

Ordinance 182-2005
ORDINANCE REPLACING ARTICE XII
OFF-STREET PARKING AND LOADING REQUIREMENTS

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE
CITY OF BROOKHAVEN as follows:

Purpose of this Ordinance

The purpose of this ordinance is to establish requirements regarding (1) sufficient space for off-street parking and compliance with the landscape ordinance. (2) sufficient space for loading (or unloading) of all motor vehicles; and (3) design standards for accessways within the City of Brookhaven. The purpose of these requirements is to reduce or avoid congestion of streets and to provide a more suitable living and working environment. Provisions for parking, loading/unloading, ingress and egress and required landscaping, shall be provided at the time of the erection of any principal structure, or at the time a principal structure is enlarged or increased in capacity by the addition of dwelling units, guest rooms, floor area, or seats. The responsibility for meeting the requirements established by this Ordinance shall be that of whoever establishes the use to which it is appurtenant.

1200. Off Street Parking

1200.01 - In all zones, off-street parking facilities for the storage or parking of motor vehicles for the use of occupants, employees, and patrons of the buildings hereafter erected, altered, or extended after the effective date of this ordinance shall be provided and maintained as herein prescribed. All off street parking in any commercial zone must comply with the existing landscape ordinance.

1200.02 - The following are general requirements concerning off-street parking.

12.00.02-01 - In determining the number of parking spaces required, if such spaces result in fractional parts, the number of spaces required shall be construed to be the next highest whole number. A complex with various uses will be computed for each respective type and parking requirements for each element will be added to determine total parking required.

1200.02-02 - Whenever a use is increased in floor area, units of service, or whatever base used, additional parking spaces shall be provided in amounts hereafter specified for the use.

1200.02-03 - Off-street parking facilities for one-and two-family dwellings shall be located on the same lot or plot of ground as the building served.

- 1200.02-04 - Off-street parking facilities for multi-family dwellings containing up to and including eight dwelling units shall be provided on the same lot or plot of ground as the building served.
- 1200.02-05 - Off-street parking facilities for multi-family dwellings containing more than 8 dwelling units shall be located within 300 feet of the building served.
- 1200.02-06 - Off street parking facilities for an industry or commercial establishment which employs 500 or more employees shall be located within 300 feet of the building or buildings to be served.
- 1200.02-07 - Collective off-street parking facilities may be provided; however, such facilities shall be no less than the sum of such facilities as would otherwise be individually required.
- 1200.02-08 - Off-street parking requirements for uses not specifically mentioned herein shall be the same as those required for a similar or related nature.
- 1200.02-09 - Parking lots or areas adjacent to public streets shall have driveways or curb cuts not to exceed 36 feet in width at the curb line. All such lots or areas must comply with the landscape ordinance, and said lots shall be so designed that all vehicles leaving the facility will be traveling forward when entering a street, alley, or public thoroughfare.
- 1200.02-10 - Driveway entrances and exits of a parking area shall not be computed as part of the required parking lot space or area.
- 1200.02-11 - Detailed plans of all curb cuts or driveways in commercial or industrial districts shall be submitted for approval to the city engineer and shall be accepted before any building permit may be obtained.
- 1200.02-12 - Any vehicle parking space shall be used for parking only. Any other use of such space, including repair work or servicing of any kind (other than in an emergency) or the requirements of any payment for the use of such space, shall be deemed to constitute a separate commercial use and to be in violation of this ordinance.

1200.02-13 - No building or accessory structure shall be erected in any off-street parking area, except a parking garage containing parking spaces equal to the requirements set forth in this ordinance.

1200.02-14 - The parking area on any lot, as set forth and designated in this ordinance, shall be considered as required open space on the lot and shall not be reduced or encroached upon in any manner.

1200.02-15 - All parking spaces, drives, and islands shall be surfaced with a bituminous, concrete, or other material approved by the city engineer, and must comply with the landscape ordinance.

1200.02-16 - In all zonings districts, a parking space shall be considered 9'x 18' or 167 square feet plus adequate driveway space for vehicles to back or pull out without unnecessary maneuvering.

1200.02-17- **Required Landscaping of Parking Lots**

Because large undivided parking lots can be hazardous, unsightly and contribute to an unpleasant environment resulting in glare, heat and wind, developers of *ANY* land use other than single family and two-family dwellings shall comply with the adopted landscaping standards of the City of Brookhaven. Such landscaping will enhance the safety of parking lots by guiding the circulation of cars and pedestrians, enhance the visual appearance of the parking lot and have a moderating effect on the heat and other uncomfortable aspects of the parking lot.

1200.03 - The number of off-street parking spaces shall be determined according to the following requirements, and the spaces and area so determined shall be stated in the application for a building permit and shall be reserved for such use.

Single-family dwellings: 2 parking spaces for each dwelling unit.

Multi-family dwellings: 2.5 parking spaces for each dwelling unit.

Mobile Home: 2 parking spaces for each dwelling unit.

Hotels, motels, tourist homes,
Tourist courts, and rooming houses: 1 parking space for each guest or sleeping room or suite, exclusive of restaurant requirements, plus 1 space for each employee.

Churches: 1 parking space for each five seats in the main auditorium.

Theaters, auditoriums, stadiums
Gymnasiums, convention halls
And other places of public assembly
Municipal courts , community center 1 parking space for each 3 seats in the building or structure, based on maximum seating capacity, or per 200 square feet of gross floor area, whichever is greater.

Elementary schools: 1 ½ parking spaces for each classroom.

Secondary schools: 20 parking spaces for each classroom.

Business colleges and trade
Schools: 1 parking space for each 2 student seats at maximum enrollment. Plus 1 space for each instructor.

Hospitals: One space for each patient bed, plus one space for each employee determined by The number of employees on the largest shift.

Rest homes, nursing homes
Sanitariums, and orphanages: 1 space for every 2 patient beds, plus one space for each employee determined by the number of employees on the largest shift.

Medical and Dental clinics:	Five spaces for each doctor or dentist, 2 spaces for each additional office, and one space for each employee.
Mortuaries/Funeral homes:	20 spaces or 1 space for each 250 square feet of gross floor area, whichever is greater.
Retail sales stores:	1 parking space for each 250 square feet of retail floor space.
Drive-in retail business:	Minimum of 10 parking spaces, plus 1 space for each 250 square feet of retail floor area.
Repair shops and personal Service establishments:	1 space for each employee on largest shift ,plus 1 space for each 300 square feet of gross floor area used for mechanical or body repair.
Restaurants and Eating Establishments:	1 space for each 75 square feet of floor area devoted to patron use, plus 1 space for each employee on the largest shift.
Drive-in eating establishments:	Minimum of 10 parking spaces, plus 1 space for each employee on the largest shift.
Office and professional Buildings:	1 parking spaces for each 300 square feet of gross floor space plus 1 parking space for each employee.
Filling Stations:	1 space for each employee and three spaces for each wash rack, lubrication rack, repair bay or similar facility for servicing vehicles.
Bus terminals:	5 parking spaces for each loading or unloading bay.

Municipal buildings, public Utility buildings, art Galleries, public libraries, Post Office:	1 space for each 1 employee; 1 space for each official vehicle, and 1 space for visitors per each 500 square feet of office or display space.
Day nurseries, foster homes, And kindergartens:	1 space for each staff member and employee plus 1 space for each 1000 square feet of gross floor area.
Pool halls, billiard parlors:	Three spaces for each table.
Bowling alleys:	Six spaces for each alley.
Beauty and barber shops:	2 spaces for each chair and hair dryer plus 1 space for each employee.
Laundry and dry cleaning, Pick-up stations:	1 space for each employee; plus 5 spaces.
Self service laundry Establishments:	1 space per three washers and/or dryers.
Automotive Service and Sale:	1 space for each employee on maximum shift plus 4 spaces for each maintenance stall.
Grocery stores and Pharmacies:	1 space for each employee, 1 space for each company vehicle, and 1 space for each 250 square feet of gross floor area.
Nurseries and Greenhouses:	1 space for each employee plus 5 spaces for customer parking.
Furniture and Major Appliance stores:	1 space for each 400 square feet of gross floor space.

Warehouse, wholesale and
Manufacturing

1 space for each employee on the largest
shift plus one parking space for each
company vehicle.

Truck terminals, Lumber yards
Building contractors, etc...
(not catering to the retail trade)

1 space for each employee, plus 1 space for
each company vehicle, plus 5 visitor
spaces.

Other uses:

Parking requirements for uses other than
those stated in this section shall be
determined by the Planning Commission.

1200.04 - Plans for any parking area hereafter designed or altered for the purpose of providing off-street parking space for four or more automotive vehicles and/or plans for decreasing existing parking areas for four or more vehicles must be submitted to the planning commission. If the planning commission finds that the plans conform to the requirements established by this ordinance, they shall approve the plans as submitted. If the plans do not conform to this ordinance, the planning commission shall mark the plans "rejected" and return the plans to the applicant with a statement indicating the reasons for the rejection.

1201. Off-Street Loading and Unloading

1201.01 - Every building or structure which requires truck loading with respect to the use, shall provide space as herein indicated for the loading and unloading of vehicles off the street or public alley. Such space shall have access to a public alley or, if there is no alley, to a street.

1201.02 - Off-street loading and unloading space shall be in addition to that considered as meeting a part of the requirement for off- street parking space. Off-street loading and unloading space shall not be used, designed, intended, or constructed in a manner to obstruct or interfere with the free use of any street or adjoining property.

1201.03 - Each loading space shall be a minimum of 12 feet wide and 55 feet long with a 14 foot height clearance. The minimum off-street loading and unloading space required for specific uses shall be as follows:

1201.03-01 - Commercial and Industrial establishments shall provide 1 space for the first 3000 square feet of gross floor area and such additional spaces for each 10,000 square feet above the original 3000 square feet. (Examples: (1) A parcel of land containing 3,000 square feet of area used for the storage of building supplies or a commercial building containing 3,000 square feet of floor space: one (1) loading space would be required for either situation. (2) A parcel of land containing 23,000 square feet of outdoor storage area or a building containing 23,000 square feet of floor area. A minimum of three loading spaces would be required in either situation.)

1201.03-02 - Institutional establishments shall provide 1 space for the first 15,000 square feet of gross floor area and such additional spaces as shall be determined by the planning commission, based upon needs of the establishment.

1201.03-03 - Hotels and offices shall provide 1 space for the first 20,000 square feet of gross floor area and such additional spaces as shall be determined by the planning commission, based upon needs of the establishment.

604. Access Control

604.01 - There shall be no more than 2 points of access to a public street on lots less than 400 feet but more than 100 feet in width. Lots in excess of 400 feet may have 2 points of access to a public street for each 400 feet of frontage. Lots less than 100 feet in width shall have no more than 1 point of access to a public street.

604.02 - No point of access shall be allowed within (1) twenty feet of the intersection of the right-of-way lines of intersecting streets. (2) No part of the access way shall be permitted within a corner radius. (3) At its intersection with the lot line, no part of any accessway shall be nearer than twenty (20) feet to any other accessway on the same lot. Nor shall any part of the accessway be nearer than five (5) feet to any side or rear property line, unless a shared access easement plan is approved by the Building Inspector.

604.03 - No curbs on city streets or rights-of-way shall be cut or altered without written approval of the building inspector. A point of access shall not exceed 15 feet in width for one-way ingress or egress. Two-way access points shall not exceed 36 feet in width.

604.04 - Reduction of Traffic Hazards at Accessways

Accessways shall be constructed so that a vehicle will not have to back into the roadway. In addition, the location and number of accessways shall be so arranged that they will reduce the possibility of traffic hazards as much as possible.

In cases where a tract of land is being subdivided, the Planning and Development Director, the Planning Commission and/or the Mayor and Board or Aldermen may request that the property owner provide an access plan which will reduce the number of accesses on an arterial or collector street.

PASSED, APPROVED AND ADOPTED this the 7th day of June, 2005.

APPROVED:

Robert Massengill, Mayor

ATTESTED:

(Seal)

Michael Jinks, City Clerk