

Article XI
Off-Street Parking and Loading Requirements

Section 1. Off-Street Parking Standards

A parking space is an area for storage of vehicles separate from driveways and circulation aisles, minimum dimensions for a parking space are nine (9) feet by eighteen (18) feet.

Airports, railroad passenger:	One (1) space per each four stations and bus terminals. Four (4) seating accommodation for waiting plus one (1) space per each two (2) employees on shift of average greatest employment.
Apartments for the elderly and handicapped:	One (1) space per dwelling unit.
Auditoriums, stadiums, assembly halls, gymnasiums, theaters, community recreation centers, churches:	One (1) space per four (4) fixed seats in largest assembly room or area, or one (1) space for each forty (40) square feet of floor area available for the accommodation of movable seats in the largest assembly room, or one (1) space per each one hundred fifty (150) square feet of gross floor area, whichever is needed by the facility as determined by the Building Inspector.
Automobile service stations:	One (1) space per each gasoline pump plus one (1) space per each service bay. Driveway access to pumps and bays shall not be counted as off-street parking space.
Banks and similar financial institutions:	One (1) space per each two hundred (200) square feet of gross floor area, plus five (5) spaces per each drive-up window.
Day care centers and preschools:	One and one-half (1 ½) spaces for each five pupils enrolled.
Drive-through facilities:	One (1) space for each employee on shift of average greatest employment in addition to spaces needed by

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	customers as determined by the Building Inspector. A minimum of five (5) spaces shall be provided.
Dwellings (single-family, two-family, or multi-family):	Two (2) spaces per dwelling unit.
Elementary schools and junior-high schools:	Three (3) spaces per each room used for administrative offices or class instruction, or one (1) space for each six (6) seats in auditoriums and other places of assembly or facilities available to the public, whichever is greater.
Fire stations:	One (1) space per each person on duty on normal shift.
Funeral homes:	One (1) space per each forty (40) square feet of floor area available for seating accommodations.
Hospitals:	One (1) space per each three (3) beds intended for patients (except bassinets) plus one (1) space per each two other employees on shift of average greatest employment.
Home Occupations:	Three (3) spaces in addition to residence requirements if the occupation will attract
Indoor commercial recreation:	One (1) space for each one hundred fifty (150) square feet of gross floor area devoted to such use, or one (1) space per each four (4) seats or facilities available for patron use, whichever is greater.
Industrial, manufacturing, and wholesaling establishments:	One (1) space per each two (2) employees on the shift of average greatest employment, plus one (1) space for each vehicle used directly in the conduct of such use.
Medical and dental offices and clinics:	Three (3) spaces per each doctor, plus

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	(1) space per each employee.
Motels, hotels:	At least one (1) space per guest room and one (1) space per employee on shift of average greatest employment.
Nursing homes, rest homes, homes for the aged:	One (1) space for each three (3) patient beds
Office and professional buildings:	One (1) space per each two hundred (200) square feet of gross floor area.
Outdoor commercial recreation:	Adequate space to handle normal capacity for patron use, plus one (1) space per each employee.
Post offices:	One (1) space per each two hundred (200) square feet of gross floor area, plus one (1) space per each two (2) employees on the shift of greatest average employment.
Public libraries:	One (1) space per each one hundred fifty (150) square feet of gross floor area for public use, plus one (1) space per each two (2) employees on shift of average greatest employment.
Restaurants, cafes, nightclubs and other eating and drinking establishments:	Two (2) spaces per each five (5) seating accommodations.
Retail stores and service businesses (e.g. barber shops, tailors, etc.) which do not fall into one of the specific categories in this subsection:	One (1) space per two hundred (200) square feet of gross floor area.
Roadside stands, new and used car sales, house and truck trailer sales, outdoor equipment and machinery sales, commercial nurseries:	Two (2) spaces per each salesperson on duty during period of average greatest employment, plus one (1) space per each two (2) other employees during the period of average greatest employment.
Senior high schools, trade and vocational schools:	Five (5) spaces per each room used for administrative offices or class instruction, or one (1) space for each

five (5) seats in auditoriums and other places of assembly or facilities available to the public, whichever is greater.

Section 2. Lighting

Access ways, walkways and parking areas shall be lighted adequately by lighting fixtures which shall be so installed as to protect the street and neighboring properties from direct glare or hazardous interference of any kind.

Section 3. Safety Barriers

Curbs, walls, fences or similar devices shall be located along the perimeter of parking lots, garages, and storage areas, except at entrances and exits indicated in approved parking plans. Such barriers shall be so designed and located as to prevent parked vehicles from extending beyond property lines of parking lots and garages and to protect public rights-of-way and adjoining properties from changing effects of surface drainage.

Section 4. Parking Areas Adjacent to Public Alleys

Where off-street parking facilities are located adjacent to a public alley the width of such alley may be accounted as a portion of the required maneuvering and access area, but not as part of the parking spaces required.

Section 5. Improvement. Design and Location Standards (revised 2/02)

- a) All off-street parking including exits, entrances, and maneuvering and parking shall be graded, shall be permanently maintained by the owners and shall have:
 - 1) access to a dedicated street or alley;
 - 2) gravel or crushed rock access drives or lanes which are at least ten (10) feet wide for single lane movement and twenty (20) feet wide for double lane movement; all business, industrial, and office-institutional uses shall have access drives paved with either asphalt or concrete.
- b) Off-street parking areas for more than ten (10) vehicles shall be effectively screened, on each side which adjoins or faces premises situated in any residential or institutional district, by a suitable fence or hedge, at least five (5) feet high. Such fence or hedge shall be maintained in good condition.
- c) All parking lots that are used regularly shall be paved with asphalt or concrete. Exceptions can be applied to parking lots used only by churches, private clubs or similar organizations using said parking facilities on an irregular schedule through application and issuance of a variance by the Planning & Zoning Board of the Town of Ramseur. Parking lots issued a variance shall be graded, and surfaced with crushed stone or gravel or other approved suitable material to provide a surface which will help reduce dust and erosion.

- d) Parking may not be assigned to two uses, however, required parking spaces for any number of separate buildings or uses may be combined in one lot. The spaces required for one use may not be assigned to another use at the same time except that required parking for places of assembly may be assigned to parking spaces that are otherwise assigned to other uses, provided that the parking spaces are normally used at different times.
- e) All parking facilities shall be so designed that the required access to public streets shall be by forward motion of vehicles exiting the parking facility.

Section 6. Off-Street Loading Requirements

The number of off-street loading berths required by this section shall be considered as the absolute minimum and the developer shall evaluate his own needs to determine if they are greater than the minimum specified by this section. For purposes of this section, an off-street loading berth shall have minimum plan dimensions of twelve (12) feet by forty (40) feet and fourteen (14) feet overhead clearance with adequate means for entrance and exits. A loading space requirement may be modified or waived by the Board of Adjustment on application in the case of a bank, theater, assembly hall, or other building having similar limited loading space requirements.

Number of Required Off-Street Loading Berths:

Square Feet of Gross Floor Area	Required # of Berths
0 - 25,000	1
25,000-40,000	2
40,000-100,000	3
100,000-160,000	4
160,000-240,000	5
240,000-320,000	6
320,000-400,000	7
Each additional 90,000 above 400,000	1