

7.10 Off-Street Parking and Loading/Parking Requirements

7.10.1 Minimum

- A. Off-street parking spaces shall be provided for all uses listed below in the amounts specified below. Uses not listed shall be reviewed by the Administrator for a determination of the required spaces. Buildings with multiple uses shall calculate parking based on the square footage of each use in the building.
- B. Parking lots consisting of five (5) spaces or fewer *shall* utilize the following requirements:
- 1) Such parking lots *may* comply with 7.10.5 Surfacing D.
 - 2) In the event that an alternative surface is utilized, the parking lots *shall* comply with 7.10.4 Parking Space Design Standards E, as applicable.

Community Services	Museums	1 per 300 SF floor area, minimum 10 spaces
Day Care	All day care	2 spaces for each employee on maximum shift or 1 space for each employee on maximum shift plus an area designated for children dropoff and pick-up that must be approved by the agency responsible for the approval of off-street parking facilities
Educational Facilities	all education facilities except as list below	6 per classroom + 1 per 300 SF floor area of administrative office space

C. Shared Parking

- 1) **Requirements for sharing spaces.** For any site(s) where the hours of operation allow the shared use of parking spaces to occur without conflict or in circumstances when a particular use has excess facility capacity, the number of parking spaces required may be shared in compliance with this Section and as determined by the Administrator.
 - a. A shared parking permit, in compliance with the UDO and Table 1, as applicable, shall be required for the sharing of parking spaces. The permit shall apply to each and every property subject to the shared parking arrangement.
 - b. A Pender County Planning and Community Development shared parking application shall be submitted by the facilities' proposed user(s) and signed by all parties to

include each applicant and applicable owners shall be submitted along with a site plan.

2) Shared Parking Options

- a. The applicant may utilize Table 1, below or provide an alternative generation schedule per the most recent edition of Institute for Transportation Engineers’ (ITE) Parking Generation or Urban Land Institute publication. The steps for calculating the requirements are as follows:
 - i. Determine the minimum parking requirements in accordance with the Pender County UDO and Table 1 below for each land use as if it were a separate use;
 - ii. Multiply each amount by the corresponding percentages for each of the five time periods set forth in Columns (B) through (F);
 - iii. Calculate the total for each time period; and
 - iv. Select the total with the highest value as the required minimum number of parking spaces.
- b. The applicant may simply aggregate the minimum total parking supply for all uses and dedicate any residual supply as a shared parking facility.

Table 1

(A) Land Use		Weekday		Weekend		(F) Nighttime (Midnight–6 AM)	
(B) Daytime (9 AM–4 PM)		(C) Evening (6 PM–midnight)		(D) Daytime (9 AM–4 PM)		(E) Evenings 6 PM–midnight)	
Office/ Industrial	100%	10%	19%	5%	5%		
Retail	60%	90%	100%	70%	5%		
Hotel	75%	100%	75%	100%	75%		
Restaurant	50%	100%	100%	100%	10%		
Entertainment/ Commercial	40%	100%	80%	100%	10%		

3) Contract

- a. A written agreement between the owners and lessees shall be executed for a minimum term of 5 years.
- b. The contract shall be subject to the approval of the Zoning Administrator.
- c. The contract shall also be subject to review by the County Attorney, as to form and content.
- d. The contract shall ensure that the facilities being shared by a particular use shall remain binding until a new contract is designated. In the event that one parking user

vacates the facility, the contract shall default to enable the remaining user to continue utilizing said spaces and customers therein utilize all necessary pathways and drives.

- e. Any modification beyond the scope of d., above, shall be referred to the Zoning Administrator for review and approval with compliance as it pertains to the spirit, intent and letter of the UDO.
- f. In the event that a particular use is no longer able, willing or enabled to utilize shared facilities, said use's remaining facilities, or lack thereof, shall become an illegal nonconformity and will be subject to all applicable regulations. The user shall then secure a facility meeting the standards of the UDO in order to rectify said nonconformity.
- g. Urban Land Institute methodology. The Zoning Administrator may utilize the Urban Land Institute's (ULI) Shared Parking methodology as a guide in reviewing the shared parking proposal submitted by the applicant, and in approving the required Shared Parking Permit.
- h. The contract shall designate the effective contract start date, end date, affected parties, times of sharing, the amount of spaces shared and a description of the shared parking location(s) and be accompanied by a site plan delineating said agreement.
- i. The Zoning Administrator shall ensure that the shared parking arrangement provides that all of the required number of parking spaces are within the maximum walking distance of .25 miles (1,320') of the use served, measured from the nearest corner of the parking facility to the nearest corner of the structure for the use served via the shortest pedestrian route. The sharing of facilities shall not be permitted if a safe pedestrian route cannot be established between the parking facility and use served, as determined by the Administrator.
- j. Should the Administrator determine that a pathway is required, the path shall be no narrower than 5' in width, cleared of all debris to a clearance height of at least 8' and covered with an all-weather surface, not to include dirt or grass.
- k. It shall not be permissible to share ADA spaces.
- l. Said shared spaces shall be designated via signage, striping or other method approved by the Administrator deemed sufficient to clarify that said spaces are to be shared/restricted.

- m. Said shared parking spaces shall be provided in a contiguous and adjacent manner, where possible, on the same parcel or an adjacent parcel, to include parcels divided by ROWs. All shared spaces shall be within the walking distance requirement of .25 miles (1,320') of the use served.
- n. Said contract shall be approved by the Administrator and filed as an addendum to the recorded deeds of all affected properties and said contract shall run with the land.

4) **Findings** The following findings shall be made:

- a. The spaces to be provided would be available as long as the uses requiring the spaces lawfully exist (5 year minimum); and
- b. The quality and efficiency of the parking utilization would equal or exceed the level that is otherwise required.
- c. The parking demands of the individual uses, as determined by the Administrator based upon minimum off-street parking requirements, are such that the total parking demand of all the uses at any one time is less than the total parking stalls required;
- d. Sufficiency of the parking contract

7.10.2 Parking Study Option

- C. Parking spaces provided in excess of the minimum required shall be constructed to use low impact design of excess parking facilities. Additional low impact design may be provided, if not otherwise prohibited by other provisions of the UDO, in the following areas:
 - 1) Adjacent to parking lot landscape islands to allow for the percolation of water and the exchange of oxygen for the tree roots.
 - 2) Grass paving or turf block areas may be utilized in low impact areas or infrequent use areas such as churches or the outlying parking areas of malls or other shopping areas.
- D. In parking lots with five (5) or fewer parking spaces, in which the applicant does not wish to pave their parking with asphalt or concrete, said development shall utilize one of the following materials:

- 1) Permeable pavement including but not limited to porous pavers, grid pavers, porous asphalt, pervious concrete, non-compacting gravel or other materials deemed acceptable by the Administrator.
- 2) In the event that a gravel surface is utilized, the following standards shall apply:
 - a. "Gravel" means a clean or washed, loose, uniformly-graded aggregate of stones from a lower limit of 0.08 inches to an upper limit of 3.0 inches in size.
 - b. Each space and drive aisle shall comply with the dimensional standards set forth in 7.10.4 Parking Design Standards and to the greatest extent possible, parking facilities shall be located to the sides or rear of the primary structure.
 - c. Each designated parking area shall be contained by edging or curbing in order to contain the loose material within the designating parking area(s) as deemed sufficient by the Administrator.
 - d. Each parking space shall be designated by an encroachment barrier including but not limited to wheel stops, timbers, planters, bollards or other object deemed sufficient to delineate individual space(s)/parking areas and prevent as determined by the Administrator.

Definition:

Permeable Pavement: An alternative to conventional concrete and asphalt paving materials that allows rapid infiltration of stormwater. Stormwater infiltrates into a porous paving material that provides temporary storage until the water infiltrates into underlying permeable soils or through an underground drain system. This practice is intended to reduce stormwater runoff rate and volume, as well as associated pollutants transported from the site by stormwater runoff.

http://www.ncagr.gov/SWC/costshareprograms/CCAP/documents/permeable_pavement.pdf