

**SANFORD-BROADWAY-LEE COUNTY
UNIFIED DEVELOPMENT ORDINANCE**

**ARTICLE 8. OFF-STREET PARKING AND PRIVATE
DRIVEWAY STANDARDS**

Summary: This Article provides standards for the design and construction of off-street vehicular parking areas and related driveways. This section also provides standards for off-street loading areas.

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8.1 APPLICABILITY.

8.1.1 The provisions of this Section shall apply to any application for a Zoning Clearance Permit or Site Plan approval. The provisions of this section do not apply to parking areas which constitute the Principal Use of a lot or parcel.

8.1.2 EXEMPTIONS.

8.1.2.1 The standards of this Article 8 shall not apply to developments within the “CBD” Central Business District.

8.1.2.2 The standards of this Article 8 shall not apply to single-family residential developments or individual duplex developments except that the minimum land to accommodate sufficient off-street parking as set forth in Table 8.1 of this Ordinance shall be maintained.

8.2 GENERAL DESIGN STANDARDS.

8.2.1 Required off-street parking area(s) shall be provided on the same parcel as the principal structure or use, unless shared parking is provided as set forth in § 8.3.7 of this Ordinance.

8.2.2 No parking spaces shall be allowed in a required street (landscaping) yard or buffer yard as set forth in Article 7.

8.2.3 The area reserved for off-street parking or loading in accordance with the requirements of this Article shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified, except where equivalent parking or loading space is provided or as allowed in § 8.3. Street parking allowed adjacent to any land use shall not reduce the off-street parking requirements where required, except as permitted in a TND development per [Article 4](#).

8.2.4 Landscaping shall be provided in accordance with [Article 7](#) Landscaping and Buffering Standards.

8.2.5 Lighting sources shall be designed and constructed so as to direct light away from public rights-of-way and residentially zoned or developed areas.

8.2.6 PAVING REQUIRED.

8.2.6.1 All required parking and vehicular traffic surfaces shall be graded for drainage and shall be surfaced with concrete or bituminous asphalt pavement, except as follows:

(a) Overflow parking areas an/or event parking areas may use a turf or gravel surface. Overflow parking shall be defined as off-street parking in excess of the minimum required by this Ordinance.

(b) Paving of parking areas and access ways for assembly uses (churches, sports facilities, fairgrounds, and similar uses) may be waived if evidence is presented to the Administrator that these spaces will not be used regularly on a daily basis or at least five times per week. Parking areas for which paving is waived shall maintain a turf or approved gravel surfaces. All parking areas for which paving is waived shall meet the minimum requirements of Volumes I-C and V of the North Carolina State Building Code for Accessibility and for Fire Prevention.

8.2.6.2 All parking and vehicular traffic surfaces shall be maintained in sound condition free of weeds, dust, trash and debris.

8.3 REQUIRED AMOUNT OF OFF-STREET PARKING.

8.3.1 Table 8-1 establishes the minimum number of parking spaces permitted for the uses indicated.

8.3.2 Parking Structures Exempted. The maximum parking requirements shall not apply to parking spaces within an above-ground or an underground parking structure. For the purposes of parking calculations, the gross area of any parking garage within a building shall not be included within the Gross Floor Area of the building.

8.3.3 The minimum requirement for the number of vehicle parking spaces shall not apply within the following zoning districts: “CBD” Central Business District; “TND” Traditional Neighborhood Development; and “TOD” Transit-Oriented Development.

8.3.4 If a use is not identified in Table 8-1, the Department of Community Development shall determine the parking requirement for uses which do not correspond to the categories listed in Table 8-1. In such instances, the applicant shall provide adequate information by which the proposal can be reviewed, which includes but may not necessarily be limited to the following:

- type of use(s);
- number of employees;
- the Occupant Load (per Building Code) of the building;
- square feet of sales area and service area;
- parking spaces proposed on-site;
- parking spaces provided elsewhere; and
- hours of operation.

8.3.5 Except as provided in § 8.3.7, the total required parking for a site containing multiple uses shall include the cumulative total of the minimum required off-street parking for each distinct use. Accessory uses which are considered incidental to a primary use shall not contribute to the requirements for additional off-street parking.

8.3.6 Off-street parking requirements of a given use may be met with off-site, off-street parking facilities of another use when, and if, all of the following conditions are met:

8.3.6.1 The parking area shall be not more than one-thousand (1,000) feet from the principal structure;

8.3.6.2 The parking demands of the individual uses, as determined by the Department of Community Development, based upon minimum off-street parking requirements, are such that the total parking demand of all the uses at any one time does not exceed the total parking spaces required; and

8.3.6.3 In those instances where off-site, off-street parking is necessary to meet the minimum parking requirements, a copy of a written agreement between the property owner(s) and lessee shall be submitted to the Department of Community Development. Should the lease expire or otherwise terminate, the use for which the off-site parking was provided shall be considered to contain nonconforming site improvements. Future expansion of the use shall be prohibited unless the use is brought into compliance with the parking regulations of this Ordinance.

8.3.7 Developments which contain a mix of uses on the same parcel, as set forth in Table 8-2, below, may reduce the amount of required parking in accordance with the following methodology: (1) determine the minimum parking requirements in accordance with Table 8-1 for each land use as if it were a separate use, (2) multiply each amount by the corresponding percentages for each of the five time periods set forth in Columns (B) through (F) of Table 8-2, (3) calculate the total for each time period (Columns), (4) select the Column with the highest total, and (5) use this number as the required minimum number of parking spaces.

TABLE 8-1: Required Minimum Parking

Key to Table 8-1: "sf" means square feet of gross floor area, unless otherwise indicated. "Outdoor area" means the area outside of enclosed buildings or structures that is devoted to the use only, and does not include areas devoted to parking. "GFA" means Gross Floor Area of a structure(s) to be used for said use, unless otherwise indicated.

<i>Use</i>	<i>Minimum Parking Spaces</i>
Residential Uses	
Accessory Dwellings (Carriage Houses, Granny Flats, Echo Homes, Garden Apartment)	Not applicable
Duplex (two-family dwelling)	2 per dwelling unit (4 per duplex)
Dwelling, Manufactured home, Type I or Type II	2 per unit
Multifamily Dwelling, 1-2 bedroom units	1.5 per dwelling unit
Multifamily Dwelling, 3+ bedroom units	2 per dwelling unit
Single room occupancy units	1.5 per unit
Single-family attached dwelling	2 per dwelling
Single-family detached dwelling	2 per dwelling
Accommodations and Group Living	
Adult Care Homes (see NCGS § 131.D-2) / Group Care Facilities	0.3 per room
Bed and breakfast inn	1 per guest bedroom plus 2 for owner
Boarding house/Room Renting	1.5 per unit
Dormitories for the students of colleges, commercial schools, staff of hospitals	1 per 2 beds
Family Care Homes (see NCGS § 168-21)	2 per dwelling
Hotel, Motel, and tourist court	1 per room plus 1 per 800 sf of public meeting and restaurant space
Child, and Youth Services	1 per 375 sf
Nursing, Supervision, and other rehabilitative services	0.3 per room
General Sales or Service	
ABC Store (liquor Sales), incorporated areas only	1 per 300 sf of GFA
Administrative Services, Travel Arrangement and Reservation Services, Investigation and Security Services, Locksmiths	1 per 300 sf of GFA
Animal Shelter	1 per 1,000 sf of GFA
Animal Hospitals, Veterinary services/Animal Pet Services	1 per employee at maximum shift, plus 1 per 1,500 sf of GFA
Antique Shops	1 per 300 sf of GFA
Appliance Sales, Repair and Maintenance	1 per 300 sf of GFA
Art dealers, supplies, sales and services	1 per 300 sf of GFA
Auction sales, generally	1 per employee plus 1 per 4 spaces of seating area, plus 1 per 300 sf of office area GFA
Bakeries, retail, including manufacturing of goods for sale on the premises only	1 per 300 sf of GFA
Bar or Drinking establishment	1 per 3 seating accommodations, plus 1 per employee at maximum shift
Bicycle (non motorized) Sales and/or Repair	1 per 300 sf of GFA
Books, Magazines, music, etc.	1 per 300 sf of GFA
Cafeterias and snack bars to serve the employees of office building within which they are located	No additional parking required
Camera and Photographic Supplies	1 per 300 sf of GFA
Car Wash, or Car Care Centers	2 per service bay, plus 1 per employee at maximum shift
Clothing, Jewelry, Luggage, Shoes, etc.	1 per 300 sf of GFA

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<i>Use</i>	<i>Minimum Parking Spaces</i>
Computer and Software Sales	1 per 300 sf of GFA
Consumer Goods, not otherwise listed	1 per 300 sf of GFA
Convenience stores, without gas sales	1 per 200 sf of GFA
Convenience stores, with gas sales	1 per 200 sf of GFA, plus 1 stacking space per pump
Consignment Shops, Used Merchandise Store (not otherwise listed)	1 per 300 sf of GFA
Dry cleaning and laundry	1 per 500 sf of GFA
Farm, landscape, and garden supply sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries, and other incidental sales of products or related items)	1 per 500 sf of GFA
Farmers Markets and market shops, including open markets	1 per 300 sf of market area
Finance and Insurance Services (Bank, Credit and Finance, Insurance-related)	1 per 300 sf , plus 5 stacking spaces per drive-thru lane
Flea markets (indoor or outdoors)	1 per 150 sf sales area GFA
Florist	1 per 500 sf of GFA
Gasoline stations	1 per 200 sf of GFA, plus 1 stacking space per pump
Grocery stores and Supermarkets	1 per 300 sf of GFA
Hardware, home centers, lumber yards, etc.	1 per 300 sf of GFA
Heating and Plumbing Equipment sales	1 per 500 sf of GFA
Leasing/Rental Recreational Goods (Furniture, Party Supplies, Sporting Goods)	1 per 500 sf of GFA
Leasing, Commercial and Industrial Machinery and Equipment	1 per 500 sf of GFA
Gunshops and Gunsmiths	1 per 500 sf of GFA
Mail order or direct selling establishments / Electronic Shopping and Mail-Order Houses	2 per 3 employees at maximum shift, plus 1 per 300 sf of walk-in sales area GFA
Manufactured home, modular home, mobile home, or storage building sales	2 per salesperson, plus 1 per other employees at maximum shift
Medical equipment sales, rental or leasing	1 per 300 sf of GFA
Mini-warehousing/Self-service storage leasing	1 per 300 sf of office area GFA
Motor Vehicle (Cars, Trucks Motorcycles, Boats, RV's, etc.) Sales, Leasing or Rental	2 per salesperson, plus 1 per other employees at maximum shift
Motor Vehicle Parts and Supply	1 per 300 sf of GFA
Motor Vehicle repair and service	2 per service bay, plus 1 per employee at maximum shift
Motor Vehicle towing with incidental storage, excluding Salvage Yards & Junkyards	1 per 1,000 sf of office area GFA, plus 1 per employee at maximum shift
Nurseries and greenhouses, commercial	1 per 500 sf of GFA
Office building (general)	1 per 300 sf of GFA
Palmistry services, Fortune Tellers, Astrologers	1 per 300 sf of GFA
Pawnshops (NCGS 91A-2)	1 per 300 sf of GFA
Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments), not otherwise listed	1 per 300 sf of GFA
Pet store or pet supply store	1 per 300 sf of GFA
Pharmacy or Drugstore	1 per 300 sf of GFA
Professional Services (Legal, Accounting, Architectural, Graphic, Consulting Services, Research and Development, Advertising, etc.)	1 per 500 sf of GFA
Real Estate, Sales, Rental & Leasing	1 per 500 sf of GFA

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<i>Use</i>	<i>Minimum Parking Spaces</i>
Restaurants (with or without drive-through facilities)	1 per 3 seating accommodations, plus 1 per employee at maximum shift, plus 5 stacking spaces per drive-through lane
Retail outlets for products manufactured on premises	1 per 300 sf of the sales area GFA
Retail sales or service establishments, not listed elsewhere, and conducted within an enclosed building	1 per 300 sf of GFA
Rural family occupation - commercial or industrial	1 per employee
Services to buildings and dwellings (extermination, Janitorial, Landscaping, Carpet and Upholstery cleaning, Packing and crating, etc.)	1 per employee at maximum shift, plus 1 per 500 sf of sales area GFA
Shopping Center, less than 25,000 sq. ft.	1 per 275 sf of GFA
Shopping Center/Superstore, 25,000 sq. ft. or greater	1 per 250 sf of GFA (also see footnote ¹)
Sporting goods, toys, and hobby sales, not listed otherwise	1 per 300 sf of GFA
Tattoo Parlor/Tattoo Studio and/or Body Piercing	1 per 300 sf of GFA
Tobacco or Tobacconist	1 per 300 sf of GFA
Upholstery and furniture refinishing	1 per 600 sf of GFA
Vehicle Parts, Accessories, Tire Sales, enclosed building only	1 per 300 sf of GFA
Wholesale trade, generally, with operations conducted and merchandise stored entirely within a building and not otherwise listed	1 per 1,000 sf of GFA
Industrial & Manufacturing Uses	
Contractors' offices/shop, equipment storage yard	1 per 600 sf of office area GFA
Landfill, all types	2 per 3 employees at maximum shift
Manufacturing, All types unless otherwise specified	2 per 3 employees at maximum shift
Quarry & mining operations	2 per 3 employees at maximum shift
Salvage Yards / Junk Yards, Recycling Centers, Auto and Scrap processing	2 per 3 employees at maximum shift
Sawmills or Planing Mills	2 per 3 employees at maximum shift
Natural Gas Distribution, Flammable Liquid, Petroleum, Bulk Stations and Terminals and Above Ground Storage	2 per 3 employees at maximum shift
Warehouse, all types unless otherwise specified	2 per 3 employees at maximum shift
Arts, Recreation & Entertainment	
Aquarium or Planetarium	1 per every 4 seats or 1 per every 40 sf of GFA in largest assembly area, whichever is greater
Adult establishments	1 per 3 seating accommodations or 1 per 300 sf of sales area GFA, whichever is greater
Amphitheater	1 per every 4 seats or 1 per every 40 sf of GFA in largest assembly area
Amusement or Theme Park Establishment	1 per 600 sf of outdoor entertainment area
Drive-in theaters	1 per each viewing space the facility is designed to accommodate
Exhibition, convention, or conference structure	1 per every 4 seats or 1 per every 40 sf of GFA in largest assembly area, whichever is greater
Fitness and recreational sports, gym, health spa, reducing salon, swimming pool/auditorium, racquet club or athletic club (not otherwise listed)	1 per 600 sf of GFA

¹ Shopping Centers/Superstores of 25,000 square feet or greater also have a maximum parking restriction. See Section 10.2.7 of this Ordinance.

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<i>Use</i>	<i>Minimum Parking Spaces</i>
Golf courses, public and private	4 per hole
Golf driving ranges	1 per tee
Golf, miniature	1 per hole
Movie Theater	1 per 4 seats
Museums and art galleries	1 per 1,000 sf of GFA
Park and playgrounds operated on a noncommercial basis	Not required
Race tracks, raceways and drag strips (motorized and non-motorized)	1 per 4 seats
Recreation or amusement enterprises (for-profit), not otherwise listed	1 space per 4 seats, 1 per 200 sf of indoor GFA, or 600 sf outdoor entertainment area, whichever is greater
Recreation, indoor commercial (e.g., bowling alley, billiards,/pool)	1 per 600 sf of GFA
Recreation, outdoor commercial (defined in Article 5)	1 per 600 sf outdoor area
Recreational vehicle parks/campgrounds	2 per campsite
Skating Rink - Ice Or Roller Skating	1 per 600 sf of GFA
Sports stadiums or arenas	1 per every 4 seats or 1 per every 40 sf of GFA in largest assembly area, whichever is greater
Studios for artists, designers, musicians, photographers, sculptors (not as home occupation)	1 per 1000 sf of GFA
Zoos, botanical gardens, & arboreta	1 per 1,500 feet of outdoor area plus 2 per 3 employees during maximum shift
Education, Public Administration, Health Care, and Institutional	
Cemeteries, public and private	1 per employee on maximum shift
Civic, Social, and Fraternal Organizations, including community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation	1 space per each 3 seating accommodations, plus 1 space per each 2 employees on longest shift
Community food services	1 per 300 sf of GFA
Correctional facilities	2 per 3 employees on maximum shift
Crematorium & Embalming	1 per employee on maximum shift
Day Care facility, Child	1 per 300 sf of GFA, plus sufficient stacking spaces to accommodate drop-off/pickup area
Day care facility, Adult	1 per 300 sf of GFA
Funeral homes	1 per 3 seats
Governmental Facilities, not otherwise listed	1 per 600 sf of GFA
Hospitals	0.3 per room, plus 2 per 3 employees on maximum shift
Medical and dental clinics or offices, ambulatory or outpatient care, family planning and care, blood or organ banks, and laboratories	1 per 400 sf of GFA
Post office	1 per 600 sf of GFA
Religious Institutions	1 per 4 seats
Schools – adult (colleges and universities, technical and trade, fine arts, etc.)	1 per 200 sf of GFA or 1 per 4 students, whichever is greater
Schools – elementary and middle schools (public or private)	1 per classroom and 1 per administrative and custodial staff, plus sufficient spaces to accommodate buses
Schools – high schools (public or private)	1 per classroom, 1 per 4 students, and 1 per administrative and custodial staff, plus sufficient spaces to accommodate buses

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<i>Use</i>	<i>Minimum Parking Spaces</i>
Social assistance, welfare and charitable services, do not offer accommodations or residential services (not otherwise listed)	1 per 600 sf of GFA

<i>Use</i>	<i>Minimum Parking Spaces</i>
Transportation, Communication, and Utilities	
Airports, Heliports, and Support Establishments	1 per 4 seating accommodations for waiting passengers, plus 2 per 3 employees at maximum shift
Bus passenger stations/terminals/shelters	1 per 4 seating accommodations for waiting passengers, plus 2 per 3 employees at maximum shift
Environmental monitoring stations	Not applicable
Freight terminals & truck terminals	1 per 1,000 sf of office area GFA, plus 2 per 3 employees at maximum shift
Gas or electric generation distribution facilities, compressor stations, or substations	Not applicable
Hazardous waste storage or treatment (subject to NCGS § 130A-293)	Not applicable
Parking lots, parking structures or underground parking areas	Not applicable
Power generation plants	2 per 3 employees at maximum shift
Public utility storage and service yards	2 per 3 employees at maximum shift
Radio / Television Station With Transmitter Tower	2 per 3 employees at maximum shift
Radio and TV stations and studios with no tower transmissions	2 per 3 employees at maximum shift
Railroad freight yards, repair shops/sheds and marshalling yards	2 per 3 employees at maximum shift
Solid Waste Landfill	2 per 3 employees at maximum shift
Sewage treatment plant, pump stations, or lift stations	2 per 3 employees at maximum shift
Solid Waste Collection, Transfer and/or disposal (Non-Hazardous)	2 per 3 employees at maximum shift
Solid waste combustor or incinerator	2 per 3 employees at maximum shift
Taxi and Limousine Service	Not applicable
Telecommunication towers	Not applicable
Telephone repeater stations	Not applicable
Utility lines (including electric lines, phone and cable lines, distribution circuits, gas and fuel lines, water lines, steam and air conditioning lines, irrigation channels, and sewer and waste water lines)	Not applicable
Water supply facilities including pump stations, dams, levees, culverts, water tanks, wells, treatment plants, reservoirs, and other irrigation facilities	Not applicable
Agriculture	
Agricultural Uses and Support Services (unincorporated areas outside ETJ)	Not applicable
Animal Production and Support Services, incorporated areas	Not applicable
Crop Production and Support Functions, incorporated areas	Not applicable
Hunting and trapping, game retreats, game and fishing preserves	Not applicable
Forestry and Logging and Support Services, incorporated areas	Not applicable
Livestock sales, and markets	2 per 3 employees at maximum shift
Riding academies/stables	1 per 1,500 sf of outdoor training area
Stable, Accessory to Dwelling	Not applicable

TABLE 8-2: SHARED PARKING PERCENTAGES

(A) Land Use	Weekday		Weekend		(F) Nighttime (midnight - 6 a.m.)
	(B) Daytime (9 a.m. - 4 p.m.)	(C) Evening (6 p.m. - midnight)	(C) Daytime (9 a.m. - 4 p.m.)	(E) Evening (6 p.m. - midnight)	
Office/Industrial	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Hotel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%

8.4 PARKING SPACE DIMENSIONS.

8.4.1 MINIMUM DIMENSIONS.

Off-Street parking spaces shall have minimum dimensions of nine (9) feet in width and eighteen (18) feet in length, exclusive of access or maneuvering area, ramps and other appurtenances and except as provided in § 8.4.2.

8.4.2 HANDICAPPED SPACES.

Handicapped parking spaces shall be a minimum of 13 feet by 18 feet for a single non-van space (8 feet in width in addition to a 5 foot access aisle); a minimum of 16 feet by 18 feet for a single van space (8 feet in width in addition to an 8 foot access aisle); or 24 feet by 18 feet for a double van space, or a non-van and van double space (8 feet in width for each space with an 8 foot access aisle between spaces). Parking spaces for handicapped or disabled persons shall comply with Volume 1C, Chapter 11 (Accessibility) of the Uniform Statewide Building code and the Americans with Disabilities Act of 1990 (42 U.S.C § 12181 et seq., Pub. L. 101-336, and implementing regulations at 28 C.F.R. parts 35 and 36).

8.5 DRIVEWAYS AND TRAFFIC AISLES

8.5.1 DRIVEWAY WIDTHS.

8.5.1.1 The minimum width of access aisles internal to a parking lot or structure shall be as follows:

TABLE 8-3: MINIMUM AISLE WIDTH (FEET)

Parking angle	One-Way Operation (min. aisle width)	Two-Way Operation (min. aisle width)
30°	12	20
45°	12	19
60°	16	20
75°	22	22
90°	24	24

8.5.1.2 In instances where a one-way operation is planned, the minimum width of 12 feet may not be sufficient due to conflicts with other development codes (such as the Fire Code). Determination as to the sufficiency of minimum aisle width shall be determined by the Administrator in conjunction with other respective local officials at the time of permit application

8.5.2 DRIVEWAY PERMITS.

Applicants within the incorporated or unincorporated areas of Lee County shall provide a copy of any driveway permit issued by the NCDOT for a connection to any State roadway (19A NCAC §§ 2B.0601-2B.0605). A Zoning Clearance Permit shall not be issued until a copy of an approved driveway permit is submitted to the Administrator.

8.5.3 DRIVEWAY SPACING.

8.5.3.1 Table 8-4 shall govern the required spacing on a parcel or tract which includes either (a) multiple access locations (driveways) and/or (b) the tract is a corner lot where minimum spacing is required from the intersection of two public streets.

8.5.3.2 Nothing in this Section 8.5 or in Table 8-4 shall prohibit a legally established lot from obtaining at least one point of access onto a public street. In situations where a legally established lot does not have enough frontage to satisfy the minimum spacing requirements from an intersection as set forth in Table 4-8, access

shall be designed so as to maximize the distance from the intersection.

8.5.3.3 Access separation between driveways shall be measured from inside edge to inside edge of driveway. Access separation between a driveway and an intersection shall be measured from the nearest edge of the driveway to the intersecting street right-of-way.

TABLE 8-4. DRIVEWAY SEPARATION STANDARDS (ON THE SAME PARCEL)

Road Classification	Minimum Separation Between Driveways	Minimum Separation Between Driveways and intersecting Streets
Local Streets	40 feet	60 feet
Collector Streets (including Avenues, Main Streets, Boulevards & Parkways)	120 feet	120 feet
Arterial Streets	400 feet	250 feet

8.6 OFF-STREET LOADING AND UNLOADING AREA STANDARDS.

8.6.1 There shall be provided on the same lot with each nonresidential building or structure, adequate space for off-street loading, unloading and the maneuvering of shipping and delivery vehicles. Off-street maneuvering space shall be provided so that no backing onto or from a public street is required. Off-street loading space shall be screened from adjacent residentially zoned or developed property as provided in Article 7 (Landscaping Standards) of this Ordinance.

8.6.2. Off-street loading/unloading spaces shall be sized such that any reasonably anticipated vehicles utilizing the space will not protrude into any required Parking Space and/or Street right-of-way.