A hedge or other durable landscape material (fence or berm) of at least three (3) feet in height shall be installed to provide a continuous opaque landscape barrier for the purpose of reducing glare and visual distractions to passing motorists and to adjacent

utilized with the Buckhorn Village project to require internal canopy trees. While the language is not exactly the same, it is an improvement over what we originally had.

Staff anticipates having drawings placed within this Section to help illustrate the design concept.

properties.

The provisions of this subsection shall not be applicable in the following situations.

(a) Where any off-street parking, loading or other vehicular use area will be entirely screened visually, from any point of view, by an intervening building or structure from abutting property or when differences in topographic elevation eliminate visual impact to adjacent roads or properties.

(b) Where planting and/or fencing is required for screening between certain non-compatible land uses.

~~(4)~~(3) The interior parking lot landscaping requirements of this section apply to all off street parking lots containing ~~10~~ten or more required parking spaces and shall consist of the following:

(a) For every ten parking spaces, there will be a ~~one hundred eighty (180)~~180 square foot 'terminal' landscape island separating individual parking spaces/isles

(b) Each terminal landscape island shall be planted with a minimum of ~~1~~one canopy tree, as well as shrubs, and ground cover.

(c) Double islands within a double row of parking (typically the area of ~~2~~two abutting parking spaces combined into a single parking lot island) must be planted with ~~2~~two canopy trees, shrubs, and ground cover.

(d) Under no circumstances may any parking space be located more than ~~fifty (50)~~50 feet from the ~~truck~~trunk of a tree in a single landscape island or ~~seventy five (75)~~75 feet from the ~~truck~~trunk of a tree in a double landscape island or median.

(e) A landscape divider median between abutting rows of parking spaces shall be provided in addition to the

(f) Trees shall be planted within an initial caliper of three inches (3")

(5) Each landscape island must have a horizontal

	<p>dimension of at least 9-nine feet, as measured back-of-curb to back-of-curb.</p> <p>(6) All parking spaces must be blocked or curbed to prevent vehicles from damaging adjacent fences or overhanging planting islands or landscaped yards by an average of more than 2-two feet.</p>
SECTION 50-111 (n)	<p>Off-street Parking Requirements:</p> <p><i>This will be the existing table of various parking requirements for identified uses contained within Section 10.4 of the existing Ordinance. Staff is not proposing any modifications to the existing parking requirements at this time.</i></p>