

CHAPTER 13

OFF-STREET PARKING AND OFF-STREET LOADING

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SECTION 1300. PURPOSE

The Off-street Parking and Loading requirements stated here and throughout this Code reflect the need created by each use. These regulations establish standards for the functional design of such facilities and they are intended to provide the necessary vehicular space in an efficient and aesthetically pleasing manner, to reduce congestion on City streets and to minimize the impact on adjacent land uses.

SECTION 1301. APPLICABILITY OF REQUIREMENTS

Construction of Off-street Parking and Off-street Loading Facilities is required as follows:

A. New Buildings and Uses

All buildings and structures constructed under this Code and all uses of land established after the effective date of this Code, shall provide Off-street Parking and Off-street Loading Facilities as required by the applicable Use Unit. (See Chapter 12, Use Units)

B. Increase in the Intensity of Use of a Building or Structure

1. Any increase in the intensity of use of any building or premises requires an increase in the required Off-street Parking and Off-street Loading Facilities. (See Chapter 12, Use Units)

2. Any change in intensity or the addition of dwelling units, change in floor area, change in seating capacity, or change of other units of measurement specified within this Code, which require parking or loading facilities, also requires an increase in the required Off-street Parking and Off-street Loading Facilities.

C. Change of Use

1. Upon a change of use of an existing building or structure to a new use, Off-street Parking and Off-street Loading Facilities shall be provided as required for such new use. (See also Chapter 12, Use Units)
2. However, if the existing use is Nonconforming as to parking requirements, then parking requirements for a change in use shall be regulated by Section 1407, Parking and Loading Nonconformities. (See also Chapter 12, Use Units)

SECTION 1302. BASIC REQUIREMENTS ESTABLISHED

A. Minimum Facilities Established

Off-street Parking and Off-street Loading Facilities, whether principal uses or accessory uses, or a minimum requirement which results from the initiation, enlargement, or change of use, shall meet the minimum requirements of this Code and Chapter 12, Use Units. These requirements shall be met unless modified by Section 1304, Multiple and Simultaneous Uses.

B. Location of Required Off-street Parking Spaces and Off-street Loading Berths

1. Required Off-street Parking spaces and Off-street Loading Berths shall be located on the lot containing the use for which the required spaces or berths are to be provided; or
2. Upon approval of a Special Exception from the Board of Adjustment, required Off-street Parking Space may be located within 200 feet by route of direct pedestrian access from the principal uses they serve and shall have direct access to a street or an alley.

C. Surface Material

1. Unenclosed Off-street Parking Areas (spaces, aisles and connecting driveways) and Off-street Loading Berths shall be surfaced with an All-weather Material.
2. Construction of required Off-street Parking Surfacing shall be completed prior to the initiation of the use and prior to the issuance of an Occupancy Permit.

D. Reduction of Off-street Parking Facilities

1. No existing Off-street Parking or Loading Facilities shall be reduced in number below the minimum requirements for a similar new building or use as provided by this Code.
2. If such Off-street Parking or Loading Facilities are less than required, said facilities shall not be reduced further.

E. Enclosed Off-street Parking and Loading Areas

Required enclosed Off-street Parking and Loading Facilities shall meet the Bulk and Area requirements of the Zoning District in which located. However, required enclosed Off-street Parking and Loading Facilities shall not be included in the computation of the permitted Floor Area.

SECTION 1303. USE OF REQUIRED OFF-STREET PARKING SPACES AND OFF-STREET LOADING BERTHS

Required Off-street Parking Spaces and Off-street Loading Berths shall not be used for the location of signs or the storage, sale, dismantling, or servicing of any vehicle, equipment, materials or supplies.

SECTION 1304. MULTIPLE AND SIMULTANEOUS USES

- A. For simultaneous use of parking or off-street area sites or structures which allow more than one use, the total parking requirements shall be the sum of spaces required for each use.
- B. Commercial mixed use developments with more than 400,000 total gross square feet are entitled to a 10% reduction in the required number of Off-street Parking Spaces.

SECTION 1305. SETBACKS

A. Off-Street Loading Areas Setback from Abutting AG or R Property

Off-street Loading Areas shall not be located within 50 feet of any abutting property AG or R District unless it is completely within an enclosed building or screened on all sides abutting the AG or R District by a required screening wall or fence.

B. Unenclosed Off-street Parking Areas that are Accessory to Use Unit 8

1. Unenclosed Off-street Parking Areas (including parking aisles) that are accessory to any Use Unit 8, Multifamily and Similar Use shall be setback at least 25 feet from any abutting AG, RS, or RD District.

2. Unenclosed Off-street Parking Areas (including parking aisles) that are accessory to any Use Unit 8, Multifamily and Similar Use shall be screened as required in Section 1208 of this Code.

C. Setbacks from Abutting Street

Unenclosed Off-street Parking and Loading Facilities shall be setback from abutting streets as set forth in Table 13-1 below:

Table 13-1: Off-street Parking and Loading Area Setbacks from the Centerline of Abutting Streets *

	Parking Area 1 to 5 Spaces	Parking Area 6 or More Spaces	Loading Area
In an R District			
Accessory to a dwelling	50 ft.	50 ft.	NA
Accessory to another use	40 ft.	50 ft.	50 ft.
Not in an R District, but within 50 feet of an R District	40 ft.	50 ft.	50 ft.

* If the total right-of-way width designated on the Major Street Plan exceeds 50 feet, add 1/2 of the amount by which the designated right-of-way exceeds 50 feet.

SECTION 1306. GENERAL DESIGN CRITERION FOR OFF-STREET PARKING AREAS

A. Space Allocation

1. Off-street Parking and Off-street Loading Facilities shall not occupy any required Livability Space.
2. Space allocated to any required Off-street Loading Berth shall not be used to satisfy the space requirements for any Off-street Parking Facilities.
3. Space allocated to required Off-street Parking Use shall not be used to satisfy the space requirements for any Off-street Loading Facilities.

B. Each required parking space shall be accessible from a public street without passing through another required space except for single-family use in the RS, RD, or RT Districts.

C. Driveways

1. On lots having frontage of 50 feet or less only one (1) combined entrance/exit is permitted.
2. On lots having frontage in excess of 50 feet but less than 200 feet, not more than two (2) combined entrances/exits are permitted.
3. On property with frontage in excess of 200 feet additional drives may be permitted but only when the traffic generated by the use warrants the additional drives as determined and approved by the City Engineer.

D. No parking spaces shall be permitted to be constructed within the Sight Distance Triangle. (See Section 212 and Figure 2-1.)

E. Adequate Maneuvering Area

Parking areas shall be designed (except in single-family use, see Section 1306.B) and constructed to provide adequate maneuvering areas on site. Backing onto or off the street right-of-way from such parking areas is prohibited.

F. Lighting

Lighting used to illuminate an Off-street Parking Area shall be arranged to direct the light downward and away from properties within an R District which do not contain uses for which the parking is being provided.

G. Screening Wall or Fence

Parking areas shall be screened in accordance with the appropriate Use Unit requirements in Chapter 12 and as follows:

1. Unenclosed Off-street Parking Areas shall be screened by the construction of a screening wall or fence on the lot line or lines in common with an R District. (See Section 216, Screening Walls or Fences)
2. Unenclosed Off-street Parking Areas containing six (6) or more spaces which are accessory to uses not required to provide screening shall be screened by the construction of a screening wall or fence on the lot line or lines in common with an RS, RD or RT District. However, if the parking area is located more than 50 feet from such lot line, the screening requirement does not apply. (See Section 216 Screening Walls or Fences)

SECTION 1307. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS

After the effective date of this Code all newly constructed parking areas shall meet the following standards:

- A. All required Off-street Parking Spaces shall have a minimum vertical clearance of nine (9) feet;
- B. Handicapped Off-street Parking Spaces shall be provided in size and number as specified in the City of Catoosa Building Code;
- C. Required Off-street Parking shall be at least nine (9) feet in width and 20 feet in length exclusive of access drives and aisles; and
- D. Lighting used to illuminate an Off-street Parking Area shall be arranged to direct the light downward and away from the properties within an R District and shall be constructed in manner that shall not pose a nuisance or hazard to adjoining areas or motorists traveling on a adjoining streets (See Section 8 of the City of Catoosa Code of Ordinances.)
- E. Parking layout dimensions for required Off-street Parking Spaces and Aisles shall be in accordance with or in proportion to the standards set forth in Figures 13-1 through 13-4 which follow:

F. FIGURE 13-1: PARKING LAYOUT DIMENSIONS FOR 9.0' STALL WIDTHS WITH ONE WAY AISLES (MINIMUM STANDARDS)

A	B	C	D
45°	9.0	20.0	16.0
60°	9.0	20.0	18.0
75°	9.0	20.0	22.0

A = Stall Angle
 B = Stall Width
 C = Stall Length
 D = Aisle Width

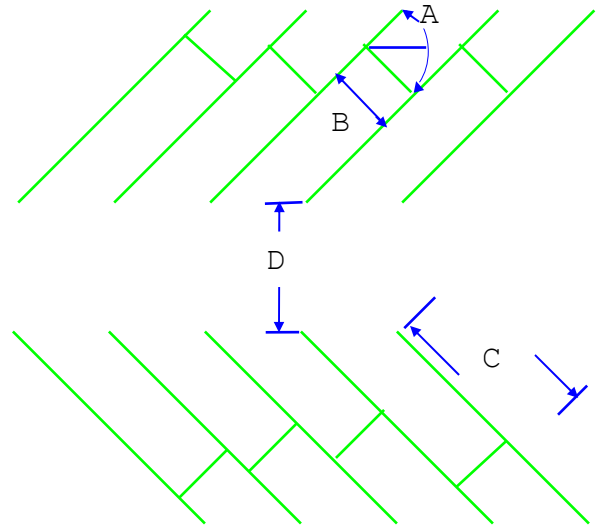
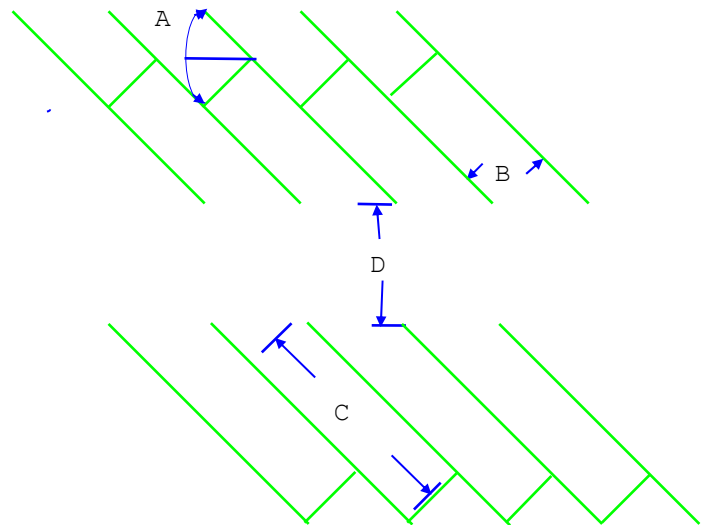


Figure 13-2: PARKING LAYOUT DIMENSIONS FOR 8.5' AND 9.0' STALL WIDTHS AT VARIOUS ANGLES WITH TWO - WAY AISLES (MINIMUM STANDARDS)

A	B	C	D
45°	9.0	20.0	22.0
60°	9.0	20.0	23.0
75°	9.0	20.0	24.0

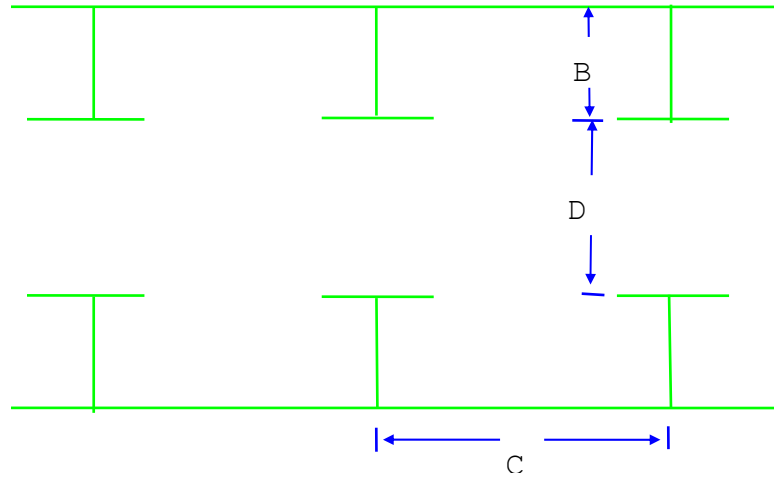
A = Stall Angle
 B = Stall Width
 C = Stall Length
 D = Aisle Width



**FIGURE 13-3: PARKING LAYOUT DIMENSIONS AT 0 DEGREE ANGLE
(MINIMUM STANDARDS)**

A	B	C	D
0°	9.0	24.0	16.0

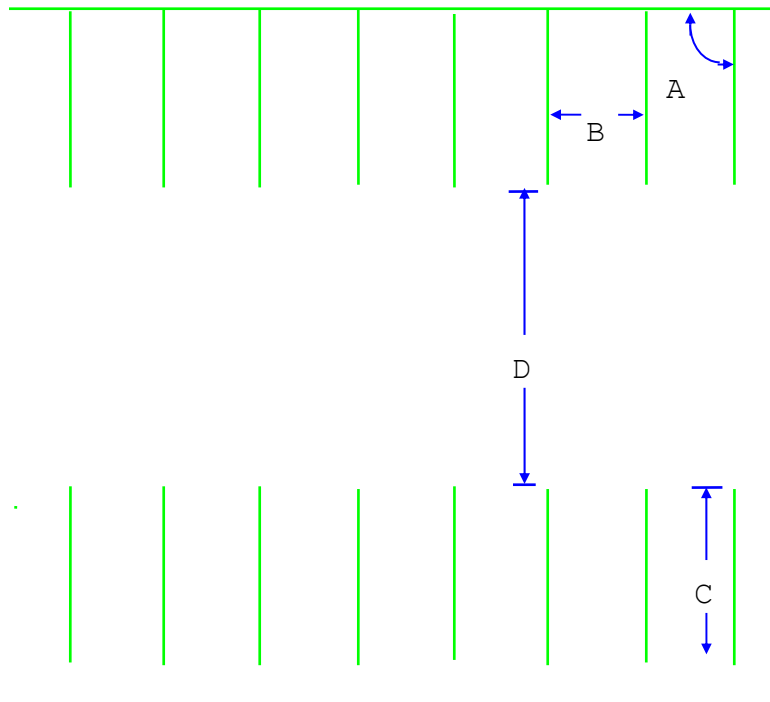
- A = Stall Angle
- B = Stall Width
- C = Stall Length
- D = Aisle Width



**FIGURE 13-4: PARKING LAYOUT DIMENSIONS AT 90 DEGREE ANGLE
(MINIMUM STANDARDS)**

A	B	C	D
90°	9.0	20.0	24.0

- A = Stall Angle
- B = Stall Width
- C = Stall Length
- D = Aisle Width



SECTION 1308. DESIGN STANDARDS FOR OFF-STREET LOADING AREAS

- A. Unless otherwise specified a required Off-street Loading Berth shall be:
 - 1. A minimum of ten (10) feet in width and 30 feet in length, exclusive of aisles; and
 - 2. Shall have a minimum vertical clearance of 14 feet.
- B. Required Off-street Loading Berths shall have access to and from a public street or alley by an access drive of at least ten (10) feet in width. This access drive shall be designed to permit access by semi-trailer trucks and shall not require maneuvering on public streets.
- C. Unenclosed Off-street Loading Areas shall be surfaced with an All-weather Material.
- D. Unenclosed Off-street Loading Berths shall not be located within 50 feet of any property in an R District unless it is screened on all sides abutting the R District by a screening wall or fence. (See Section 216, Screening Walls or Fences)
- E. Lighting used to illuminate an Off-street Loading Area shall be arranged to direct the light downward and away from the properties within an R District and shall be constructed in manner that shall not pose a nuisance or hazard to adjoining areas or motorists traveling on a adjoining streets (See Section 8 of the City of Catoosa Code of Ordinances.)

SECTION 1309. NO SPECIFIED PARKING REQUIREMENTS

- A. If uses have no parking requirements specified in Chapter 12, Use Units and the Zoning Officer determines parking requirements are necessary, the Board of Adjustment shall determine the parking requirement generated by the proposed use and this determination shall be the minimum Off-street Parking requirement for that specific use.
- B. No Off-street Parking is required for uses in the CBD District, where such demand could reasonably be satisfied by available on-street parking as determined by the Zoning Officer.

SECTION 1310. REVIEW AND APPROVAL OF PARKING PLAN

An application for a Building Permit or Certificate of Occupancy, for uses other than one or two (2) family developments, requires in addition to the building plans, the plans and specifications for required parking areas as follows:

- A. The plan shall be drawn to a standard engineer's scale of 1:20, 1:40 or 1:50.
- B. Information to be included on the plan or submitted with the plan shall include at a minimum:
 - 1. All means of vehicle access to and from parking area (entrances, exits);
 - 2. Rights-of-way and easements;
 - 3. Street centerlines;
 - 4. Parking stalls and access aisles (handicapped and any other special uses indicated);
 - 5. Loading berths;
 - 6. Connecting driveways;
 - 7. Curb lines;
 - 8. Landscape plans;
 - 9. Screening;
 - 10. Location, height and type of lighting and;
 - 11. Location, height and Display surface Area of Signs.
- C. All relevant dimensions and traffic patterns shall be noted on the plan.
- D. Prior to the issuance of a Building Permit, the parking area, access and circulation plans shall be approved by the Zoning Officer. The Zoning Officer may also require and approval by the City Engineer.
- E. All parking areas shall be inspected and approved by the Zoning Officer as being constructed according to the approved plan prior to issuance of a Certificate of Occupancy.

SECTION 1311. PARKING OR STORAGE OF VEHICLES OTHER THAN ON APPROVED PARKING SURFACES

- A. Parking or storage of vehicles. (See Section 223, Motorized Vehicles)
- B. Wreckers, buses for hire (excluding school buses used primarily for transporting school children), or trucks or semi-trailers with more than two (2) axles or a payload in excess of 2,000 pounds, are prohibited from parking on, in or adjacent to any lot in the R and O Zoning Districts. In addition, these vehicles shall not park on the drive or in the front yard between the front of the residence and the street or in front of the residence on the street in a recorded or recognized subdivision in an R Zoning District.
- C. The parking of Recreational Vehicles in R Zoning Districts is regulated by Section 402.B.8, Parking and Storage of Recreational Vehicles.
- D. The parking of inoperative or unlicensed vehicles is regulated by Section 211.C, Yards.

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