

Article 6. - Parking and Loading Requirements

Sec. 601 - Purpose of Article 6.

This Article sets out the requirements and restrictions on the provision of automobile parking spaces for each development to accommodate its residents, employees, customers and visitors, and for adequate truck parking to serve any business or industrial building, hospital, institution, or hotel. The provisions of this Article apply equally to each designated use without regard to the zoning district in which it is located.

Sec. 602 Reserved.

DIVISION I. - OFF-STREET PARKING.

Sec. 603 - Off-street parking; when required.

Permanent off-street parking spaces shall be provided in accordance with the requirements of this Article whenever any of the following occurs:

- (1) At the time of the establishment of any use, or erection of any building.
- (2) At the time of occupancy of a building by a new use.
- (3) At the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area.

Sec. 604 - Number of parking spaces required.

604 (a) Parking for residents, employees, customers and visitors.

Space for the parking of motor vehicles must be provided to serve every property that contains a principal use, for the safety and convenience of the people who live or work on the property, shop or do business on the property, or otherwise visit the property in the normal course of activity of the principal use.

- (1) Maximum number of parking spaces allowed.

The maximum number of outdoor off-street parking spaces to be provided for residents, employees, customers and visitors for each type of land use shall be determined according to Table 6.1, rounded up to the nearest whole parking space. Additional spaces may be provided for residential and lodging uses within fully enclosed garages.

- (2) Minimum number of parking spaces required.
 - a. At least 2 parking spaces for each dwelling unit in a single-family detached, two-family or townhouse building shall be provided, either in outdoor areas or driveways, or within garages or carports, or both. For multi-family developments, the minimum shall be 1.5 parking spaces per dwelling unit.
 - b. All single-family detached residences or subdivision projects incorporating such, shall provide an enclosed two-car garage, whether attached or detached in addition to paved spaces for two vehicles or four (4) paved spaces for vehicles to park.

- c. On all single-family residential lots one (1)-acre or less, parking shall be required to be on a surface treated and hardened with concrete or asphalt to accommodate such vehicles. Any extensions of the parking area shall be contiguous to existing parking that connects to the street. A permit shall be required prior to any construction in order to ensure impervious limits are not exceeded.
- d. For all uses other than single-family detached, two-family, townhouse or multi-family residential, the minimum number of outdoor parking spaces allowed on a property for residents, employees, customers and visitors shall not be less than 75% of the maximum number of parking spaces allowed, as determined for the type of land use on Table 6.1. Developments containing two or more of the uses listed on Table 6.1 may provide no less than 75% of the number of spaces allowed for each use (except as may be further reduced under shared parking, below).

604 (b) Parking for company-owned vehicles not included.

Every business that stores vehicles owned by the business on site overnight (such as a company fleet), or maintains a stock of vehicles as part of its business activities (such as a car sales lot, a salvage and wrecking yard, car rental agency, etc.), shall provide for adequate parking or storage for the vehicles such that no parking occurs in a public right-of-way or in an area that has not been improved as a parking lot or storage yard. Such parking spaces shall be in addition to those required for residents, employees, customers and visitors.

604 (c) Maneuvering lanes not considered parking.

Areas designated for temporary occupancy of vehicles while maneuvering on a site, such as queuing lanes for a drive-in window, are not considered parking spaces.

604 (d) Dedication to parking use.

- (1) Parking spaces provided to meet the requirements of this Article, along with the aisles and driveways necessary to provide access to those spaces, shall not be used for any other purpose than the temporary parking of vehicles. Specifically, no such parking area may be used for the sale, repair, dismantling or servicing of any vehicles, or for the sale, display or storage of equipment, goods, materials or supplies.
- (2) Parking spaces provided to meet the requirements of this Article shall not be used to meet the parking requirements of any other use, except as provided for shared parking, below.
- (3) Parking spaces provided to meet the minimum requirements of this Article shall not be reduced in number nor otherwise lose their functional ability to serve the land use for which they were required.
- (4) Categories of Land Uses not identified in Table 6.1 shall provide spaces sufficient to meet the average peak period demand rate identified in the most current version of the Institute of Transportation Engineers Parking Generation Manual or the most current version of the Urban Land Institute Shared Parking Manual.

Table 6.1: Maximum Outdoor Parking Spaces Allowed by Use

Use	Maximum Number of Outdoor Parking Spaces	Allowed for each:
a. RESIDENTIAL & LODGING		
1. Single-Family Detached Residence	4.0	Dwelling Unit (adequately paved area to provide off-street parking for a minimum of four (4) vehicles or there shall be a garage of not less than two (2) vehicle capacity for all new construction with two (2) additional paved off-street parking areas)
2. Single-Family Attached: Duplex	4.0	Dwelling Unit
3. Single-Family Attached: Townhome	3.0	Dwelling Unit
4. Multi-Family Residences	2.0	Dwelling Unit
5. Fraternity & Sorority Houses	1.0	3 residents or beds
6. Rooming/Boarding House	1.0	2 residents or beds
7. Nursing Care Facility	1.5	2 residents or beds
8. Retirement Community	1.0	Dwelling Unit
9. Personal Care Home	1.0	2 residents or beds
10. Bed and Breakfast Inn	1.0	Guest room, plus 2 spaces
11. Convention Hotel	1.5	Guest room
12. Nonconvention Hotel	1.2	Guest room
13. Motel w/Restaurant/Lounge	1.5	Guest room

14. Motel w/out Rest/Lounge	1.2	Guest room
b. COMMERCIAL		
1. All Retail Sales or Commercial Services Establishments not listed below	5.0	1,000 sf ¹ of gfa ²
2. Accessory Retail	5.0	1,000 sf of gfa
3. Adult Entertainment	10.0	1,000 sf of gfa
4. Amphitheaters	1.0	4 seats
5. Amusement Centers and game parlors	10.0	1,000 sf of gfa
6. Animal Hospital	4.0	1,000 sf of gfa
7. Auto paint and Body Shop	3.0 5.0	Service Bay, plus 1,000 sf of retail space
8. Auto Salvage and Wrecking	2.0	Acre
9. Auto Storage and Wrecker	3.0	1,000 sf of gfa
10. Auto Upholstery Shop	3.0 5.0	Service Bay, plus 1,000 sf of retail space
11. Auto, Truck, Manuf. Home & Utility Structure Sales	2.0 1.0 3.0	1,000 sf of sales area, plus 2,500 sf of outdoor display, plus Service Bay
12. Automotive Repairs	3.0 5.0	Service Bay, plus 1,000 sf of retail space
13. Banks	4.0 3.0	1,000 sf of gfa, plus Walk-up ATM
14. Billiard and Pool Hall	2.0	pool table

15. Bio-Medical Waste	4.0	1,000 sf of gfa
16. Bowling Alley	4.5	Lane
17. Bus Station	3.3	1,000 sf of gfa
18. Car Wash	1.0 5.0	Car wash bay, plus 1,000 gross sf of retail space
19. Community Fair	1.0	2,000 of activity area
20. Day Care Facilities	2.5	1,000 sf of gfa
21. Discount Store	4.0	1,000 sf of gfa
22. Driving Range	1.5 5.0	tee, plus 1,000 sf of gfa (pro shop/club house)
23. Eating & Drinking Establishments ³	As follows:	
(a) Quality Restaurant	16.0	1,000 sf of gfa
(b) Family Restaurant	9.5	1,000 sf of gfa
(c) Fast Food w/drive-in window	14.0	1,000 sf of gfa
(d) Fast Food w/out window	14.0	1,000 sf of gfa
24. Emissions Inspections	1.0	Service bay
25. Exterminators	4.0	1,000 sf of gfa
26. Farm & Garden Supply incl. Farmer's Market	2.0 2.0	1,000 gross sf of gfa, plus acre of outside sales area
27. Flea Market	1.0	2,000 of sales area
28. Fuel & Ice Dealer	2.0	1,000 sf of gfa

29. Full Svc Gas Station	3.0 5.0	Service Bay, plus 1,000 sf of retail space
30. Funeral Home	35.0	Viewing Room
31. Furniture Repair	4.0	1,000 sf of gfa
32. Furniture/Carpet Store	1.5	1,000 sf of gfa
33. Golf Course	5.0 5.0	hole, plus 1,000 sf of gfa (pro shop/club house)
34. Greenhouse, Nursery	2.0 2.0	1,000 gross sf of gfa, plus acre of outside sales area
35. Hardware/Paint/Home Imp	4.0	1,000 sf of gfa
36. Heavy Vehicle Repair	3.0 5.0	Service Bay, plus 1,000 sf of retail space
37. Kennels	4.0	1,000 sf of gfa excluding animal pens
38. Medical/Dental Labs	3.0	1,000 sf of gfa
39. Movie Theater	1.0	4 Seats
40. Newspaper Publishing	4.0	1,000 sf of gfa
41. Nightclub	9.5	1,000 sf of gfa
42. Non-profit Riding Stable	1.5	Stable stall
43. Offices - General	4.0	1,000 sf of gfa
44. Offices - Medical & Dental	5.0	1,000 sf of gfa
45. Produce Stand	3.0	stand
46. Radio/TV Station	3.0	1,000 sf of gfa

47. Research & Development	3.0	1,000 sf of gfa
48. Self-Storage	0.5	1,000 sf gfa
49. Service Stations, Gas Stations, Auto Repair Shop or Garage	3.0 5.0	Service Bay, plus 1,000 sf of retail space
50. Shopping Center	As follows:	
(a) Less than 100,000 square feet of gla ⁴	4.0 3.0 10.0	1,000 sf of total gla, plus 100 seats in a movie theater, plus 1,000 sf of food service area
(b) 100,000 to 199,999 of gla	4.0 3.0 6.0	1,000 sf of total gla, plus 100 seats above the initial 450 seats in a movie theater, plus 1,000 sf of food service area
(c) 200,000 to 399,999 of gla	4.0 3.0	1,000 sf of total gla, plus 100 seats above the initial 750 seats in a movie theater
(d) 400,000 to 599,999 of gla	4.5 3.0	1,000 sf of total gla, plus 100 seats above the initial 750 seats in a movie theater
(e) 600,000 or more of gla	5.0 3.0	1,000 sf of total gla, plus 100 seats above the initial 750 seats in a movie theater
51. Sports Club/Health Spa	4.5	1,000 sf of gfa
52. Supermarket	4.0	1,000 sf of gfa
53. Vending Machine Sales and Service	2.0	1,000 sf of gfa
54. Wholesale Sales—with customers	3.0	1,000 sf of gfa

55. Wholesale Trade/Dist.— without customers	2.0	1,000 sf gfa
c. INDUSTRIAL - INCLUDING STORAGE, WHOLESALE AND MANUFACTURING		
1. Asphalt Plant	1.0	Acre of developed site
2. Brick or lumber yard or similar area	2.0 1.0	1,000 sf of sales area, plus 2,500 sf of outdoor display
3. Chemical Plant or Storage	2.0	1,000 sf of gfa
4. Composting Plant	2.0	1,000 sf of gfa
5. Concrete Plant	1.0	Acre of developed site
6. Contractor with equipment or storage	3.0 1.0	1,000 sf gfa, plus 2,500 sf of outdoor display
7. Contractor's office (no equipment or storage)	3.0	1,000 sf gfa
8. Dairy	2.0	1,000 sf of gfa
9. Dry Cleaning Plant	2.0	1,000 sf of gfa
10. Freight Terminal	1.0	2,000 sf of gfa
11. Machine Shop	2.5	1,000 sf of gfa
12. Manufacturing operations - multi-shift	3.0	1,000 sf of gfa
13. Manufacturing operations - single shift	2.0	1,000 sf of gfa
14. Open storage of sand, gravel & petroleum	1.0	Acre of developed site
15. Recycling Center	1.0	1,000 sf of developed site area

16. Tire Retreading and Recapping	2.5	1,000 sf of gfa
17. Trans. Equip. Storage/Maint.	1.0	1,000 sf of gfa
18. Truck Terminal	1.0	1,000 sf of gfa
19. Utility Facility	0.5	1,000 sf of gfa
20. Single Side Docked Warehouse & bulk enclosed storage	1.0	2,500 sf of gfa
21. Single Side Docked Warehouse with commercial sales	5.0 plus 1.0	1,000 sf sales or office, plus 2,500 sf storage area
22. Warehouse facility for data storage	1.0	Per employee for the largest shift
23. Full Cross-Docked Warehouse & bulk enclosed storage	1.0	5,000 sf of gfa
d. INSTITUTIONAL AND OTHER		
1. Auditoriums, churches, theatres, stadiums, and other places of assembly	1.0 1.0 1.0	3 Seats, or 12 feet of pew, or 30 sf in largest assembly room
2. Cemetery, crematory or mausoleum	3.0 1.0 1.0	1,000 sf of office space, plus per 3 seats, plus acre of site area
3. Civic Clubs, Museums, Fraternal Lodges, Special Events Venues, etc.	4.0	1,000 sf of area for occupancy by the public or patrons/participants

4. Community Center (private – such as a community club house for a residential subdivision)	3.0	1,000 sf of gfa
5. Cultural Facilities	2.5	1,000 sf of gfa
6. Hospitals	1.8	Bed
7. Private Park	1.0	3,000 sf of site area
8. Private Schools	As follows:	
(a) Pre-school or Kindergarten	2.5	1,000 sf of gfa
(b) Elementary & Middle Schools	2.0	Classroom
(c) Senior High Schools	6.0	Classroom
(d) General and Special Ed.	6.0	Classroom
(e) Technical College	20.0	Classroom
(f) Colleges	10.0	Classroom
9. Recreation Grounds (sports center)	6.0 1.0	1,000 sf of active sports area, plus acre of total site
10. Shelter (homeless)	1.0	3 residents or beds

¹ SF = square feet.

² Gross floor area (gfa)-the total area of all floors, measured between the exterior walls of a building.

³ See Glossary for definitions.

⁴ Gross leasable area (gla)-the total area of all floors intended for occupancy and the exclusive use of tenants, specifically excluding public or common areas such as utility rooms, stairwells, enclosed malls and interior hallways.

604 (e) Handicap accessible parking spaces.

- (1) Handicapped spaces are to be provided as required by the federal Americans with Disabilities Act for all multi-family and nonresidential uses. Handicap accessible spaces shall be provided in each parking lot in relation to the total number of spaces otherwise provided for the use as shown on Table 6.2.

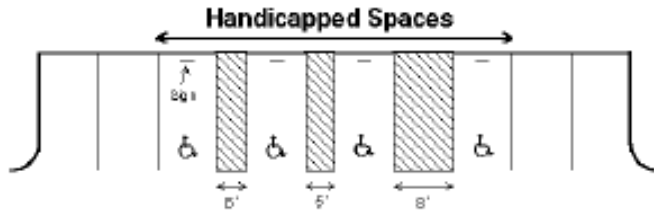
Table 6.2: Handicap Accessible Spaces Required

Total Spaces Provided for Use	Minimum Number of Handicap Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus 1 for each 100 over 1,000

Source: Americans with Disabilities Act Accessibility Guidelines.

- (2) Handicap accessible parking spaces shall be counted as part of the total number of parking spaces required under this Article.

- (3) Handicap accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 8 handicapped spaces shall be adjacent to an aisle 8 feet wide and the space shall be signed "van accessible." Handicapped parking space aisles shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface.



- (4) Handicap accessible parking spaces shall be located on a surface with a slope not exceeding 1 vertical foot in 50 horizontal feet (1:50).
- (5) Wheelchair ramps shall be provided in accordance with County specifications at locations appropriate to normal travel routes from the parking lot to the principal use.
- (6) In addition to the requirements of this subsection, all handicapped parking shall comply with the requirements of the federal Americans with Disabilities Act and the Georgia Accessibility Code.

Sec. 605 - Shared parking.

The parking spaces provided for separate uses may be combined in one parking lot, but the required spaces assigned to each use may not be assigned to another use, except as follows:

605 (a) Shared parking between day and night users.

One-half of the parking spaces assigned to a church, theater or assembly hall whose peak attendance will be at night or on Sundays may be assigned to a use that will be closed at night or on Sundays.

605 (b) Mixed use developments.

- (1) Parking spaces may be shared by more than one use if the Development Services Director finds that the total number of spaces will be adequate at the peak hours of the uses they serve. The ratios shown on Table 6.3 may be used in determining the time of day and the day of the week at which the maximum number of spaces will be needed by the uses served by the shared parking facility.

Table 6.3: Percentage of Parking Spaces Demanded by Time Period

	Weekdays		Weekends		Nighttime
	6 am to 5 pm	5 pm to 1 am	6 am to 5 pm	5 pm to 1 am	1 am to 6 am
Office	100%	10%	10%	5%	5%

Retail	60%	90%	100%	70%	5%
Hotel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/Recreation	40%	100%	80%	100%	10%
Church	10%	25%	100%	100%	10%

- (4) The example presented below illustrates shared parking calculations for a particular mixed-use development.

Example:
Spaces needed for uses in a mixed-use project, calculated individually:

	Factor	for	Maximum	80%
Office	4/1,000	100,000 sf	400	320
Retail	5/1,000	100,000 sf	500	400
Hotel w/Restaurant	1.5/room	100 rooms	150	120
Family Restaurant	9.5/1,000	20,000 sf	190	152
Entertainment	1/4 seats	200 seats	50	40
Church	1/3 seats	300 seats	100	80
TOTAL if figured separately			1,390	1,112

Spaces required applying the Peak Demand Percentages to the example:

	Weekdays		Weekends		Nighttime 1am-6am
	6am-5pm	5pm-1am	6am-5pm	5pm-1am	
Office	320	32	32	16	16
Retail	240	360	400	280	20
Hotel w/Restaurant	90	120	90	120	90
Family Restaurant	75	152	152	152	15
Theater	16	40	32	40	4
Church	40	40	80	80	8
TOTAL if Shared	782	744	786	688	153

Highest demand = 786 (instead of 1,112)

605 (c) Availability of shared spaces.

Parking spaces that are proposed to be shared among two or more uses must be clearly available to all uses collectively and not appear in any way to be serving a particular use, either through signage dedicating the spaces or through design techniques that would tend to orient use of the spaces to a particular business or building.

605 (d) Recordation of shared parking agreement.

Shared parking arrangements must be committed to writing in an instrument acceptable to the Development Services Director, and approved by the owners of each of the affected properties or uses. The instrument must be approved by the Development Services Director and shall be recorded with the Clerk of the Superior Court, and a copy of the recorded document must be supplied to the Development Services Director. The document must be written to survive future changes in ownership in perpetuity, unless the agreement is dissolved with approval by the Board of Commissioners.

Sec. 606 - Proximity of off-street parking spaces to use.

606 (a) Location of parking spaces.

All parking spaces required to meet the minimum standards of this Article shall be located in proximity to the use that the spaces serve, as shown on Table 6.4.

Table 6.4: Location of Parking Spaces

Use	Parking Location
—	
Single-Family or Two-Family Residence (including Manufactured Homes)	On the same lot occupied by the residence.
Townhouse Development	Each required parking space must be within 150 feet of an entrance to the dwelling unit that it serves, as measured along the most direct pedestrian route.
Other Multi-Family Developments (such as apartments) and congregate care facilities (such as a nursing homes)	Each required parking space must be within 250 feet of an entrance to the building that it serves, as measured along the most direct pedestrian route.
Church, Hotel or Motel, Hospital	Each required parking space must be within 300 feet of an entrance to the building that it serves, as measured along the most direct pedestrian route.
Retail Sales Establishment or Office Building, other than a Shopping Center	Each required parking space must be within 300 feet of an entrance to the building or use that it serves, as measured along the most direct pedestrian route.
Shopping Center or Industrial Use.	Each required parking space must be within 400 feet of an entrance to the building or use that it serves, as measured along the most direct pedestrian route.

Any other use not specified above.	Each required parking space must be within 200 feet of an entrance to the building that it serves, as measured along the most direct pedestrian route.
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606 (b) Off-site parking.

If required parking spaces are not located on the same lot as the particular use, building or establishment they are intended to serve, the following shall apply:

- (1) The parking spaces must be located on a property that has the same zoning classification as the property that the spaces serve, or a less restrictive zoning classification.
- (2) No required parking spaces may be located across any State or US highway from the use they are intended to serve.
- (3) An easement (or other recordable instrument satisfactory to the Engineering Department Director) dedicating the off-site parking to the property that the spaces serve shall be recorded with the Clerk of the Superior Court and a copy provided to the Development Services Director. The document must be written to survive future changes in ownership in perpetuity, unless the agreement is dissolved with approval by the Board of Commissioners.
- (4) Off-site parking spaces shall be located in proximity to the use that the spaces serve, in accordance with the locational requirements of Table 6-4, or transportation services acceptable to the Development Services Director shall be provided that adequately serve the peak hour ridership demand of the use that the spaces serve.

Sec. 607 - Design requirements for parking lots and driveways.

The provisions of this Section apply to all off-street parking spaces and parking areas, whether 1) the parking is provided to serve a particular development or 2) the parking lot is operated as a principal use on a property and not dedicated to serving a particular development.

607 (a) Orientation to street.

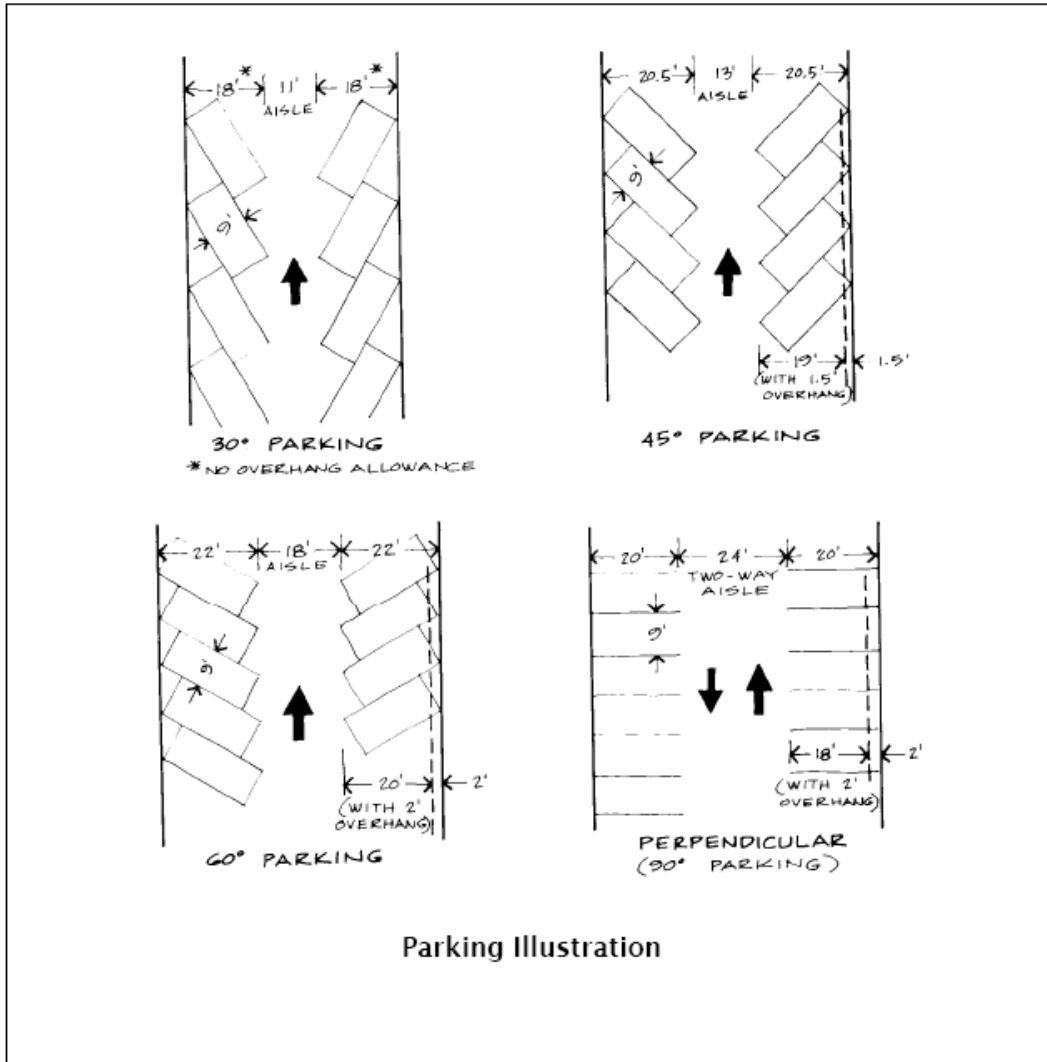
All off-street automobile parking spaces and drives (except those on single-family dwelling lots in RA, R-LD and R-MD zones which do not feed into a major or minor thoroughfare as designated by the Douglas County Thoroughfare Plan), shall be so arranged so that vehicles can easily turn around on the space and/or drives and not have to back into the street upon leaving.

607 (b) Off-street parking lots for automobiles.

The provisions of this Subsection apply only to parking lots provided for residents, employees, customers and visitors under the requirements of Section 604 (a). Parking lots for company-owned vehicles, such as car sales lots, fleet parking and rental car storage lots, may be designed to the specifications of the business or property owner.

- (1) Automobile parking spaces.
 - a. Every automobile parking space shall provide a useable rectangular area at least 9 feet wide by 20 feet long. Access aisles shall not encroach into this minimum rectangular area.
 - b. Every parking space shall be clearly marked by lines painted on or otherwise applied to the parking lot surface.
- (2) Layout and circulation.
 - a. No automobile parking spaces shall be accessible directly from an access driveway within the first 30 feet of the driveway back from the street right-of-way line except as provided for in the Section covering mail kiosk facilities.
 - b. Aisles serving off-street automobile parking spaces shall be no fewer than 24 feet in width, except that aisles designed for one-way circulation systems shall be no fewer than 11 feet in width for 1 to 30 degree parking, 13 feet in width for 31 to 45 degree parking, 18 feet in width for 46 to 60 degree parking and 22 feet in width for 61 to 90 degree parking.
 - c. One-way traffic aisles must be clearly marked with directional arrows on the pavement at each intersection with another aisle.
- (3) Location of automobile parking lots.

Automobile parking areas are encouraged to be located in the side and rear yards of buildings. Required front yard setbacks may be waived or modified as a special exception variance if required parking areas are located in the side or rear yard area. See the Appeals Article of this Code for procedures.



607 (c) Off-street truck parking areas.

Parking areas for trucks and tractor-trailers should be located only to the rear or non-street side of the buildings and not adjacent to any interstate highway, major arterial, or minor arterial. However, if there is no other location available, the Development Services Director may permit an alternate location and may impose special screening requirements based on the unique characteristics of the site.

607 (d) Driveway access.

- (1) Ingress and egress to parking areas shall be by means of driveways from the adjoining street.
 - a. The minimum width of driveways for ingress and egress shall be the same as those specified above for aisles. Driveway width, for the purpose of this section, shall include only the pavement and not the curbs and gutters.
 - b. Driveway widths at the right-of-way line cannot exceed 10 feet for a single-family or two-family dwelling (unless the face of a two-car garage accessed by the driveway is less than 30 feet from the right-of-way line), or 40 feet for all other uses or instances.

- c. The slope of ingress and egress driveways at their connection to the adjoining street shall not exceed that allowed by County specifications for landings at residential street intersections, or as may be prescribed by the Douglas County Fire Marshal under the approved Douglas County Fire Protection Codes.
- (2) Driveway separations.
- a. The distance from a parking area access drive to the intersection of two streets shall not be less than 20 feet for a single-family or two-family dwelling and not less than 50 feet for all other uses.
 - b. The distance between driveways along a street right-of-way shall not be less than 10 feet for a single-family or two-family dwelling and not less than 40 feet for all other uses.
 - c. Distances must be measured along the street right-of-way line from the back of the driveway curb.
- (3) The number of driveways that access a property from any one street, road or highway shall be limited as follows:
- a. Along State or U.S. numbered highways, and along all other thoroughfares designated as "arterials" in the Douglas County Thoroughfare Plan, no more than 1 point of vehicular access from a property shall be permitted for each 300 feet of lot frontage. For such lots having less than 300 feet of frontage, one point of access shall be allowed. The number and location of access points along a State or U.S. numbered highway may be further restricted by the Georgia Department of Transportation.
 - b. Along all other streets or roads, no more than 1 point of vehicular access from a property to each abutting public road shall be permitted for each 200 feet of lot frontage; provided however, that lots with less than 200 feet of frontage shall have no more than one point of access to any one public street. The Department of Transportation Director shall determine whether the points of access may be unrestricted or must be designed for right-in, right-out traffic flow.
- (4) Vision clearance.

With the exception of sign posts and other structures less than 8 inches in diameter, structures and landscaping shall not exceed 3 feet in height within a triangle measuring 20 feet along the edge of a driveway and 20 feet along the street right-of-way line. A larger vision clearance area, depending on street classification, may be required under the Project Design and Construction Standards Article of this Development Code.

607 (e) Setback requirements.

- (1) Unenclosed off-street parking for single-family and two-family dwellings shall not be located within the minimum front yard setback except on a paved driveway, nor between the minimum front yard setback and the front of the principal building except on a paved driveway or in a carport or garage.
- (2) Off-street parking for all other uses, including multi-family residential, commercial, industrial, and institutional uses, shall be set back from the front property line by at least 15 feet. An additional 5 foot setback from any zoning buffer required along a side or rear property line shall also be maintained.

- (3) The required setback area between the front property line and the parking area shall be used for landscaping and/or screening as required in the Landscaping provisions of this Article, below, and the Landscaping, Buffers and Tree Conservation Article of this Code.

Sec. 608 - Inter-parcel access.

Inter-parcel access shall be required as follows:

608 (a) Internal access easements required.

For any office or retail sales or services use, the property owner shall grant an access easement as described in this Subsection to each adjoining property that is zoned or used for an office or retail sales or services use. The purpose of the easement is to facilitate movement of customers from business to business without generating additional turning movements on the public street, thus increasing public safety.

608 (b) Access easement provisions.

The internal access easement shall permit automobile access from the adjoining property to driveways and parking areas intended for employee, customer or visitor use on each property; but parking spaces may be restricted to use by each owner's employees, customers and visitors only.

- (1) Inter-parcel vehicle access shall be required between contiguous properties only when the parking areas are or will be in reasonable proximity to one another.
- (2) All internal access easements shall be no less than 28 feet in width and shall be improved to a minimum paved width of 24 feet in order to accommodate two-way vehicular traffic to and from the adjoining properties.
- (3) The granting of an internal access easement on a property shall be effective only upon the granting of a reciprocal easement by the adjoining property owner.
- (4) Upon the availability of access to driveways and parking areas of the adjoining lot, the pavement or other surfacing of each owner's driveways and parking areas shall be extended by each owner to the point of access on the property line.

608 (c) Relief.

Where the proposed land use is such that adverse impact of the required easement on use of the property would outweigh the reduced impact on the public street provided by the reciprocal easements, the Development Services Director may waive the requirement for the access easements, in whole or in part, as a special exception variance.

Sec. 609 - Improvement of parking and areas.

609 (a) Surfacing and curbing; permanent lots.

- (1) The parking of any vehicle on any property on other than a surface treated and hardened to accommodate such vehicle is prohibited except that driveways and parking spaces on any lot occupied by a single-family dwelling in the AG, R-A or R-LD districts need not be paved.

- (2) Except in the AG, R-A and R-LD districts, all off-street parking areas and all access drives for single-family and two-family dwellings shall be improved with a concrete surface at least 4 inches thick and no less than 8 feet wide.
- (3) All off-street parking areas and all access drives for uses other than single-family and two-family dwellings shall be improved with a permanent load-bearing surface consisting of one or more of the following:
 - a. Pavement consisting of a minimum of a 6-inch graded aggregate base overlaid with a 2-inch Type E or F asphalt surface.
 - b. Pavement consisting of a minimum 6-inch graded aggregate base, overlaid with a 6-inch course of 3,000 P.S.I. concrete.
 - c. Porous asphalt or concrete pavement installed to the manufacturer's specifications on a 95% compacted subbase.
 - d. Pervious paving materials installed to the manufacturer's specifications on a 95% compacted subbase.
- (4) Curb and gutter meeting County specifications for public streets shall be installed around the periphery of every paved parking lot and loading area, and extend along both sides of every access drive between the paved parking lot or loading area and the street or another parking lot or loading area, as applicable.

609 (b) Landscaping

- (1) Any parking lot designed or intended to accommodate 5 cars or more for residents, employees, customers or visitors under Section 604 (a) is required to provide landscape islands or strips and to provide shade trees within or adjacent to the parking lot in a number and configuration as prescribed in the Landscaping, buffers and Tree Conservation Article of the Development Code.
- (2) Any parking lot designed or intended to accommodate 5 cars or more for any purpose, or to accommodate the parking of any number of trucks or vans, which is visible from a street right-of-way, must provide a landscaped visual screen of the parking lot. See the Landscaping, Buffers and Tree Conservation Article of this Development Code for specific requirements.

609 (c) Temporary parking lots.

Temporary parking lots may be approved for clearly temporary purposes for up to two years. Such lots shall have paved driveway aprons from the street to the right-of-way line, but may have a rolled and compacted gravel surface and need not be landscaped. At the end of the two-year period, the temporary lot must be removed from the property or replaced with a permanent parking lot meeting the requirements of this Section for surfacing, curbing and landscaping of permanent parking lots.

609 (d) Maintenance.

Off-street parking areas shall be maintained in proper repair with a dust-free surface.

609 (e) Permit required.

- (1) Parking lot construction.

Construction of a new parking lot or loading area, or expansion of an existing parking lot or loading area, requires issuance of a development permit in accordance with the Procedures and Permits Article of this Ordinance.

(2) Drainage facilities.

For any use that will require a parking area of 5 spaces or more, or a loading area, to be newly constructed, added to, or altered in such a way as to affect drainage either on or off the site, storm water drainage plans, including grading plans, shall be submitted to and approved by the Engineering Department Director, prior to the issuance of a development permit.

609 (f) Time limit.

All required off-street parking areas shall be ready for use, including the above surfacing requirement, before occupancy of the property (in the case of a new building or addition) or within 45 days after the issuance of a Certificate of Occupancy (in the case of a change of occupancy in an existing building). An extension of time may be granted by the Engineering Department Director due to adverse weather conditions if the base and binder course have been installed.

Sec. 610 - Prohibited Parking

610 (a) Parking prohibitions for trucks.

The following parking prohibitions apply to heavy trucks, as defined in this Code:

- (1) In the AG and R-A Districts, no person shall be allowed to park any commercial heavy truck, truck tractor, truck body, or semi-trailer over 24 feet in length, except that one truck tractor cab may be parked on three acres or more of land, provided it is parked either within an accessory garage structure or in the rear yard behind a single-family dwelling and at least one hundred feet from any property line. Farm equipment on property zoned AG, Agricultural or RA, Residential Agricultural is exempt from these restrictions.
- (2) In the R-LD, R-MD, R-HD and R-MH districts, no person shall be allowed to park any commercial heavy truck, truck tractor, truck body, or semi-trailer over 24 feet in length except for loading purposes. No semi-trailer, truck body, or truck tractor cab shall be parked or stored unless otherwise authorized by this Code.
- (3) In all non-residential zoning districts except C-H with Special Use Permit approval and L-I, LI-R and H-I, no person shall be allowed to park any commercial heavy truck, truck tractor, truck body or semi-trailer as defined in Article 15 of this Code over 24' in length except for loading purposes. No semi-trailer, truck body or truck tractor cab as defined in Article 15 of this Code shall be parked or stored unless otherwise authorized by this Code.

610 (b) Parking prohibitions for boats and recreational vehicles.

Except on a property occupied by a business offering boats or recreation vehicles for sale or lease, boats and recreation vehicles shall be located only in a side or rear yard of a property.

610 (c) Parking prohibitions for automobiles.

- (1) For non-emergency situations, no automobiles for over twenty-four (24) hours, and no school buses, vehicles over six (6) wheels, commercial vehicles, trailers, and other nonmotorized vehicle accessories for any length of time are allowed to be parked within the public right-of-way.
- (2) No automobile may be parked within a Douglas County Park & Ride lot for a period exceeding forty eight (48) hours.
- (3) No vehicles over six (6) wheels are allowed to be parked within any park-and-ride lot maintained by the county.

DIVISION II. - TRUCK LOADING.

Sec. 611 - Off-street truck loading; where required.

Any business or industrial building, hospital, institution, or hotel, in any zoning district, shall provide adequate off-street facilities for the loading and unloading of business merchandise, supplies, goods or freight within or adjacent to the building as deemed appropriate by the owner or occupants of the property. Such loading facilities, if provided, shall not obstruct freedom of vehicular traffic or pedestrian movement on the public streets and sidewalks.

Sec. 612 - Truck loading on public streets.

The loading or unloading of business merchandise, supplies, goods or freight within a street right-of-way is prohibited in all zoning districts. Loading or unloading of furniture, equipment, or fixtures for the purpose of a home or business relocation may be allowed within a street right-of-way if:

- (1) The street is classified as a "local" street as defined in this Ordinance; and,
- (2) Vehicular and pedestrian access is not completely blocked on the street; or,
- (3) The Development Services Director otherwise grants approval based on a determination that adequate traffic safety measures will be implemented during the period of loading or unloading.

Sec. 613 - Location and improvement requirements for truck loading areas.

613 (a) Location of truck loading areas.

In all zoning districts, the following provisions shall apply:

- (1) Loading and unloading areas shall be in the rear or non-street side yard. No truck loading areas may be located in any yard adjacent to any interstate highway, major arterial, or minor arterial. However, if there is no other location available, the truck loading area shall be at least 150 feet from any street right-of-way (or 170 feet from the street center line, whichever is greater) and shall provide effective screening from the street as approved by the Development Services Director.
- (2) Loading shall be done into or from those doors, loading docks or other parts of the buildings that are at least eighty feet from any street or into or from approved outside storage areas.

613 (b) Improvement of truck loading areas.

- (1) In the LI, LI-R and HI industrial zoning districts, Section 609 (a)(3) sets out the surface requirements for customer, visitor, and employee automobile parking. Those requirements do not apply to truck loading or parking areas.
- (2) Curb and gutter meeting County specifications for public streets shall be installed around the periphery of every paved truck parking lot and loading area, and extend along both sides of every access drive between the paved parking lot or loading area and the street or another parking lot or loading area, as applicable.