CHAPTER 2. DISTRICTS AND GENERAL PROVISIONS

2.4. Group development.

2.4.2. Cluster home development.

A. ***Purpose***: A cluster home development allows for small lot residential development in a manner that organizes multiple dwellings around a common open space, designed as a cohesive whole and maintained in shared stewardship by residents.

B. ***Applicability:***

1. Cluster home development may take one of the following forms:
    a. A development may be designed with individual lots with shared stewardship of the common areas.
    b. A development may be designed as a multi-dwelling development, subject to the use limitations below.
2. Cluster home development shall comply with the group development standards established herein and the following standards.

C. ***Use Limitations:***

1. The following housing types are permitted in a cluster home development:
    a. Dwelling - Single-family
    b. Dwelling - Duplex
    c. Dwelling – Multifamily 3-4 units/building
    d. Dwelling – Townhome
2. Accessory dwelling units are prohibited within a cluster home development.

D. ***Density and buildings***:

1. The maximum allowable density of a cluster home development shall be equal to 50% greater than the underlying base zoning district.
2. Cluster home developments shall have a minimum of three detached residential buildings.
3. All principal buildings within the cluster home development shall front on a street or a common open space.
4. Each principal building within the cluster home development is permitted one accessory structure less than 120 SF.
5. A maximum of two accessory structures shall be allowed within a cluster home development project for shared use. This includes any shared community buildings, storage sheds, etc. The maximum ground floor area for accessory structures shall not exceed 50% of the aggregate ground floor area of the principal structures. Gazebos and other structures that are amenities within the common areas are exempt.

E. ***Setbacks:***

1. Individual lots or building sites within the cluster home development are exempt from the base zoning district setback requirements. However, the base zoning district setbacks apply to the cluster home development parcel.

2. Dwelling units oriented towards a common open space area shall provide a six feet minimum setback from the common area. Such setback does not count toward any required common area.

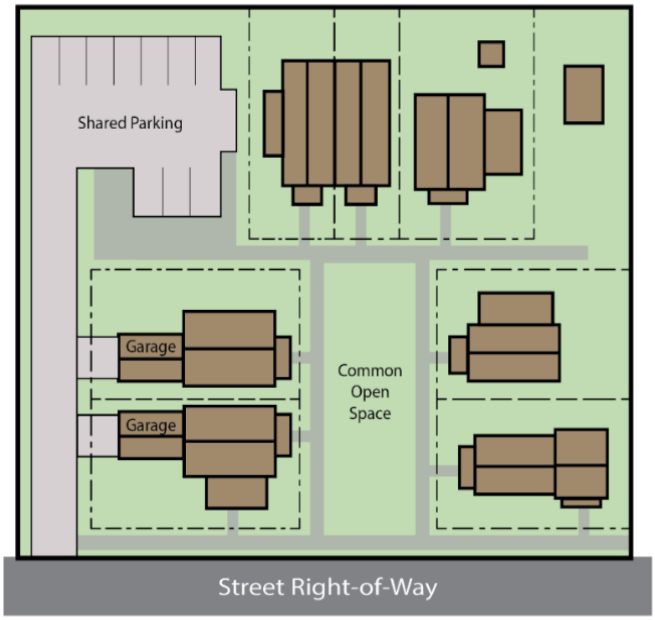
F. ***Common open space***: Common open space areas shall meet the following standards:

1. The common open space shall include a central green, lawn or garden areas, playground, plaza, or other greenspace / feature as a central focal point.
2. The minimum size of the common open space area is 3,000 square feet or 500 square feet per dwelling unit, whichever is greater. This requirement shall replace any open space required in accordance with CHAPTER 7.
3. The common open space area shall maintain a minimum width of 30 feet, shall be contiguous and centrally located, and shall front on a public street.
4. A maximum of 30% of the common open space may be hardscape.

G. ***Parking***: In addition to the parking standards in CHAPTER 10, parking for a cluster home development shall meet the following standards:

1. ~~Required o~~Off-street parking may be provided on individual development sites within the cluster home development or in a shared parking area serving multiple dwellings on site.
2. Parking shall not be located:
   a. between principal structures,
   b. between principal structures and the street,
   c. between principal structures and the required common area, or
   d. within any required common area.

FIGURE 2.4.2-A: ILLUSTRATIVE DIAGRAM OF CLUSTER HOME DEVELOPMENT



(Ord. No. 2024-23, § 1(Exh. A), 6-3-24)

2.4.3. Neighborhood development.

A. ***Applicability***:

1. Neighborhood development standards shall apply to a predominately residential group development designed as individual lots with shared stewardship of common areas and infrastructure.
2. These standards shall apply to any project with 8 or more lots and/or shared infrastructure.
3. Neighborhood development shall comply with the group development standards established herein and the following standards.

B. ***Use limitations:***

1. Neighborhood development shall be predominately residential, subject to the use matrix in Section 2.2.

C. ***Street access***:

1. All lots intended for development are required to front on a road in accordance with the lot requirements of Section 4.2.
2. Roads and driveways shall meet the requirements of CHAPTER 13. If the roads are to be dedicated to the City of Brevard for maintenance, they shall be built in compliance with public road standards.

D. ***Density and buildings:***

1. The maximum allowable density of a neighborhood development shall be equal to the underlying base zoning district.

E. ***Setbacks:***

1. All lots established as part of a neighborhood development shall comply with the setback requirements of the base zoning district.

F. ***Parking***: In addition to the parking standards in CHAPTER 10, parking for a neighborhood development shall meet the following standards:

1. ~~Required o~~Off-street parking may be provided on individual development sites within the neighborhood development or in a shared parking area serving multiple dwellings on site.

(Ord. No. 2024-23, § 1(Exh. A), 6-3-24)

2.4.4. Manufactured home park.

A. ***Applicability***:

1. Manufactured home park standards shall apply to a residential group development with three or more manufactured homes or manufactured home spaces designed as a cohesive whole and maintained either by a single entity or in shared stewardship by residents.
2. Manufactured home park may take one of the following forms:
   a. A development may be designed with individual lots with shared stewardship of the common areas.
   b. A development may be designed as a multi-dwelling development, subject to the use limitations below.
3. Manufactured home parks shall comply with the group development standards established herein and the following standards.

B. ***Use limitations***:

1. The following housing types are permitted in a manufactured home park:

a. Manufactured home.

2. Accessory dwelling units are prohibited within a manufactured home park.

C. ***Density and buildings***:

1. The maximum allowable density of a manufactured home park shall be equal to 50% greater than the underlying base zoning district.
2. All principal buildings within the manufactured home park shall front on a street or interior road.
3. Each principal building within the manufactured home park is permitted one accessory structure less than 120 SF.
4. A maximum of two accessory structures shall be allowed within a manufactured home park for shared use. This includes any shared community buildings, storage sheds, etc. The maximum ground floor area for accessory structures shall not exceed 50% of the aggregate ground floor area of the principal structures. Gazebos and other structures that are amenities within the common areas are exempt.

D. ***Setbacks***:

1. Individual lots or manufactured home sites within the manufactured home park group development are exempt from the base zoning district setback requirements. However, the base zoning district setbacks apply to the manufactured home park parcel.

E. ***Parking***: In addition to the parking standards in CHAPTER 10, parking for a manufactured home park shall meet the following standards:

1. ~~Required o~~Off-street parking may be provided on individual development sites within the manufactured home park or in a shared parking area serving multiple dwellings on site.
2. Parking shall not be located:
   a. between principal structures,
   b. between principal structures and the street,
   c. between principal structures and the required common area, or
   d. within any required common area.

(Ord. No. 2024-23, § 1(Exh. A), 6-3-24)

CHAPTER 8. TREE PROTECTION AND LANDSCAPING

8.4. Buffers and screening.

A. ***Applicability:***

1. These regulations shall apply to the following:
   a. New construction of a principal building or buildings;
   b. Expansion of an existing principal building resulting in an increase in the gross floor area of 25% or greater;
   ~~c. Expansion of an existing principal building resulting in an increase in required off-street parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater; and~~
   ~~d. Change of use or expansion of an existing use resulting in an increase in required off-street parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater; and~~

c. Expansion of an existing off-street parking area by 50% or 10 vehicle parking spaces, whichever is greater; or

~~e.~~d. Any changes to existing buffers and screening. In this case, only the element that is being changed or modified will be subject to these regulations.

2. The administrator may modify landscaping requirements up to ten percent in situations where pre-existing conditions make it impossible to comply with subsections b, c, and d above.

3. Applicants are encouraged to design buffer and other landscape areas in such a way as to satisfy stormwater management requirements as set forth in CHAPTER 6 of this ordinance.

B. ***Buffer yard types:***

1. *Type A buffer yard:*

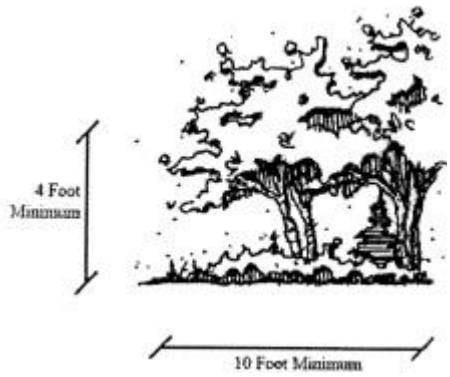
   a. Minimum width: 10 feet.

   b. Minimum height and opacity: Ground to 6 feet—Semi-Opaque Screen.

   c. Maximum horizontal openings: 20 feet.

   d. Performance standard: A buffer which is ten feet in width and contains screening materials which at maturity provide intermittent visual obstruction from the ground to a height of four feet as well as intermittent visual obstruction from a height of four feet up to a height of 30 feet. Vegetative screening materials within intermittent visual obstruction areas shall contain horizontal openings no greater than 20 feet in width upon the plants' maturity.

FIGURE 8.4-A: TYPE A BUFFER YARD



2. *Type B buffer yard:*

   a. Minimum width: 20 feet.

   b. Minimum height and opacity: Ground to 6 feet—Semi-Opaque Screen; 6—30 feet—Intermittent Visual Obstruction.

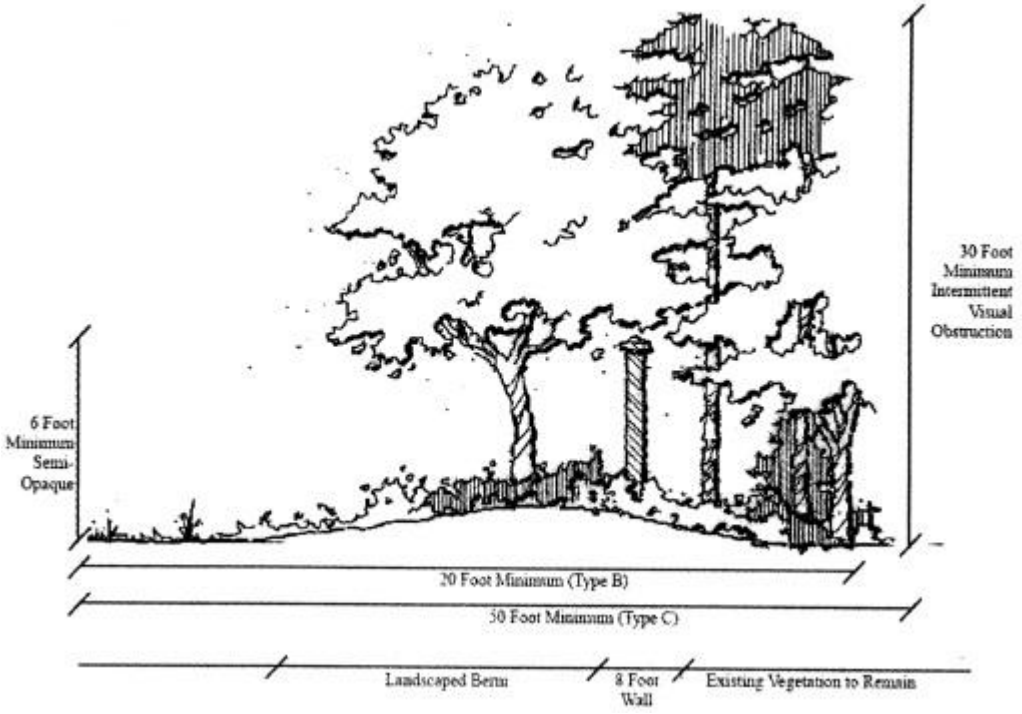
   c. Maximum horizontal openings: 15 feet—Semi-Opaque Screen Areas; 20 feet—Intermittent Visual Obstruction Areas.

   d. Performance standard: A buffer which is 20 feet in width and contains screening materials which at maturity provide semi-opacity from the ground to a height of six feet, and intermittent visual obstruction from a height of six feet up to a height of 30 feet. Vegetative screening materials within intermittent visual obstruction areas shall contain horizontal openings no greater than 20 feet in

width; and vegetative screening materials within semi-opaque areas shall contain horizontal openings no greater than 15 feet in width upon the plants' maturity.

3. *Type C buffer yard:*
   a. Minimum width: 50 feet.
   b. Minimum height and opacity: Ground to 6 feet—Semi-Opaque Screen; 6—30 feet—Intermittent Visual Obstruction.
   c. Maximum horizontal openings: 15 feet—Semi-Opaque Screen Areas; 20 feet—Intermittent Visual Obstruction Areas.
   d. Performance standard: A buffer which is 50 feet in width and contains screening materials which at maturity provides semi-opacity from the ground to a height of six feet, and intermittent visual obstruction from a height of six height up to a height of 30 feet. Vegetative screening materials within intermittent visual obstruction areas shall contain horizontal openings no greater than 20 feet in width; Vegetative screening materials within semi-opaque areas shall contain no horizontal openings greater than 15 feet in width upon the plants' maturity.

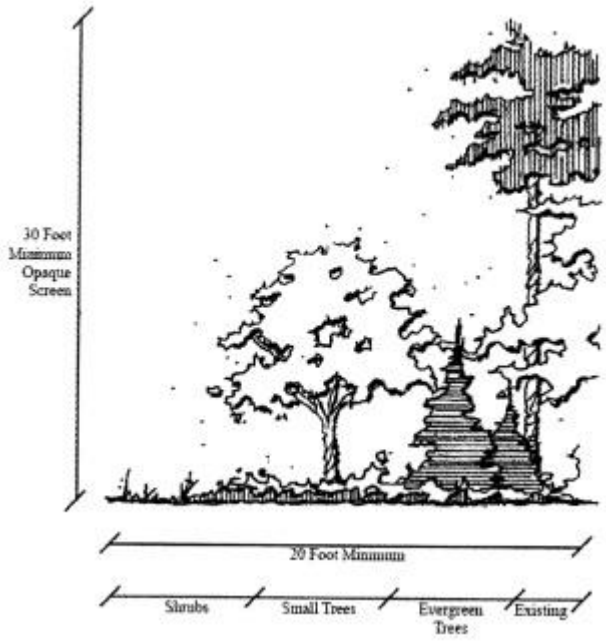
FIGURE 8.4-B: TYPE B AND TYPE C BUFFER YARDS



4. *Type D buffer yard:*
   a. Minimum width: 30 feet.
   b. Minimum height and opacity: Ground to 30 feet—Opaque.
   c. Maximum horizontal openings: None permitted.

d. Performance standard: A buffer which is 30 feet in width and contains screening materials which at maturity provides opacity from the ground to a height of 30 feet. Vegetative screening materials within opaque areas shall contain no horizontal openings upon the plants' maturity.

FIGURE 8.4-C: TYPE D BUFFER YARD



5. *Type E buffer yard.*
   a. Minimum width: 25 feet.
   b. Minimum height and opacity: Ground to 30 feet—Opaque.
   c. Maximum horizontal openings: None permitted.
   d. Performance standard: A buffer which is 25 feet in width and contains screening materials which at maturity provides opacity from the ground to a height of 30 feet. Vegetative screen materials within opaque areas shall contain no horizontal openings upon the plants' maturity.

C. *Fences, walls, and berms:*

1. Fences, walls, or earthen berms may be substituted for all or a portion of the shrub requirement in all buffer types. In addition, existing vegetation within the buffer shall be maintained and may receive partial or total credit towards screening requirements. All berms, if provided, shall not exceed a slope with maximum rise of one foot to a run of two feet (a ratio of 1:2) and a maximum height of four feet. All berms, regardless of size, shall be stabilized with a ground cover or other suitable vegetation or permanent slope retention device. Berms taller than four feet shall be approved by the administrator on a case by case basis.

D. *Required buffer yards:*

1. A buffer yard is intended to give spatial separation and to decrease visual contact between incompatible uses. Buffer yards shall be required in accordance with the tables below when any use is being established

on a property that abuts an existing developed lot or less intense zoning district. More stringent buffer yard requirements may apply to certain specified uses as set forth in CHAPTER 3 of this ordinance.

2. Buffer yards shall be required along the perimeter of proposed projects within certain zoning districts (and associated conditional districts) when such project lies *adjacent* to a zoning district (or conditional district) of lesser intensity:

TABLE 8.4-A: REQUIRED BUFFER YARDS BY ZONING DISTRICT									
		Adjacent District							
		GR	RMX	NMX	PGX	DMX	IC	CMX	GI
District in Which Development is Located	GR	None	None	None	None	None	None	B	D
	RMX	B	None	None	None	None	None	None	D
	NMX	B	A	None	None	None	None	None	D
	PGX	B	A	A	None	None	None	None	D
	DMX	B	A	A	A	None	None	None	D
	IC	B	B	A	A	A	None	None	None
	CMX	D	D	D	D	D	None	None	None
	GI	E	E	E	E	E	E	None	None

3. In addition to the buffer yards required between districts as set forth above, buffer yards shall be required for certain types of development *within* certain zoning districts and associated conditional districts, as follows. This requirement applies regardless of the adjacent district. However, where conflicts occur between 8.4.D.2, above, and this section, the more restrictive requirement shall apply.

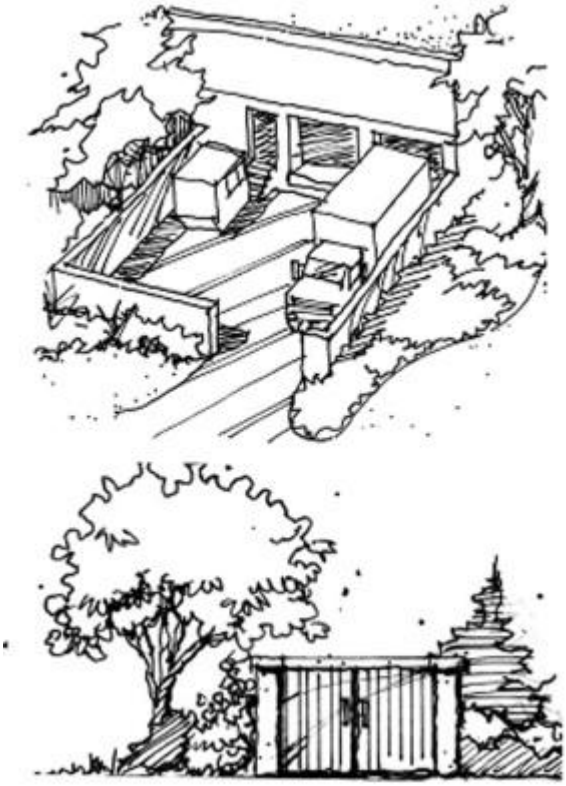
TABLE 8.4-B: REQUIRED BUFFER YARDS BY TYPE OF PROPOSED DEVELOPMENT			
		New Multifamily (more than 4 units/bldg.)	Non-Residential Group Development
District in Which Development is Located	GR	B	B
	RMX	B	B
	NMX	B	B
	PGX	B	B
	DMX	B	B
	CMX	B	D
	IC	B	B
	GI	NA	E

4. The approving authority may require alternative buffers or landscaping, including locations other than those typically required, when a modification to the requirements of this section is warranted in order to meet the intent of the specified standards.
5. Buffer yards are intended to be constructed along the perimeter of the property or project; however, when there are irregular topographic conditions (such as the perimeter of the property is at a lower grade

than the use being screened) the approving authority may require the relocation of the required buffer yard in order to better serve its purpose.

6. Natural vegetation, vegetation required for tree protection, riparian buffer areas, and other forms of existing vegetation may be utilized to satisfy these requirements when such natural and existing vegetation clearly satisfies the purpose of this section.
7. Off-site vegetation:
    a. Existing plant material on adjacent property may be credited toward buffer requirements, provided that such material is in a permanently protected area such as a conservation easement or similarly preserved area.
    b. Plant material, existing or proposed, on an adjacent property may be credited toward buffer requirements through use of a landscape easement.
8. Buffer requirements may be reduced or waived by the approving authority in the following circumstances:
    a. Such requirements would pose a safety hazard.
    b. The plantings or planting area would conflict with utilities, easements, or overhead power lines, or encroach upon city trees, as recommended by the city horticulturalist.
    c. Special use permits based solely upon building height or building ground floor square footage size, where such requirement would serve no useful purpose.
    d. When projects to which these requirements apply exhibit unifying architectural and landscape design characteristics that integrate the project into surrounding development, and when the landscape design of such a project clearly meets and exceeds the goal of these requirements such that these requirements become unnecessary.
9. Fences, walls and berms in buffers
    a. Where walls and berms are built within any required project boundary buffer, they shall meet the following requirements.
        i. Walls and berms within a buffer may be used to permit a reduction in the buffer up to 25 percent of the required width.
        ii. Walls and berms shall not be permitted within surface water protection areas, floodplains, and floodways.
        iii. Walls and berms shall conform to other applicable requirements of this ordinance.
        iv. All walls, when located within a buffer, shall be planted on the face towards the adjacent property with at least one upright shrub for every six feet of wall length.
        v. Berms shall have side slopes of not less than three feet horizontal for each one foot vertical and a minimum crown width of two feet.
        vi. Prior to issuance of the first certificate of compliance, berms shall be planted to ensure coverage by live plant material within three to five years.
        vii. The applicant shall be required to demonstrate provision for access and maintenance of landscaping and the wall, berm, or fence structure at the time of landscape plan approval.
        viii. Chain link and concertina wire fences shall be buffered by a Type A buffer yard on all sides.

FIGURE 8.4-D: ILLUSTRATIONS OF APPROPRIATE SCREENING OF DUMPSTERS AND LOADING AREAS



(Ord. No. 15-08, §§ 22, 23, 25, 12-5-08; Ord. No. 2018-22, § 1(Att. B), 9-17-18; Ord. No. 2020-24 , § 1(Exh. A), 10-19-20; Ord. No. 2021-16 , § 1(Exh. A), 4-19-21; Ord. No. 2021-31 , § 1(Exh. A), 6-21-21; Ord. No. 2024-23, § 1(Exh. A), 6-3-24; Ord. No. 2024-43, § 1(Exh. A), 11-18-24; Ord. No. 2025-04, § 1(Exh. A), 1-21-25; Ord. No. 2025-58, § 1(Exh. A), 12-15-25; Ord. No. 2026-23, § 1(Exh. A), 6-1-26)

8.6. Parking area screening.

A. ***Applicability****:* The provisions of this section shall apply to the perimeter yard of all parking areas visible from the street, except residential developments with six or less off-street vehicle parking spaces, when any of the following occurs:

1. New construction of a principal building or buildings;

~~2.~~ Expansion of an existing off-street parking area by 50% or 10 vehicle parking spaces, whichever is greater; or~~Expansion of an existing principal building resulting in an increase in required off-street vehicle parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater;~~

~~3.~~2. ~~Change of use or expansion of an existing use resulting in an increase in required off-street vehicle parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater; or~~

~~4.~~3. Any new changes to parking area screening. In this case, only the element and/or material that is being changed or modified will be subject to these regulations.

B. ***Minimum planting:*** Semi-opaque screen from the ground to at least a height of three feet for screening of car lights and glare. (Minimum width: Ten feet).

C. ***Performance standard:*** This type functions as a semi-opaque screen around the perimeter of a parking area from the ground to at least three feet for the screening of car lights and glare. This shall only be required along the parking area that fronts the public right-of-way or any side of a parking area that is not protected by a required buffer yard. The location of such yards shall be determined by the administrator upon review. Effective screening devices may include solid decorative brick walls, wood fences, earth berms, tight evergreen hedges which shall reach the required height within two years of planting, or any combination of the above. Plantings which can achieve a mature height exceeding 30 inches shall not be planted in the sight triangle on each side of drives or streets.

D. ***Screening of open storage, above ground utilities, and dumpsters:*** Any open storage of merchandise, equipment, materials or goods other than those on display for retail sales, above ground utilities, and dumpsters areas shall be screened from view from any street right-of-way in accordance with the ratios (but not necessarily the minimum dimension) prescribed for type C buffer yards. Sub-grade dumpsters shall be exempt from the provisions of this section.

(Ord. No. 2021-35 , § 1(Exh. A), 8-16-21; Ord. No. 2023-53, § 1(Exh. A), 11-6-23; Ord. No. 2026-23, § 1(Exh. A), 6-1-26)

8.7. Parking area landscaping.

A. ***Applicability:*** The provisions of this section shall apply to:

1. Interiors of all parking areas with more than 16 parking spaces or more than one tenth (1/10) of an acre in size;
2. Interiors of all new parking areas that bring the total to or exceed 16 spaces or more than one tenth (1/10) of an acre in size. In this case only the new parking area shall be subject to these regulations; and
3. Any new changes to existing parking area landscaping. In this case, only the elements that are being changed or modified will be subject to these regulations.

B. ***Stormwater management requirements:*** Applicants are encouraged to design buffer and other landscape areas in such a way as to satisfy stormwater management requirements as set forth in CHAPTER 6 of this ordinance.

C. ***Minimum plantings:***

1. No parking space shall be more than 50 feet from the base of a canopy tree.
2. One 15-to-18-inch minimum height evergreen or deciduous shrub shall be required per 250 square feet of required landscaped vehicular use area. This rate may be varied by the administrator considering alternate shrub heights, ground covers, or other factors.

D. ***Performance standard:*** This type functions as a tree ceiling over a parking area providing shelter from sun and rain and minimizing the impact of runoff by providing "green" surface area on which to collect. Large maturing canopy trees shall be planted in a manner that provides shade for the entire parking area at maturity. All landscaped areas shall be separated from parking spaces. The use of differing species around the parking area is encouraged to promote diversity in the overall urban tree canopy. The use of existing vegetation to satisfy this requirement is encouraged. Supplemental plantings may be required in addition to native materials.

E. ***Credits for preservation of existing trees in parking areas:*** Trees that are saved in a parking area (other than those in Tier 1 or Tier 2 Tree Save Areas in Section 8.3) can be used towards the interior tree landscape

requirement. Note that each tree preserved will require a minimum pervious area around it equal to its drip line.

(Ord. No. 2023-53, § 1(Exh. A), 11-6-23; Ord. No. 2026-23, § 1(Exh. A), 6-1-26)

CHAPTER 10. PARKING STANDARDS

10.1. Purpose and intent.

Parking areas, loading areas, and similar facilities are necessary elements in the urban environment. However, these facilities have been known to cause the following negative impacts:

A. Increased stormwater volume and velocity;

B. Increased surface pollutants;

C. Increased surface level heat and glare;

D. Reduction in the efficiency of the connecting street system; and,

E. Reduction in the operations of the surrounding pedestrian and bicycle network.

To mitigate these negative impacts, and to provide adequate service, the city has enacted standards to regulate the construction, expansion, and renovation of such facilities.

(Ord. No. 2023-53, § 1(Exh. A), 11-6-23)

10.2. Applicability.

A. This chapter shall apply when any of the following occurs:

1. New construction of a principal building or buildings;

~~1.~~2. Expansion of an existing off-street parking area by 50% or 10 vehicle parking spaces, whichever is greater; or

~~2. Expansion of an existing principal building resulting in an increase in required off-street vehicle parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater;~~

~~3. Change of use or expansion of an existing use resulting in an increase in required off-street vehicle parking spaces equivalent to 50% or 10 vehicle parking spaces, whichever is greater; or~~

~~4.~~3. Any new changes to off-street parking areas, including but not limited to repaving, restriping, or circulation changes. In this case, only the element and/or material that is being changed or modified will be subject to these regulations.

(Ord. No. 2023-53, § 1(Exh. A), 11-6-23; Ord. No. 2026-23, § 1(Exh. A), 6-1-26)

10.3. Off-street vehicle parking requirements.

A. ***~~General o~~Off-street parking requirements:***

1. Off-street parking ~~requirements~~ standards are structured in a ~~three~~two-tier system as follows:

a. **Tier 1:** ~~A minimum number of off-street parking spaces are required.~~ This tier is subject to ~~There are no~~ off-street parking maximums. Generally, zoning districts in this tier are less walkable and do not have available public parking or space for on-street parking.

~~b. **Tier 2:** A minimum number of off-street parking spaces are required. There are also off-street parking space maximums. Generally, zoning districts in this tier contain a mix of lower-density residential and commercial uses. Some off-street parking is necessary to preserve public rights-of-way, but many of these areas are more amenable to alternative modes of transportation.~~

~~c.~~b. **Tier ~~3~~2:** This tier is subject to ~~here is no required number of spaces for off-street parking, but there are~~ off-street parking space maximums. Generally, zoning districts in this tier consist of a mix of uses and are closer to public parking, greenways, and sidewalks. ~~dense, heavily commercial development.~~

2. The tiered parking requirements applies based on the zoning district. In the case of Planned Development Districts or Conditional Zoning Districts, the tier applicable to the base zoning district shall apply, unless otherwise specified in the adopting ordinance.

TABLE 10.3-A: TIERED PARKING REQUIREMENTS	
Parking Requirement Tier	**Zoning Districts**
Tier 1	General Residential (GR) and General Industrial (GI)
Tier 2	Residential Mixed-Use (RMX), Neighborhood Mixed-Use (NMX), Pisgah Gateway Mixed-Use (PGX), ~~and~~ Institutional Campus (IC), Downtown Mixed-Use (DMX) and Corridor Mixed-Use (CMX)
~~**Tier 3**~~	~~Downtown Mixed-Use (DMX) and Corridor Mixed-Use (CMX)~~

B. ***Off-street parking minimum and maximum vehicle parking ratios:***

TABLE 10.3-B: OFF-STREET ~~MINIMUM AND~~ MAXIMUM VEHICLE PARKING RATIOS							
Category	**Land Use**	**Tier 1**		~~**Tier 2**~~		**Tier ~~2~~3**	
		~~**Minimum**~~	**Maximum**	~~**Minimum**~~	~~**Maximum**~~	~~**Minimum**~~	**Maximum**
Residential							
Household Living	All household living uses, except as listed below	~~1.5 / d.u.~~		~~1 / d.u.~~	~~2 / d.u.~~		2 / d.u.
	Dwelling - Single-family	~~2 / d.u.~~		~~1 / d.u.~~	~~2 / d.u.~~		2 / d.u.
	Manufactured Home	~~2 / d.u.~~		~~1 / d.u.~~	~~2 / d.u.~~		2 / d.u.
Group Living	All group living uses, except as listed below	~~1 / d.u. or rooming unit~~		~~1 / d.u. or rooming unit~~	~~3 / d.u. or rooming unit~~		3 / d.u. or rooming unit
	Rooming or Boarding House	~~0.5 / rooming unit~~		~~0.5 / rooming unit~~	~~1.5 / rooming unit + 1 additional space~~		1.5 / rooming unit + 1 additional space

TABLE 10.3-B: OFF-STREET ~~MINIMUM AND~~ MAXIMUM VEHICLE PARKING RATIOS							
Category	**Land Use**	**Tier 1**		~~**Tier 2**~~		**Tier 2~~3~~**	
		~~**Minimum**~~	**Maximum**	~~**Minimum**~~	~~**Maximum**~~	~~**Minimum**~~	**Maximum**
Social Services	Group Care Facility	~~1 / d.u., rooming unit, or bed~~		~~1 / d.u., rooming unit, or bed~~	~~3 / d.u., rooming unit, or bed~~		3 / d.u., rooming unit, or bed
	Shelter	~~2 spaces~~		~~2 spaces~~	~~6 spaces~~		6 spaces
Lodging							
Overnight Accommo-dations	All overnight accommodations, except as listed below	~~1 / room or suite~~		~~0.5 / room or suite~~	~~1.5 / room or suite~~		1.5 / room or suite
	Short-term Rental	~~2 / rental unit~~		~~1 / rental unit~~	~~2 / rental unit~~		2 / rental unit
Camping	Campground / Recreational Vehicle Park	~~0.25 / campsite or RV parking site~~		~~0.2 / campsite or RV parking site~~	~~1 / campsite or RV parking site~~		1 / campsite or RV parking site
	Rental Cottage / Cabins	~~1 / room or suite~~		~~0.5 / room or suite~~	~~1.5 / room or suite~~		1.5 / room or suite
	Seasonal Camp	~~Varies, See Section 10.3.D~~		~~Varies, See Section 10.3.D~~	~~Varies, See Section 10.3.D~~		Varies, See Section 10.3.D
Commercial							
Eating and Drinking Establishments	All restaurants and other eating and drinking establishments	~~1 / 750 SF~~		~~1 / 750 SF~~	~~1 / 200 SF~~		1 / 200 SF
Personal Services	All personal services	~~1 / 500 SF~~		~~1 / 600 SF~~	~~1 / 300 SF~~		1 / 300 SF
Professional Services	All professional services, except as listed below	~~1 / 500 SF~~		~~1 / 600 SF~~	~~1 / 300 SF~~		1 / 300 SF
	Funeral Homes and Services	~~1 / 4 seats in main assembly area + 1 / 500 SF of office space~~		~~1 / 4 seats in main assembly area + 1 / 600 SF of office space~~	~~1 / 2 seats in main assembly area + 1 / 300 SF of office space~~		1 / 2 seats in main assembly area + 1 / 300 SF of office space
Retail	All retail and sales establishments, except as listed below	~~1 / 500 SF~~		~~1 / 600 SF~~	~~1 / 300 SF~~		1 / 300 SF
	Gas Station	~~1 / 500 SF of retail~~		~~1 / 500 SF of retail~~	~~1 / 400 SF of retail~~		1 / 400 SF of retail
Civic / Institutional							

TABLE 10.3-B: OFF-STREET ~~MINIMUM AND~~ MAXIMUM VEHICLE PARKING RATIOS							
Category	Land Use	Tier 1		~~Tier 2~~		Tier ~~2~~3	
		~~Minimum~~	Maximum	~~Minimum~~	~~Maximum~~	~~Minimum~~	Maximum
Educational	All educational uses, except as listed below	~~2 / classroom~~		~~2 / classroom~~	~~None~~		None
	Colleges / Universities	~~Varies, See Section 10.3.D~~		~~Varies, See Section 10.3.D~~	~~Varies, See Section 10.3.D~~		Varies, See Section 10.3.D
	Schools - Vocational / Technical	~~Varies, See Section 10.3.D~~		~~Varies, See Section 10.3.D~~	~~Varies, See Section 10.3.D~~		Varies, See Section 10.3.D
Governmental	All government uses	~~1 / 750 SF~~		~~1 / 1,000 SF~~	~~1 / 200 SF~~		1 / 200 SF
Medical	All medical offices and facilities, except as listed below	~~1 / 500 SF~~		~~1 / 600 SF~~	~~1 / 300 SF~~		1 / 300 SF
	Hospital	~~2.5 / patient room~~		~~2 / patient room~~	~~5 / patient room~~		5 / patient room
Places of Worship	All religious institutions or places or worship	~~1 / 6 seats in main assembly area + 1 / 500 SF of office space~~		~~1 / 6 seats in main assembly area + 1 / 600 SF of office space~~	~~1 / 2 seats in main assembly area + 1 / 300 SF of office space~~		1 / 2 seats in main assembly area + 1 / 300 SF of office space
Entertainment / Recreation							
Indoor Recreation	All indoor recreation facilities, except as listed below	~~1 / 500 SF~~		~~1 / 750 SF~~	~~1 / 250 SF~~		1 / 250 SF
	Cultural or Community Facility	~~1 / 6 seats in main assembly area + 1 / 500 SF of office space~~		~~1 / 6 seats in main assembly area + 1 / 600 SF of office space~~	~~1 / 2 seats in main assembly area + 1 / 300 SF of office space~~		1 / 2 seats in main assembly area + 1 / 300 SF of office space
	Live Performance Theater	~~1 / 8 seats~~		~~1 / 10 seats~~	~~1 / 2 seats~~		1 / 2 seats
	Movie Theater	~~1 / 8 seats~~		~~1 / 10 seats~~	~~1 / 2 seats~~		1 / 2 seats
	Special Event Venue	~~Varies, See Section 10.3.D~~		~~Varies, See Section 10.3.D~~	~~Varies, See Section 10.3.D~~		Varies, See Section 10.3.D
Outdoor Recreation	All outdoor recreation facilities	~~Varies, See Section 10.3.D~~		~~Varies, See Section 10.3.D~~	~~Varies, See Section 10.3.D~~		Varies, See Section 10.3.D
Agriculture							

TABLE 10.3-B: OFF-STREET ~~MINIMUM AND~~ MAXIMUM VEHICLE PARKING RATIOS							
Category	Land Use	Tier 1		~~Tier 2~~		Tier ~~2~~3	
		~~Minimum~~	Maximum	~~Minimum~~	~~Maximum~~	~~Minimum~~	Maximum
Agriculture	All agricultural uses	~~1 / 500 SF of retail or administrative space~~		~~1 / 750 SF or retail or administrative space~~	~~1 / 300 SF of retail or administrative space~~		1 / 300 SF of retail or administrative space
Manufacturing / Wholesale / Storage							
Light Industrial and Manufacturing	All light industrial and manufacturing activities	~~1 / 750 SF of office, retail or administrative space + 1 / 4,000 SF of industrial space~~		~~1 / 750 SF of office, retail or administrative space + 1 / 4,000 SF of industrial space~~	~~1 / 300 SF of office, retail or administrative space + 1 / 2,000 SF of industrial space~~		1 / 300 SF of office, retail or administrative space + 1 / 2,000 SF of industrial space
Heavy Manufacturing	All heavy manufacturing activities	~~1 / 750 SF of office, retail or administrative space + 1 / 4,000 SF of industrial space~~		~~1 / 750 SF of office, retail or administrative space + 1 / 4,000 SF of industrial space~~	~~1 / 300 SF of office, retail or administrative space + 1 / 2,000 SF of industrial space~~		1 / 300 SF of office, retail or administrative space + 1 / 2,000 SF of industrial space
Storage and Disposal	All storage and disposal activities	~~1 / 750 SF of office, retail or administrative space + 1 / 4,000 SF of industrial space~~		~~1 / 750 SF of office, retail or administrative space + 1 / 4,000 SF of industrial space~~	~~1 / 300 SF of office, retail or administrative space + 1 / 2,000 SF of industrial space~~		1 / 300 SF of office, retail or administrative space + 1 / 2,000 SF of industrial space
Wholesaling and Distribution	All wholesaling and distribution activities	~~1 / 750 SF of office, retail or administrative space + 1 / 4,000 SF of industrial space~~		~~1 / 750 SF of office, retail or administrative space + 1 / 4,000 SF of industrial space~~	~~1 / 300 SF of office, retail or administrative space + 1 / 2,000 SF of industrial space~~		1 / 300 SF of office, retail or administrative space + 1 / 2,000 SF of industrial space
Extractive Industries	All extractive industries	~~Varies, See Section 10.3.D~~		~~Varies, See Section 10.3.D~~	~~Varies, See Section 10.3.D~~		Varies, See Section 10.3.D
Infrastructure							
Utilities	All utilities	~~N/A~~		~~N/A~~	~~N/A~~		N/A

TABLE 10.3-B: OFF-STREET ~~MINIMUM AND~~ MAXIMUM VEHICLE PARKING RATIOS							
Category	Land Use	Tier 1		~~Tier 2~~		Tier ~~2~~3	
		~~Minimum~~	Maximum	~~Minimum~~	~~Maximum~~	~~Minimum~~	Maximum
Telecommuni-cations	All wireless telecommunication facilities	~~N/A~~		~~N/A~~	~~N/A~~		N/A
Transportation	All transportation uses	~~N/A~~		~~N/A~~	~~N/A~~		N/A
Note: All square footage in gross square feet. d.u. = dwelling unit.							

C. ***Calculation of off-street vehicle parking spaces:***

1. Vehicle parking spaces are calculated based on the principal use of the lot. When more than one principal use occupies the same lot, the number of spaces is the sum of separate requirements for each principal use.
2. When measurements of the number of required spaces result in a fractional number, the result is rounded to the nearest whole number.
3. Unless otherwise expressly stated, all area-based (square footage) parking standards must be computed on the basis of gross floor area.

D. ***Uses without ~~minimum and~~ maximum off-street vehicle parking spaces:***

1. Some uses or combination of uses (some types of group developments, mixed-use projects, etc.) have widely varying parking demand characteristics making it impossible to specify a single off-street parking standard. For these uses, the administrator shall determine the appropriate requirements with one of the following methods:
   a. Apply the off-street parking ~~requirement~~ maximum specified for the listed use that is deemed most similar to the proposed use; or
   b. Establish off-street parking ~~requirements~~ maximum based on a parking study prepared by a qualified professional and provided by the applicant.
      i. Such a study must include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the administrator, and should include other reliable data collected from uses or combinations of uses that are the same as, or comparable with, the proposed use.
      ii. Comparability will be determined by density, scale, bulk, area, type of activity, and location.

~~**E.** ***Minimum off-street vehicle parking exceptions:***~~

~~1. Public parking credit:~~

~~a. Public parking facilities located within 1,760 feet (1/3-mile) walking distance of the development site may be credited toward the minimum parking requirement at a rate of 1 space for every 5 public parking spaces.~~

~~b. Signage shall be provided that indicates the location of the public use spaces.~~

~~c. Residential uses are not eligible for this exemption.~~

~~2. Shared / combined parking:~~

~~a. The joint use of shared off-street parking between two uses may be made by contract between two or more adjacent property owners. The administrator may adjust the minimum parking requirements at a rate of 1 space for every 2 shared spaces.~~

~~3. Tree preservation:~~

~~a. The minimum number of spaces required may be adjusted by the administrator when it has been determined that the reductions are necessary to preserve a healthy tree or trees (with a 12-inch or greater diameter) from being damage or removed, and where the site plan provides for the retention of said tree or trees.~~

~~b. The reduction shall not exceed 25% of the total minimum parking spaces required.~~

~~c. Invasive tree species as outlined in Section 8.2 of this ordinance are not eligible for this exemption.~~

~~4. Additional bicycle parking:~~

~~a. Additional bicycle parking spaces above the minimum required bicycle parking may reduce the number of required off-street parking spaces at a rate of 1 parking space for every 2 additional bicycle parking spaces.~~

~~b. The reduction of spaces granted with this exception shall not exceed 25% of the minimum off-street parking requirement.~~

~~5. Electric vehicle parking:~~

~~a. Off-street vehicle parking with EVSE-installed vehicular charging stations shall count toward satisfying the minimum off-street vehicle parking requirements.~~

~~b. All off-street vehicle parking with EVSE-installed vehicular charging stations shall meet the general provisions of Section 10.6.~~

~~6. Payment in lieu of parking spaces:~~

~~a. The minimum number of parking spaces required may, at the administrator's discretion, be reduced by up to 50% with a fee paid to the city in lieu of developing the parking space(s).~~

~~b. Payments in lieu of parking spaces may be approved as part of the development plan.~~

~~c. All payments made in lieu of parking spaces shall be made at the time of construction document approval. Failure to submit the required fee along with such applications will delay approval of such submissions until payment is rendered.~~

~~d. All funds received for payment in lieu of parking spaces shall be used for the acquisition, improvement, development, or redevelopment of public parking spaces within the city.~~

~~7. Upgrading preexisting non-conforming parking facilities:~~

~~a. The minimum number of spaces required may be reduced by up to 25% to allow an existing development to retrofit parking to conform to the existing parking area design and landscaping regulations.~~

~~F.~~E. ***Maximum off-street vehicle parking exceptions:***

1. Spaces reserved for the following are not included in calculating off-street vehicle parking maximums:
   a. Required accessible parking spaces in compliance with City, state and federal standards
   b. Parking spaces with EVSE-installed electric vehicle charging stations
   c. Loading / unloading spaces as required by this ordinance.
2. The administrator may grant exceptions to the maximum off-street parking up to 25% when the following conditions are met:

a. Parking spaces constructed with porous monolithic, pavers, or other pervious paving materials.

i. Pervious paving shall be considered surface improvements such as interlocking concrete paving blocks, brick pavers, grid pavers, or other similar improvements which permit the infiltration of water through the improved surface.

ii. Sub-surface preparation to accommodate the water infiltration allowed through the surface material shall be required.

iii. Gravel and other surfaces that do not meet the surfacing requirements of Section 10.7 shall not be considered a pervious paving surface.

b. Parking spaces located in a parking area that is designed to control for stormwater run-off generated by a 25-year, 24-hour rain event, and in compliance with Section 6.6 of this ordinance.

3. Underground or above-grade parking:

a. The maximum off-street parking may be increased by up to 100% if the additional parking spaces are located underground, on a roof-top, or within a multi-story parking structure.

4. Satellite parking:

a. Additional s~~S~~atellite parking may be permitted, subject to certification by the administrator that the following requirements have been met

i. Satellite parking lots shall only be permitted in zoning districts where parking lots are permitted as a by-right primary use, as established in CHAPTER 2 and CHAPTER 3.

ii. The satellite parking spaces shall be located within 1,760 feet (1/3-mile) walking distance of a public entrance to the structure or lot containing the use for which such spaces are required.

~~ii.~~iii. The walking distance shall be measured along sidewalks, greenways, or other pedestrian facilities. The route must be ~~A~~ safe, direct, attractive, ~~lighted~~ and convenient for pedestrians. ~~route shall exist or be provided between the satellite parking and the use being served.~~

~~iii.~~iv. The continued availability of satellite parking spaces necessary to meet the requirements of this section shall be ensured by an appropriate condition that the continued validity of the zoning compliance or special use permit shall be dependent upon the permit holder's continued ability to provide the requisite number of parking spaces.

~~G.~~F. ***Accessible parking*:**

1. Accessible parking shall be provided in accordance with the North Carolina State Accessibility Code.

~~***H. Compact car parking spaces:***~~

~~1.~~2. ~~For parking areas and structures with 20 or more off-street vehicle parking spaces, up to 25% of required vehicle parking spaces may be designed for compact vehicles and designated with the appropriate signage and/or markings.~~

(Ord. No. 3-07, § 9, 2-5-07; Ord. No. 13-07, § 1, 9-17-07; Ord. No. 2017-08, § 1(Exh. A), 3-20-17; Ord. No. 2018-04, § 1(Att. C), 2-19-18; Ord. No. 2020-12 , § 1(Exh. A), 6-29-20; Ord. No. 2020-27 , § 1(Exh. A), 10-19-20; Ord. No. 2021-44 , § 1(Exh. A), 9-20-21; Ord. No. 2023-53, § 1(Exh. A), 11-6-23; Ord. No. 2023-60, § 1(Exh. A), 12-18-23; Ord. No. 2024-23, § 1(Exh. A), 6-3-24; Ord. No. 2024-43, § 1(Exh. A), 11-18-24; Ord. No. 2025-04, § 1(Exh. A), 1-21-25)

10.4. Off street loading requirements.

A. Off-street loading spaces shall be required for the following uses:

1. A business that is expected to regularly receive or deliver goods;

2. A multi-use building with at least 3 different businesses and/or uses;
3. Manufacturing/Wholesale/Storage uses;
4. Multifamily housing development with 10 or more dwelling units; or
5. Any other use that is expected to regularly receive or deliver goods, as determined by the administrator.

B. Off-street loading spaces shall be required based on the gross floor area of the primary structure or structures on the parcel, according to the following ratios:

TABLE 10.4A: OFF-STREET LOADING RATIOS	
Square Feet	**Number of Spaces**
0—24,999	1
25,000—99,999	2
100,000—159,999	3
160,000—239,999	4
240,000—349,999	5
Additional 100,000 or fraction thereof	1 additional

C. Required loading spaces shall be available for the loading and unloading of vehicles, and shall not be used for the storage of vehicles or materials ~~or to meet off-street parking requirements~~.

D. *Location*:

1. Required off-street loading spaces shall be located to the sides and/or rear of the lot to maximize the street exposure of the primary structure(s). The administrator may grant exceptions to this requirement if deemed impractical or impossible given the layout of the existing structures and vehicular access.
2. Where a loading space is adjacent to a public sidewalk or other public pedestrian way, it shall be so located, arranged and improved with curbs or other barriers, as to provide adequate protection for pedestrians.
3. All off-street loading spaces shall be provided with adequate off-street maneuvering areas so that vehicles do not obstruct traffic during maneuvering.
4. Such space shall have access to an alley or commercial service street or, if there is no alley or service street, to a street.
5. No loading space or bay may intrude into any portion of a required setback, required parking space, parking area aisle, or driveway.
6. An off-street loading space shall have the minimum dimensions of 12 feet by 25 feet and be free and clear of obstruction at all times.

E. *Exceptions to loading space requirements*: The administrator may adjust the minimum loading space requirements in the following instances:

1. The joint use of shared off-street loading spaces between up to 4 uses is made by contract between adjacent property owners.
2. On-street loading spaces are provided for public use within 1,760 feet (1/3-mile) walking distance.

10.5. Off-street bicycle ~~parking~~ storage requirements.

A. *Applicability:* Off-street bicycle ~~parking~~ spaces for the secure storage of bicycles shall be required for the following uses:

1. Multifamily developments containing 8 or more dwelling units;
2. Group developments;
3. All overnight accommodation uses, except short-term rentals;
4. Any other development ~~requiring~~ that has 20 or more off-street vehicle parking spaces.

B. *Minimum amount of bicycle spaces:*

1. Two bicycle spaces shall be provided for every 20 ~~required~~ vehicle parking spaces ~~as determined by Section 10.3~~, with a minimum of one 4-bicycle rack.

C. *General provisions:*

1. Bicycle ~~parking~~ spaces may be provided through various types of facilities, so long as the facility meets the following requirements:
   a. Bicycle racks are securely anchored, and easily usable with both U-locks and cable locks and support a bicycle at 2 points of contact to prevent damage to the bicycle wheels and frame.
   b. Spacing of the racks shall provide clear and maneuverable access.
   c. Where a bicycle can be locked on both sides without conflict, each side can be counted as a required space.
2. Bicycle ~~parking~~ spaces shall remain accessible and not be rendered unusable by fixed or movable objects.

D. *Location:*

1. Bicycle racks are encouraged to be placed in well-lit, visible and convenient locations near building entrances and easily accessible from multi-use paths, if applicable.
2. Bicycle ~~parking locations~~ racks shall not impede pedestrian or motorized vehicle movement or circulation.
3. Bicycle racks may be located in the public right-of-way with approval from the City or the North Carolina Department of Transportation, as applicable, with an encroachment agreement.
4. The administrator may adjust bicycle ~~parking~~ space requirements to account for shared parking, buildings located in close proximity to one another, or the presence of public bicycle racks in close proximity.

(Ord. No. 2023-53, § 1(Exh. A), 11-6-23)

10.6. Off-street electric vehicle parking ~~requirements~~.

A. ***Applicability:*** All developments that have 50 or more off-street vehicle parking spaces are required to install ~~Off-street electric vehicle parking spaces installed with~~ electric vehicle supply equipment (EVSE) in accordance with this section. ~~shall be required for developments requiring 50 or more off-street vehicle parking spaces~~.

1. Multifamily developments where at least 25% of the units meet the definition of affordable housing shall be exempt from all electric vehicle parking space requirements.

B. ***Minimum amount of electric vehicle parking spaces:***

1. Two parking spaces shall be equipped with electric vehicle supply equipment ~~electric vehicle parking spaces shall be provided for every~~ out of every 50 ~~required~~ vehicle parking spaces ~~as determined by Section 10.3~~.

C. ***General provisions:***

1. Electric vehicle parking spaces shall be installed outside of the public right-of-way.
2. All ~~required~~ electric vehicle parking spaces shall be equipped with Level 2 or DC Fast Charging. Alternative electric vehicle charging equipment may be considered.
3. Electric vehicle parking spaces and all charging equipment shall be:
   a. Located outside of the public right-of-way;
   b. Placed outside of the critical root zone of any preserved tree; and
   c. Placed at least five feet from a newly planted tree.
4. Electric vehicle parking spaces shall be designated with the appropriate signage and/or markings.
5. Barriers, such as wheel blocks, bollards, and curbs, shall be placed between the electric vehicle parking space and the electric vehicle charging equipment.

(Ord. No. 2023-53, § 1(Exh. A), 11-6-23)

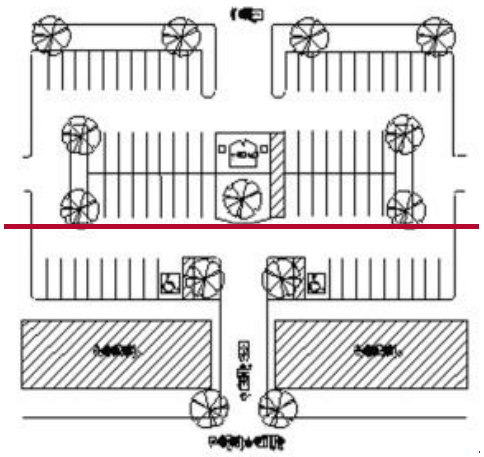
10.7. Off-street parking area design and construction standards.

A. ***Applicability***: The following shall apply to surface off-street parking areas.

B. ***General:*** Internal parking area design and circulation shall be subject to the review and approval of the approving authority, who may impose such conditions as are necessary in order to**:**

1. Ensure the safety of pedestrians and motorists;
2. Allow unobstructed movement into and out of each parking space without interfering with fixed objects or vehicles;
3. Minimize delay and interference with traffic on streets and driveways;
4. Maximize sight distances from parking area exits and access driveways;
5. Facilitate safe and convenient movement of pedestrians from the parking spaces to the principal structure and/or other pedestrian facilities (e.g., sidewalks, multi-use paths, etc.).

~~FIGURE 10.7-A: ILLUSTRATIVE PARKING ARRANGEMENT~~



C. ***Location of off-street parking:***

1. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility, or other structure.
2. For non-residential uses and multi-family development with more than 4 dwelling units, access configurations which require backing directly onto a street from a required off-street vehicle parking space are prohibited. Alleys and commercial service lanes are not considered streets for the purposes of this requirement.
3. Off-street parking shall not be permitted within any front yard setback area and shall not be permitted between a principal structure and the street upon which such structure fronts. Where a structure fronts upon two or more streets, parking may be permitted between the principal structure and the adjacent street of lesser classification when parking cannot reasonably be placed in another location.
    a. The following uses and parking types shall be exempt from this requirement above:
        i. Single-family and duplex residential structures in all zoning districts, except Downtown Mixed-Use (DMX) and Corridor Mixed-Use (CMX) ~~with Tier 1 and Tier 2 off-street parking requirements, according to Section 10.3~~.
        ii. Handicapped parking spaces as required by the North Carolina Accessibility Code or other federal, state, or local regulations.
        iii. Bicycle ~~parking~~ storage spaces required by this ordinance.
        iv. Structures developed as a permitted group development, provided the parking conforms with the relevant subsections of Section 2.4.
        v. ~~Existing non-residential and multi-family development undergoing significant improvement, substantial improvement or change of use~~Redevelopment that does not include the construction of a new principal building, as defined by this ordinance, provided that all newly created parking spaces associated with such redevelopment shall conform with this requirement.
    b. The approving authority, in consultation with the Technical Review Committee, may waive this requirement if it deems that compliance would be impractical due to existing site constraints, provided the development comes into compliance to the greatest extent possible.
4. Off-street parking shall not be permitted within any required open space or common areas.

D. ***Surfacing:*** All off-street vehicle parking area surfacing shall be constructed in accordance with the following specifications:

1. *Hard surface required:* All off-street parking areas including drives connecting such areas with the public street rights-of-way shall be constructed of permanent non-erodible surface treatment as follows:
    a. Poured concrete or asphalt.
    b. Masonry or concrete pavers; or
    c. Porous or semi-porous monolithic or paver materials;
2. The administrator may require the use of porous paving materials in all or a portion of the parking areas. Such instances may pertain to the following, without limitation
    a. To protect the root system of an existing tree or trees from damage
    b. To reduce the amount of impervious surface for stormwater calculation purposes, or
    c. To protect environmentally sensitive areas

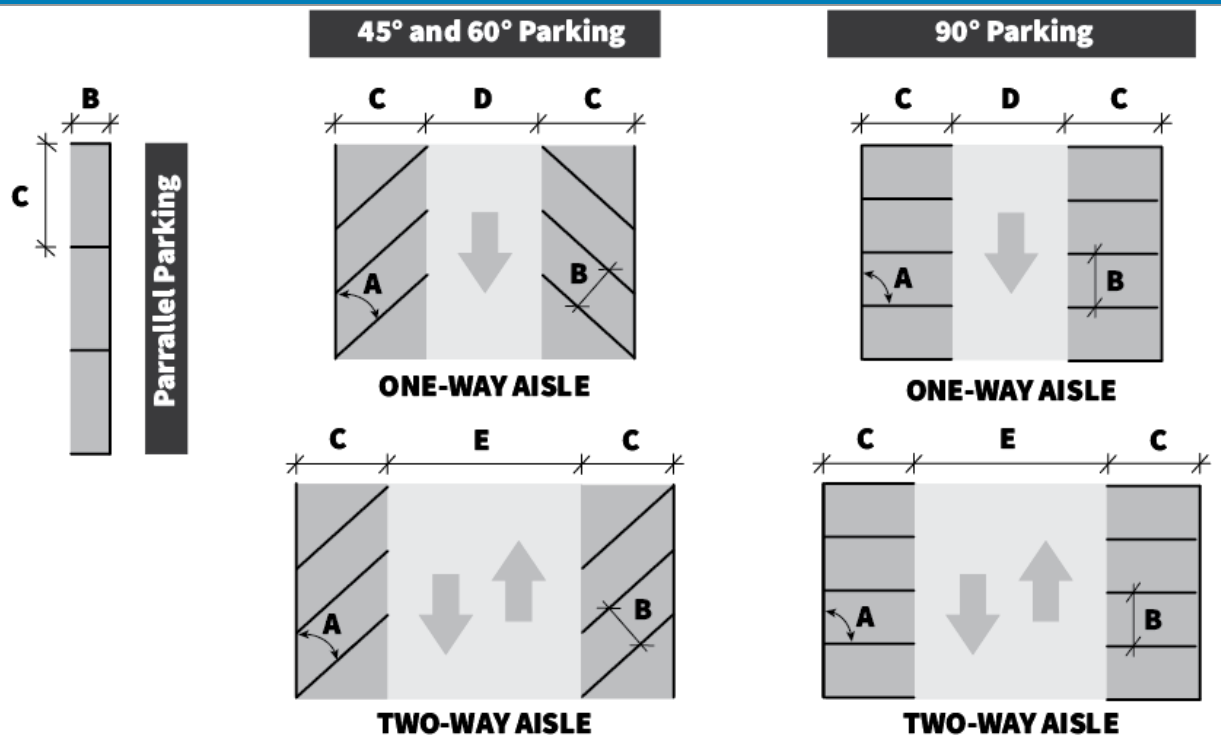
3. *Exceptions to hard surface requirement:* The following situations are exempted from the hard surface requirement.
   a. Parking for a single-family or duplex dwelling in GR districts;
   b. Parking for agricultural uses;
   c. A parking area used only as part of a permitted special event or temporary use permit;
   d. Outdoor recreational facilities that are open to the public;
4. *Non-paved areas:* Whenever an off-street parking area is exempt from the hard surface requirements, the administrator shall require the following:
   a. The non-paved parking areas shall be in compliance with the parking lot landscaping requirements in CHAPTER 8.
   b. Landscape aisles, space markings, or other spatial separations shall be provided to ensure that the parking spaces will be readily identifiable to the users.
   c. The perimeter of off-street parking areas encompassing the parking stalls and the side of any unpaved drive or aisle leading to said stalls, shall be edged with brick, pressure treated timbers, or cast in place concrete, and anchored into place. Alternate borders may be considered on a case-by-case basis.
   d. Landscaping or other measures shall be utilized to prevent the discharge of sediment off-site or into any body of water from an unpaved parking area.

E. ***Parking dimensions:***

1. Parking areas shall meet the following minimum dimensional requirements

TABLE 10.7-A: MINIMUM PARKING STALL AND AISLE DIMENSIONS				
Parking Angle (A)	**Stall Width (B)**	**Stall Depth (C)**	**One-Way Aisle Width (D)**	**Two-Way Aisle Width (E)**
0 / Parallel	8'	22'	N/A	N/A
45	9' (Standard) 8' (Compact)	17'6" (Standard) 16' (Compact)	16'	22'
60	9' (Standard) 8' (Compact)	18' (Standard) 16' (Compact)	18'	22'
90	9' (Standard) 8' (Compact)	18'6" (Standard) 16' (Compact)	22'	24'
Note: Refer to Figure 10.7B below.				

FIGURE 10.7-~~B~~A: PARKING STALL AND AISLE DIMENSIONS DIAGRAM



2. Other parking angles, aisle widths, and traffic flows will be considered on a case-by-case basis by the administrator and/or the Technical Review Committee.

3. *Compact car parking spaces:* For parking areas and structures with 20 or more off-street vehicle parking spaces, up to 25% of ~~required~~ vehicle parking spaces may be designed for compact vehicles and designated with the appropriate signage and/or markings.

~~3.~~4. All parking lots with one-way aisle are required to have the appropriate directional signage, permitted in accordance with Section 12.9, and at least two driveways, permitted in accordance with Section 9.3.

~~4.~~5. Nothing in this section shall be construed as an exemption from local Fire Code access requirements.

~~5.~~6. All parking areas with a hard surface shall delineate parking spaces with paint or other permanent materials. Pavement markings shall be white, at least 4" wide, and maintained in clearly visible condition.

~~6.~~7. *Tandem parking space*: Two spaces stacked (i.e., tandem) may be permitted provided all of the following criteria are met:

vii. The development is a Household Living Use and does not contain more than 4 dwelling units per building.

viii. Both spaces are assigned to one dwelling unit.

ix. The two vehicle parking spaces in tandem must have a combined minimum dimension of 9 feet in width by 36 feet in length.

x. The proposed layout is functional and will not create pedestrian or traffic hazards.

xi. The spaces comply with all other standards in this ordinance.

F. *Curbing required*:

1. All parking areas and circulation drives shall be curbed using a vertical curb with a minimum width of 1'6". Landscape islands and areas shall be similarly curbed to protect vegetation.
2. This requirement may be waived to permit sheet flow drainage into pervious areas as part of an approved engineered stormwater retention system.

G. ***Barriers***:

1. Barriers, such as wheel blocks, bollards, and curbs, shall be located along the perimeter of parking lots, internal sidewalks and pedestrian connections that abut parking spaces or driveways.
2. Such barriers shall be designed and located to prevent parked vehicles from extending beyond designated parking areas.

H. ***Maintenance****:* Parking lots shall be maintained to a reasonable drivable standard with visible pavement markings.

I. ***Landscaping****:* Parking lots shall be subject to the parking lot landscaping standards of Section 8.7.

J. ***Lighting****:* Parking lots shall be subject to the outdoor lighting standards of Section 11.3.

K. ***Stormwater management:***

1. Parking areas are subject to stormwater management requirements set forth in CHAPTER 6 of this ordinance.
2. It is strongly encouraged that parking area landscaping be incorporated into the approved stormwater management system for any project.

L. ***Connectivity:***

1. Adjacent parking areas shall be interconnected. Exceptions may be granted by the administrator in the case of existing natural barriers such as steep slopes, surface water protection areas, etc. between the sites.
2. Each parking area that is interconnected may reduce their minimum parking requirement by 10%.

M. ***Circulation drives:***

1. A circulation drive may be permitted around the front of the building but may not encroach into any required landscape area.
2. If provided, this drive shall be one-way and designed to be the minimal width required (not to exceed 12 feet in width) and shall be constructed using alternative paving treatments such as unit pavers or stamped concrete.

FIGURE 10.7~~-C~~B: CIRCULATION DRIVES



Note: Circulation drives, if provided, should be minimized and treated with pedestrian-scaled materials.

N. ***Pedestrian connections:***

1. Off-street parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building. Barrier free access shall be provided across parking areas and between adjacent pedestrian generators such as commercial or public buildings.
2. All structures (other than single-family and duplex structures) shall be connected to the street and, if available, an adjacent public sidewalk, by a sidewalk. Sidewalks shall also connect other phases of the same development, and adjacent developments, as required by the administrator
3. In addition to any required sidewalk, barrier free access shall also include providing ramps at curbs, clear walkways between pre-cast wheel stops, and clearly delineated walkways on the parking area surface across travel lanes.
4. For lots of 36 spaces or greater, no parking space shall be more than 65 feet from a sidewalk that provide access to the entrance of the building or to other sidewalks connecting to the building. Sidewalk corridors a minimum of five feet in width shall be provided within the parking area or along the perimeter to provide safe building access for pedestrians.

FIGURE 10.7-DC: PEDESTRIAN CONNECTIONS



Note: Sidewalks must connect parking areas and streets to principal structures.

(Ord. No. 8-07, § 1(H), 5-21-07; Ord. No. 2015-24, § 01, 9-21-15; Ord. No. 2017-08, § 1(Exh. A), 3-20-17; Ord. No. 2018-04, § 1(Att. C), 2-19-18; Ord. No. 2021-41, § 1(Exh. A), 9-20-21; Ord. No. 2023-53, § 1(Exh. A), 11-6-23; Ord. No. 2024-23, § 1(Exh. A), 6-3-24)

CHAPTER 17. DEVELOPMENT PLAN REQUIREMENTS

17.9. Landscape plan requirements.

A. A landscaping plan and/or vegetation preservation plan shall be required prior to any site disturbance for:

1. All non-residential uses;
2. All multi-family uses in a GR and RMX districts;
3. Any development in steep slope areas, in accordance with Section 6.4; and

4. Any other development where a landscaping plan and/or vegetation preservation plan is deemed necessary by the administrator due to the particulars of the project.

B. The plan shall contain the following information:

1. An accurate drawing of property boundaries.
2. A development summary including the total development acreage, proposed use(s), ~~required parking and provided~~ parking spaces, and total building square footage.
3. The location of proposed buildings, driveways, parking areas, ~~required~~ parking spaces, and traffic patterns.
4. The location of all overhead and underground utilities.
5. Name of the project, name and address of owner, name and address of engineer, scale, date, legend, and north arrow.
6. General location, type and quantity of existing plant materials.
7. Existing plant materials and areas to be left in natural state.
8. Methods and details for protecting the critical root zone (CRZ) of existing plant materials during construction.
9. Locations, size and labels for all proposed plants.
10. Plant lists with common name, botanical name, quantity, and spacing and size of all proposed landscape material at the time of planting.
11. Location and description of other landscape improvements, such as earth berms, walls, fences, screens, sculptures, fountains, lights, courtyards, walks or paved areas. Berms shall have topo.
12. Planting and installation details as necessary to ensure conformance with all required standards as referenced in CHAPTER 9.

(Ord. No. 2023-22, § 1(Exh. A), 6-5-23; Ord. No. 2025-39, § 1 (Exh. A), 8-4-25)