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(c) *Off-street parking requirements.*

(1) *Number of spaces required.* The requirements for off-street parking are set forth in the table below. For uses not covered in this table, the ~~appropriate~~ **maximum** number of ~~and minimum~~ parking spaces **shall be governed by** ~~are based upon~~ the most recent Parking Generation edition of the Institute of Transportation Engineers. Refer to subsection 7-11-2(d) below for specific requirements related to off-street loading. The square footage requirements below refer to gross floor area of the building, existing or proposed. Please see subsection 7-11-2(b)(3) for handicapped accessible parking space requirements, subsection 7-11-2(c)(3) for bicycle parking space requirements, and subsection 7-11-2(f) for on-street parking allowances.

(1) ***Minimum.***

a. **None.**
b. **For any parking that is provided, whether required or not, handicap-accessible parking must also be provided according to Section 7-11-2 (b)(3)**

(2) Maximum.

a. **Maximum off-street parking requirements are listed in the following table:**

Land Use Category	Maximum Off-Street Parking
Multifamily Residential	2 spaces per dwelling unit
Commercial, Retail, Office	1 space/225 square feet of area*
Industrial, Warehouse, Storage	1 space/1,000 square feet of area*
Institutional & Assembly	1 space/100 square feet*
Lodging	3 space/guest room

**** Gross Square Footage***

Number of spaces required. The requirements for off-street parking are set forth in the table below. For uses not covered in this table, the appropriate number of maximum and minimum parking spaces based upon the most recent Parking Generation edition of the Institute of Transportation Engineers. Refer to subsection 7-11-2(d) below for specific requirements related to off-street loading. The square footage requirements below refer to gross floor area of the building, existing or proposed. Please see subsection 7-11-2(b)(3) for handicapped accessible parking space requirements, subsection 7-11-2(c)(3) for bicycle parking space requirements, and subsection 7-11-2(f) for on-street parking allowances.

a. Vehicle Parking Requirements Table for all uses in properties zoned HB, RB, CBD, CBI/II, OB, OI/II, NCD, NB, RIV, Haywood Road & River Arts Form districts:

Type of Land Use	***Vehicular Parking Requirements for uses on properties zoned: HB, RB, CBD, CBI/II, OB, OI/II, NCD, NB, RIV, Haywood Road & River Arts Form districts***	
	Minimum	***Maximum***
Residential		
All dwelling types	No minimum parking requirement for residential uses.	2 per unit
Public Facilities and Institutions	—	1 per employee, plus 1 per 2 units
Assisted living facilities	1 per 2 employees, plus 1 per 2 units	1 per employee, plus 1 per 6 adults
Adult care facilities	1 per 2 employees, plus 1 per 6 adults	1 per employee, plus 1 per 10 children
Child care facilities	1 per 2 employees, plus 1 per 10 children	1 per 3 seats or each 30 sq. ft. of floor area available for movable seats or for each 150 sq. ft. of gross floor area
Churches and wedding chapels	1 per each 4 seats or each 40 sq. ft. of floor area available for movable seats	1 per 250 sq. ft.

	~~or for each 200 sq. ft. of gross floor area~~	
~~Civic, social service, cultural, and fraternal facilities~~	~~1 per 350 sq. ft.~~	~~1 per employee, plus one per each full-time student not residing on campus~~
~~Colleges and universities~~	~~1 per 3 employees, plus one per 3 full-time students not residing on campus~~	~~1 per employee~~
~~Family care homes and group homes, children~~	~~1 per 2 employees~~	~~1 per employee, plus 1 per 1 resident~~
~~Family care homes and group homes, adults~~	~~1 per 2 employees, plus 1 per 2 residents~~	~~1 per 250 sq. ft., plus one per 2 employees on shift of greatest employment~~
~~Museums and art galleries~~	~~1 per 350 sq. ft., plus one per 2 employees on shift of greatest employment~~	~~1 per 200 sq. ft.~~
~~Medical facilities~~	~~1 per 250 sq. ft.~~	~~3 per classrooms~~
~~Schools, elementary and middle~~	~~2 per classroom~~	~~10 per classroom~~
~~Schools, high~~	~~5 per classroom~~	~~1 per employee on shift of greatest employment~~
~~Shelters~~	~~1 per 2 employees on shift of greatest employment~~	
~~*Office, Business, and Industrial Uses*~~	~~No minimum parking requirement for Office, Business, and Industrial Uses.~~	
~~Barber shops and salons~~	~~—~~	~~3 per operator station, plus one per 2 employees on shift of greatest employment~~
~~Bed and breakfast homestays and inns~~	~~—~~	~~2 per room, plus 2 spaces for the resident manager/owner and 1 per for each employee~~
~~Car wash~~	~~—~~	~~3 per wash bay, no stacking maximum~~
~~Convenience stores with gas pumps~~	~~—~~	~~1 per 200 sq. ft. (spaces at gas pumps are not~~

		~~recognized as parking spaces)~~
~~Funeral establishments~~	~~—~~	~~1 per 2 seats of largest public room, plus one per 2 employees on shift of greatest employment~~
~~Health and fitness facilities~~	~~—~~	~~1 per 100 sq. ft.~~
~~Lodging~~	~~—~~	~~1 per 1 bedroom , plus additional spaces as required for other uses within the hotel/motel~~
~~Live-work unit~~	~~—~~	~~1 per residential unit plus 1 per each 250 sq. ft. of office/business space~~
~~Manufacturing, assembly or finishing operations~~	~~—~~	~~1 per employee on shift of greatest employment~~
~~Office~~	~~—~~	~~1 per 250 sq. ft.~~
~~Rental establishments~~	~~—~~	~~1 per 250 sq. ft.~~
~~Repair and service businesses providing on-site services~~	~~—~~	~~1 per 200 sq. ft.~~
~~Repair and service businesses providing off-site services~~	~~—~~	~~1 per employee~~
~~Restaurants, bars, night clubs (plus 11 spaces for stacking if drive- through service is proposed)~~	~~—~~	~~1 per 2 seats, plus one space per 2 employees on shift of greatest employment~~
~~Retail sales~~	~~—~~	~~1 per 200 sq. ft.~~
~~Self-service storage facility~~	~~—~~	~~2 per 100 units plus 1 per every employee on shift~~
~~Servicing, packaging, and storage of commodities~~	~~—~~	~~1 per employee on shift of greatest employment~~
~~Theaters, stadiums, arenas, and sports fields and courts~~	~~—~~	~~1 per 3 seats or 1 per 4 feet of bench area~~
~~Vehicle service stations and auto repair garages (spaces at gas pumps are not~~	~~—~~	~~3 per service bay, plus one space per 2 employees on shift of greatest employment~~

~~recognized as parking spaces)~~		
~~Warehouses, wholesale, and distributive businesses~~	~~—~~	~~1 per employee on shift of greatest employment, plus one per 350 sq. ft. of area open to the public~~

~~b. Vehicular Parking Requirements Table for uses on properties in all other zoning districts:~~

~~Type of Land Use~~	***~~Vehicular Parking Requirements for uses on properties in all other zoning districts~~***	
	~~Minimum~~	***~~Maximum~~***

~~Type of Land Use~~	***~~Vehicular Parking Requirements for uses on properties in all other zoning districts~~***	
	~~Minimum~~	***~~Maximum~~***
~~Residential~~		
~~Boardinghouses~~	~~1 per 2 boarding rooms, plus 1 per resident manager~~	~~1 per boarding room, plus 1 per resident manager~~
~~Dwellings, multi-family with 2 bedrooms or less~~	~~1 per unit~~	~~2 per unit~~
~~Dwellings, multi-family with 3 bedrooms or more~~	~~2 per unit~~	~~3 per unit~~
~~Dwellings, multi-family elderly or disabled~~	~~1 per unit~~	~~2 per unit~~
~~Dwellings, single-family with 2 bedrooms or less~~	~~1 per unit~~	~~2 per unit~~
~~Dwellings, single-family with 3 bedrooms or more~~	~~2 per unit~~	~~3 per unit~~
~~Dwellings, subsidized low-income~~	~~1 per unit~~	~~2 per unit~~

Public Facilities and Institutions	—	
Assisted living facilities	1 per 2 employees, plus 1 per 2 units	1 per employee, plus 1 per 2 units
Adult care facilities	1 per 2 employees, plus 1 per 6 adults	1 per employee, plus 1 per 6 adults
Child care facilities	1 per 2 employees, plus 1 per 10 children	1 per employee, plus 1 per 10 children
Churches and wedding chapels	1 per each 4 seats or each 40 sq. ft. of floor area available for movable seats or for each 200 sq. ft. of gross floor area	1 per 3 seats or each 30 sq. ft. of floor area available for movable seats or for each 150 sq. ft. of gross floor area
Civic, social service, cultural, and fraternal facilities	1 per 350 sq. ft.	1 per 250 sq. ft.
Colleges and universities	1 per 3 employees, plus one per 3 full-time students not residing on campus	1 per employee, plus one per each full-time student not residing on campus
Family care homes and group homes, children	1 per 2 employees	1 per employee
Family care homes and group homes, adults	1 per 2 employees, plus 1 per 2 residents	1 per employee, plus 1 per 1 resident
Museums and art galleries	1 per 350 sq. ft., plus one per 2 employees on shift of greatest employment	1 per 250 sq. ft., plus one per 2 employees on shift of greatest employment
Medical facilities	1 per 250 sq. ft.	1 per 200 sq. ft.
Schools, elementary and middle	2 per classroom	3 per classrooms
Schools, high	5 per classroom	10 per classroom
Shelters	1 per 2 employees on shift of greatest employment	1 per employee on shift of greatest employment
Office, Business, and Industrial Uses	—	
Barber shops and salons	2 per operator station, plus one per 2 employees on shift of greatest employment	3 per operator station, plus one per 2 employees on shift of greatest employment
Bed and breakfast homestays and inns	1 per room, plus 1 space for the resident manager/owner and 1 per each employee	2 per room, plus 2 spaces for the resident

		manager/owner and 1 per for each employee
Car wash	2 per wash bay, plus 2 stacking spaces per wash bay	3 per wash bay, no stacking maximum
Convenience stores with gas pumps	1 per 350 sq. ft. (spaces at gas pumps are not recognized as parking spaces)	1 per 200 sq. ft. (spaces at gas pumps are not recognized as parking spaces)
Funeral establishments	1 per 4 seats of largest public room, plus one per 2 employees on shift of greatest employment	1 per 2 seats of largest public room, plus one per 2 employees on shift of greatest employment
Health and fitness facilities	1 per 200 sq. ft.	1 per 100 sq. ft.
Lodging	1 per 2 bedrooms , plus additional spaces as required for other uses within the hotel/motel	1 per 1 bedroom , plus additional spaces as required for other uses within the hotel/motel
Live-work unit	1 per residential unit plus 1 per each 350 sq. ft. of office/business space	1 per residential unit plus 1 per each 250 sq. ft. of office/business space
Manufacturing, assembly or finishing operations	1 per 2 employees on shift of greatest employment	1 per employee on shift of greatest employment
Office	1 per 350 sq. ft.	1 per 250 sq. ft.
Rental establishments	1 per 350 sq. ft.	1 per 250 sq. ft.
Repair and service businesses providing on-site services	1 per 300 sq. ft.	1 per 200 sq. ft.
Repair and service businesses providing off-site services	2 employees	1 per employee
Restaurants, bars, night clubs (plus 11 spaces for stacking if drive- through service is proposed)	1 per 3 seats, plus one space per 2 employees on shift of greatest employment	1 per 2 seats, plus one space per 2 employees on shift of greatest employment
Retail sales	1 per 350 sq. ft.	1 per 200 sq. ft.
Self-service storage facility	1.4 per 100 units plus 1 per 2 employees on shift	2 per 100 units plus 1 per every employee on shift

~~Servicing, packaging, and storage of commodities~~	~~1 per 2 employees on shift of greatest employment~~	~~1 per employee on shift of greatest employment~~
~~Theaters, stadiums, arenas, and sports fields and courts~~	~~1 per 4 seats or 1 per 6 feet of bench area~~	~~1 per 3 seats or 1 per 4 feet of bench area~~
~~Vehicle service stations and auto repair garages (spaces at gas pumps are not recognized as parking spaces)~~	~~1 per service bay, plus one per 2 employees on shift of greatest employment~~	~~3 per service bay, plus one space per 2 employees on shift of greatest employment~~
~~Warehouses, wholesale, and distributive businesses~~	~~1 per 2 employees on shift of greatest employment, plus one per 350 sq. ft. of area open to the public~~	~~1 per employee on shift of greatest employment, plus one per 350 sq. ft. of area open to the public~~

(2) *Bicycle parking.* Bicycle parking shall be provided for all uses except single family dwellings and duplex dwellings. The minimum number of bicycle parking spaces shall be one (1) bicycle parking space or ten percent (10%) of the total number of dwelling units, whichever is greater. The bicycle parking requirement shall be ten percent (10%) of the maximum parking spaces if it is any other development. Bicycle parking facilities shall include standard bike racks and other secured, lockable facilities. Bike parking shall be located within **100** ~~50~~ feet of a publicly-accessible entrance.

~~(3) *Parking requirements for urban residential developments.* Residential developments located within the area described below shall not be required to provide off-street parking if on-street parking is permitted on the street(s) on which the development is proposed and the developer investigates with the Asheville Transit Authority the provision of a transit stop to serve the development. The boundaries of the area shall be:~~

~~To the north, one mile from the Central Business District boundary;~~

~~To the south, one mile from the Central Business District boundary;~~

~~To the west, the French Broad River; and~~

To the east, the ridge of Town Mountain and the ridge of Beaucatcher Mountain.

This area shall be identified on a map kept in the office of the City of Asheville Planning and Development Department.

(4) *Parking requirements for the River Parking Reduction Area.* All properties located within the River Parking Reduction Area (see map: Planning and Development Department) will be eligible for reductions based on the following:

a. Projects with a base requirement of 30 spaces or less may receive a 50 percent reduction.

b. Projects with a base requirement of 31—50 spaces may receive a 30 percent reduction.

c. Projects with a base requirement of 51—75 spaces may receive a 20 percent reduction.

These reductions may not be combined with other reductions offered through individual zoning districts.

(e) *Shared and remote parking.*

(1) *Shared parking.* The planning and development director shall approve the joint use of up to 100 percent of the required parking spaces for two or more uses located on the same parcel or adjacent parcels, provided that the developer can demonstrate that the uses will not overlap in hours of operation or in demand for the shared spaces.

Any sharing of required parking spaces by uses located on different parcels shall be guaranteed by a written agreement between the owner of the parking area and the owner of any use located on a different parcel and served by the parking area.

Should the uses change such that the new uses overlap in hours of operation or in demand for the shared spaces, the shared parking

approval shall become void. Parking meeting the requirements of this chapter shall then be provided for each use.

(2) *Remote parking.* If the required number of parking spaces for any land use cannot be reasonably provided on the same lot on which the principal use is located, such parking space may be provided on any land within 500 feet walking distance of the property on which the principal use is located, provided that the zoning use regulations for the district in which the remote parking space is located permit the principal use which the parking spaces serve.

Any remote parking spaces located on a different parcel than the use for which the remote parking spaces serve shall be guaranteed by a written agreement between the owner of the remote parking area and the owner of the use located on a different parcel and served by the remote parking area. Change of ownership of either parcel shall require a renewal of the agreement.

(3) Shared and remote parking shall not be permitted for hotel uses.

(f) *On-street parking.* On-street parking spaces may be counted toward the fulfillment of the off-street parking requirements for a development, subject to the following standards. Any on-street parking space meeting these standards shall count as 0.75 of a required off-street parking space.

(1) The on-street parking spaces are newly constructed as part of a development. No existing on-street parking spaces may be counted except as permitted for a particular use district.

(2) There shall be a minimum of four contiguous on-street spaces constructed for the development.

(3) All counted spaces must comply with the City of Asheville Standard Specifications and Details Manual for on-street parking spaces.

(4) Parking spaces must be located not more than 500 feet from the proposed development. Parking spaces that are located more than 150 feet from the proposed development must be located within a zoning

~~classification that permits the use served and must not be located adjacent to property that is not within a zoning classification that permits said use.~~

~~(5) Sidewalks must abut all counted on-street parking spaces in such a fashion as to allow direct pedestrian connectivity to the building or development served by the spaces. For the purpose of this section, parking spaces located directly across a street from a building or development may be counted, if a crosswalk (marked or unmarked) is provided for convenient pedestrian access.~~

~~(6) Street modifications (including curbs, sidewalks, paving and marking locations) associated with any counted on-street parking shall be reviewed by the city public works and transportation departments for compliance with the City of Asheville Standard Specifications and Details Manual. Parking shall not restrict existing access to abutting parcels.~~

~~(7) Any on-street spaces created in accordance with this provision shall be public parking spaces and not for the exclusive use of the development. Full access easements or rights-of-way incorporating the parking and the abutting sidewalks shall be conveyed to the city.~~

~~Approved on-street parking spaces shall not be considered to violate the provisions of this chapter restricting parking within setbacks or those provisions of this chapter requiring that parking be provided at the side or rear of a development and that it be no closer to the street than the edge of the structure.~~

7-8-23. Urban Village District

(f) *Development standards*

(15) *Parking/loading standards.* Parking facilities shall be provided as per the parking, loading and access standards, article 11 of this code with the exceptions noted below:

b. *On-street parking.* On-street parking is **permitted** ~~required~~ for all local streets and for collector streets as approved by the city engineer. On-street parking may take the form of parallel or angle

parking and shall be built according to the Asheville Standards and Specifications Manual. On-street parking shall be counted when calculating the maximum number of spaces allowed.

7-8-2. Neighborhood Corridor District

(f) *Development standards.*

(10) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter with the following additions:

a. Parking shall be provided at the side or rear of the structure and not closer to the street than the face or edge of the structure; on corner lots, the side of the building that fronts on the secondary street is also considered a front or face of the building.

b. Parking may be provided in the street right-of-way adjoining the property as on-street parking.

~~c. Uses in the Neighborhood Corridor District are permitted a 50 percent reduction in the minimum number of parking spaces required by section 7-11-2 of this chapter provided that a walking amenity and bike racks are provided (walking amenities may include but are not limited to public courtyards, drinking water fountains, benches, shade structures, pocket green spaces and public access restrooms).~~

~~d. Shared and remote parking is encouraged and may count for up to 100 percent of the required parking so long as the parking is within 500 feet of the property. Rules requiring that shared and remote parking areas must be found in the same zoning classification are waived in the Neighborhood Corridor District. Residentially zoned areas may not be used to provide shared or remote parking space for this district except that non-residential uses in residential districts may be used. Parcels will require a recorded agreement for the shared or remote parking arrangement.~~

~~e. Residential uses shall be exempt from minimum off-street parking requirements.~~

7-8-8. Neighborhood Business District

(f) *Development standards.*

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required front setback. ~~Residential uses shall be exempt from minimum off-street parking requirements.~~ Parking must be provided at the side or rear and not closer to the street than the edge of the building. ~~Uses in the Neighborhood Business District are permitted a 30 percent reduction in the minimum number of parking spaces required by section 7-11-2.~~

7-8-9. Office District

(f) *Development standards.*

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required front setback. ~~Residential uses shall be exempt from minimum off-street parking requirements.~~

7-8-10. Office II District

(f) *Development standards.*

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-3. No parking shall be permitted in any front required setback. ~~Residential uses shall be exempt from minimum off-street parking requirements.~~

7-8-11. Office/Business District

(f) *Development standards.*

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required front setback. ~~Residential uses shall be exempt from minimum off-street parking requirements.~~

7-8-12. Community Business I District

(f) *Development standards.*

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required front setback. Parking shall be provided at the side or rear and not closer to the street than the edge of the structure. ~~Uses in the Community Business I District are permitted a 25 percent reduction in the minimum number of parking spaces required by section 7-11-2 of this chapter. Residential uses shall be exempt from minimum off-street parking requirements.~~

7-8-13. Community Business II District

(f) *Development standards.*

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required front setback. Parking shall be provided at the side or rear and not closer to the street than the edge of the structure. ~~Uses in the Community Business II District are permitted a 20 percent reduction in the minimum number of parking spaces required by section 7-11-2 of this chapter. Residential uses shall be exempt from minimum off-street parking requirements.~~

7-8-16. Highway Business District

(f) *Development standards.*

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. ~~Residential uses shall be exempt from minimum off-street parking requirements.~~

7-8-17. Regional Business District

(f) *Development standards.*

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. ~~Residential uses shall be exempt from minimum off-street parking requirements.~~

7-8-19. River District

(f) *Development standards.*

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required setback. ~~Uses in the River District shall be permitted a 20 percent reduction in required parking. Shared parking arrangements and common parking areas are encouraged.~~

Sec. 7-8-25. Urban Residential District

(f) *Development standards.*

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter with the following additions:

a. Parking shall be provided at the side or rear of the structure and not closer to the street than the face or edge of the structure; On corner lots, the side of the building that fronts on the secondary street is also considered a front or face of the building.

~~b. Parking may be provided in the street right-of-way adjoining the property as on-street parking with the approval of the city Traffic Engineer or the NC Department of Transportation. This parking may be applied towards the parking requirement when on-street parking is located within 500' of the main entrance except on streets where the primary uses are single-family residential.~~

~~c. Uses in the Urban Place District are permitted up to a 50 percent reduction in the minimum number of parking spaces required by section 7-11-2 of this chapter provided that transit shelters, pedestrian amenities and/or bike racks are provided. Pedestrian amenities may include but are not limited to wide sidewalks, public courtyards, and public park areas.~~

~~d. Shared and remote parking is encouraged and may count for up to 100% of the required parking so long as the parking is within 500 feet of the property. Parcels that are sharing parking areas or~~

~~providing remote parking shall bring the parking lots into compliance with parking and landscaping requirements found in article 11, at a minimum, the area that is provided as a part of the shared use. Rules requiring that shared and remote parking areas must be found in the same zoning classification are waived in the Urban Residential District. Residentially zoned areas may not be used to provide shared or remote parking for this district except that non-residential uses in residential districts may be used. Parcels will require a recorded agreement for the shared or remote parking arrangement.~~

~~e. Parking structures may be provided as a secondary use in meeting a project's parking requirements; such structures may contain more than the maximum number of spaces required for the associated use(s) if there are shared parking or commercial parking arrangements.~~

Sec. 7-8-26. Urban Place Form District

4.2. *Parking.*

B. *Required parking.* The following minimum vehicle and bicycle parking spaces are required.

USE	***~~VEHICLE PARKING SPACES (MIN)~~***	***BICYCLE PARKING (MIN)***	
		Spaces	***Short/long term***
Residential			
All residential uses	~~.75/unit~~	.5/unit up to 2 bedrooms plus .25/additional bedroom	80%/20%
Public & Institutional			

Fire, police station, day care home, adult or child, public utility or related facility	~~none~~	none	—
Place of worship	~~greater of 1/4 seats or 1/40 sf~~	1/5,000 sf 2 min	90%/10%
School	~~0.5 classrooms, plus 1/5 students for high schools~~	1/5,000 sf 2 min	90%/10%
All other public & institutional uses	~~1/500 sf~~	1/5,000 sf 2 min	90%/10%
Recreational			
Parks, passive and greenways	~~none~~	none	—
All other recreational uses	~~1/500 sf + 1/1,000 sf outdoor use area~~	1/5,000 sf 2 min	80%/20%
Food, Beverage & Entertainment			
Mobile food vending	~~none~~	none	—
All other food, beverage & entertainment uses	~~1/250 sf~~	1/2,500 sf 2 min	80%/20%
Lodging			
All lodging uses	~~.75/guest room~~	1/2,500 sf 2 min	80%/20%
Retail, Service & Office			

All retail, service & office uses	~~1/500 sf~~	1/2,500 sf 2 min	80%/20%
Industrial			
All industrial uses	~~1/500 sf office space + 1/3,000 sf additional indoor space~~	1/5,000 sf 2 min	20%/80%
Other Use Types			
All other use types	~~none~~	none	~~—~~

~~1. Exception to required parking. The number of vehicle parking spaces may be reduced by 50 percent for projects located within a quarter mile of a transit stop on the frequent service corridors map, which includes the following:~~

~~a. Patton Ave (Downtown to New Leicester Hwy).~~

~~b. Merrimon Ave (Downtown to Beaverdam Rd).~~

~~c. Tunnel Rd (Downtown to the VA Center).~~

~~d. Biltmore Ave (Downtown to Biltmore Village).~~

~~e. Haywood Rd (Downtown to Brevard Rd).~~

C. *Location of required automobile parking.* ~~Required~~ **V**ehicle parking, **when provided**, must be located on the same lot as the use they are intended to serve, except as listed below.

1. *Off-street parking.*

a. In no case shall off-street parking be located closer to a primary street than the principal structure.

b. Garage doors shall not face a primary street, with the exception for townhomes/multifamily of subsection 2.1.

2. *On-street parking.*

a. ~~On-street parking shall be counted when calculating the permitted number of spaces allowed. Every on-street parking space provided shall count as one required parking space.~~

b. On-street parallel parking is required in front of buildings on primary streets unless sidewalks measuring at least 18 feet that include street trees are provided. Angled or perpendicular parking shall not be permitted.

c. NCDOT streets that operate without on-street parking are exempt from the above (b) standard.

~~3. *Remote parking.*~~

~~a. All required parking spaces, except required accessible spaces, can be located off-site if the remote parking area is located within an eighth of a mile (660 feet) from the primary entrance of the use served.~~

~~b. Up to 50 percent of the required parking spaces may be located more than 660 feet off-site, if the parking area is located within 1,320 feet from the primary entrance of the use served.~~

~~c. Specifically designated parking spaces for employees may be located off-site up to 2,640 feet from the primary entrance of the use served.~~

~~d. The off-site parking area is measured in walking distance from the nearest point of the remote parking area to the primary entrance of the use served.~~

~~e. Any remote parking spaces must be guaranteed by a written agreement between the owner of the remote parking area and the~~

~~owner of the use served by the remote parking area. Change of ownership of either parcel requires a renewal of the agreement.~~

Sec. 7-8-28. Haywood Road Form District

4.1. *Parking.*

C. *Location of required vehicle parking.* ~~Required~~ **V**ehicle parking must be located on the same lot as the use they are intended to serve, ~~except as listed below.~~

~~1. On-street parking. See subsection 7-11-2(f).~~

~~2. Remote parking.~~

~~a. All required parking spaces can be located off- site if the remote parking area is located within 660 feet from the primary entrance of the use served. Accessible parking spaces shall meet building code requirements.~~

~~b. Up to 50% of the required parking spaces may be located more than 660 feet off-site, if the parking area is located within 1,320 feet from the primary entrance of the use served.~~

~~c. Specifically designated parking spaces for employees may be located off-site up to 2,640 feet from the primary entrance of the use served.~~

~~d. All remote parking spaces used to meet an on-site parking requirement must be located within the boundaries of the Hay- wood Road Corridor District or other commercial districts; except that parking spaces for permitted non-residential uses in a residential district may be used for corridor parking.~~

~~e. The off-site parking area is measured in walking distance from the nearest point of the remote parking area to the primary entrance of the use served.~~

~~f. Any remote parking spaces must be guaranteed by a written agreement between the owner of the remote park- ing area and the owner of the use served by the remote parking area. Change of ownership of either parcel requires a renewal of the agreement.~~

Sec. 7-8-41. Commercial Expansion District

(f) *Development standards.*

(9) *Parking and loading facilities.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. Parking lots shall be located to the side or rear of all building(s) fronting the primary street(s), and are encouraged to be placed to the side or rear of all buildings located along the internal access routes (as applicable). ~~Residential uses shall be exempt from minimum off-street parking requirements.~~