

## Chapter 22

### ZONING\*

#### Sections:

<b>22-280A</b>	<b>ARTICLE IX. OFF-STREET PARKING AND SERVICE REQUIREMENTS</b>
<b>22-281</b>	<b>Scope.</b>
<b>22-282</b>	<b>Parking spaces may not be reduced.</b>
<b>22-283</b>	<b>Drainage, construction, and maintenance.</b>
<b>22-284</b>	<b>Separation from walkways, sidewalks and streets.</b>
<b>22-285</b>	<b>Parking area design.</b>
<b>22-286</b>	<b>Joint parking facilities.</b>
<b>22-287</b>	<b>Pavement markings and signs.</b>
<b>22-288</b>	<b>Number of parking spaces.</b>
<b>22-289</b>	<b>Off-street parking requirements.</b>
<b>22-290</b>	<b>Location of parking space for other land uses.</b>
<b>22-291</b>	<b>Off-street parking standards.</b>
<b>22-292</b>	<b>Off-street loading requirements.</b>
<b>22-293</b>	<b>Minimum number of loading spaces required.</b>
<b>22-294</b>	<b>Rules and regulations for protection of city rights-of-way.</b>
<b>22-295</b>	<b>22-295--22-310. Reserved.</b>

\***Cross references**--Administration, Ch. 2; buildings, construction and related activities, Ch. 5; floodplain regulations, Ch. 8; historic preservation, Ch. 9; streets and sidewalks, Ch. 16; subdivisions, Ch. 17; taxation, revenue and miscellaneous business regulations, Ch. 18; trees and landscaping, Ch. 20.

**State law references**--City's authority to adopt plans and exercise the power of zoning, Ga. Const., art. 9, sec. 2, par. 4; The Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq.; local government zoning powers, O.C.G.A. § 36-66-2; conflicts of interest in zoning actions, O.C.G.A. § 36-67A-1 et seq.; effect of zoning laws on covenants running with the land, O.C.G.A. § 44-5-60.

Section 22-280A            ARTICLE IX. OFF-STREET PARKING AND SERVICE REQUIREMENTS

Section 22-281 Scope.

Except as provided in this article, no application for a building permit shall be approved unless there is included with the plan for such building, improvements, or use, a plot showing the required space reserved for off-street parking and service purposes. Occupancy shall not be allowed unless the required off-street parking and service facilities have been provided in accordance with those shown on the approved plan.

(Code 1958, § 24-11)

Section 22-282 Parking spaces may not be reduced.

Off-street parking spaces shall not be reduced below the minimum required number for the use or facility to which they are assigned.

(Code 1958, § 24-11.01)

Section 22-283 Drainage, construction, and maintenance.

All off-street parking, loading, and service areas shall be constructed of concrete or asphalt. All such areas shall be at all times maintained, at the expense of the owners thereof, in a clean, orderly, and dust-free condition.

(Code 1958, § 24-11.02)

Section 22-284 Separation from walkways, sidewalks and streets.

All off-street parking, loading, and service areas shall be separated from walkways, sidewalks, and streets by curbing or other suitable protective device.

(Code 1958, § 24-11.03)

Section 22-285 Parking area design.

Parking stalls shall have a minimum width of nine (9) feet and length of nineteen (19) feet. There shall be provided adequate interior driveways to connect each parking space with a public right-of-way. Interior driveways shall be at least twenty-four (24) feet wide where used with ninety-degree angle parking, at least eighteen (18) feet wide where used with sixty-degree angle parking, at least thirteen (13) feet wide where used with forty-five-degree parking, and at least twelve (12) feet wide where used with parallel parking; or, where there is no parking, interior driveways shall be at least ten (10) feet wide for one-way traffic movement and at least twenty (20) feet wide for two-way traffic movement.

(Code 1958, § 24-11.04)

(2005 (Sec.22-285), Amended, 06/29/2005)

Section 22-286 Joint parking facilities.

Two (2) or more neighboring uses of the same or different types may provide joint facilities, provided the number of off-street parking spaces is not less than the sum of the individual requirements.

(Code 1958, § 24-11.05)

Section 22-287 Pavement markings and signs.

Each off-street parking space shall be clearly marked, and pavement directional arrows or signs shall be provided wherever necessary. Markers, directional arrows and signs shall be properly maintained so as to ensure their maximum efficiency.

(Code 1958, § 24-11.06)

Section 22-288 Number of parking spaces.

In order to assure a proper and uniform development of public parking areas throughout the area of jurisdiction of this chapter, to relieve traffic congestion on the streets, and to minimize any detrimental effects on adjacent properties, off-street parking space shall be provided and maintained as called for in the table in section 22-291. For any use or class of use not mentioned in this schedule, the requirements shall be the same as a similar use as mentioned therein. Parking

requirements for additions to existing uses shall be based only upon the new addition even if the existing use is deficient.  
(Code 1958, § 24-11.07)

Section 22-289 Off-street parking requirements.

(a) In all zoning districts off-street parking spaces for the storage and parking of self-propelled motor vehicles for the use of occupants, employees and patrons of the buildings hereafter erected, or enlarged after the effective date of the ordinance from which this section derives, shall be provided as herein prescribed. The remodeling or alteration of present buildings in the downtown C-2 district shall be exempt from these provisions if:

- (1) The exterior dimensions are not changed; and
- (2) Any increase in floor space is confined within the basic structure;
- (3) Apartments in the downtown C-2 district shall provide the required number of parking spaces, no farther than one thousand five hundred (1,500) feet from the apartment.

(b) Required parking spaces shall be maintained and shall not be encroached upon so long as such main building or structure remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this chapter. The owner of a building structure or other land use requiring off-street parking space must show, to the satisfaction of the zoning administrator, that he is the record title holder of the property devoted to such principal land use and of the property proposed for off-street parking use, or that he is the lessee of such property.

(Code 1958, § 24-11.08)

Section 22-290 Location of parking space for other land uses.

The off-street parking facilities required for all other uses shall be located on the lot or within one thousand (1,000) feet of the permitted use requiring such off-street parking, such distance to be measured along lines of public access to the property between the nearest point of the parking facilities to the building to be served.

(Code 1958, § 24-11.09)

Section 22-291 Off-street parking standards.

The following table of off-street parking standards specifies the number of parking spaces required for each designated use:

<i>Use</i>	<i>Number of Parking Spaces Required</i>
(1) Apartment and multi-family dwelling.	2 spaces for each dwelling unit plus 1 space for each 10 units for travel trailers, boats, and other vehicles.
(2) Apartments for the elderly.	1 space for each dwelling unit.

<i>Use</i>	<i>Number of Parking Spaces Required</i>
(3) Appliance store.	1 space for each 400 square feet of gross floor area.
(4) Auditorium, stadium, assembly hall, gymnasium, theater, community recreation center.	(a) 1 space per 3 fixed seats in largest assembly room or area, or (b) 1 space for each 40 square feet of floor area available for the accommodation of movable seats in the

- largest assembly room, or combination of fixed and movable seats; or (c) 1 space per each 150 square feet of gross floor area; whichever is greatest.
- (5) Automobile fueling stations. 1 space (in addition to service area) for each pump and grease rack and 1 space for each 2 employees during period of greatest employment but not less than 4 spaces.
  - (6) Automobile parts and accessories. 1 space for each 400 square feet of gross floor area.
  - (7) Automobile sales and repair, service stations and auto washeterias Same as use (5) above plus 1 space for each 500 square feet of gross floor area of the shop or washeteria.
  - (8) Automobile service and appliance centers. 1 space for each 400 square feet of retail area plus 2 spaces for each service bay.
  - (9) Bowling area. 4 spaces per alley plus requirements for any other use associated with the establishment such as a restaurant, etc.
  - (10) Club or lodge. 1 space for each 2 employees plus 1 space for each 200 square feet of gross floor area within the main assembly area plus additional spaces for other uses permitted within the premises.
  - (11) Church 1 space per 4 seats in main place of assembly.
  - (12) Combined uses. Parking spaces shall be the total of the spaces required for each separate use established by this schedule.
  - (13) Dance school. 1 space for each employee plus 1 space per 150 square feet of gross floor area plus safe and convenient loading and unloading of students.

- | <i>Use</i>   | <i>Number of Parking Spaces Required</i>   |
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| (14) Duplex dwelling unit.                                   | 1 unpaved space per each unit. Residential driveways will satisfy this need.   |
| (15) Financial institutions.                                 | 1 space for each 250 square feet of gross floor area and 2 waiting spaces for each drive-through window.                     |
| (16) Fraternity or sorority or college dormitories.          | 1 parking space for each 2 residents and 1 space for each 2 employees.   |
| (17) Furniture store.  | 1 space for each 400 square feet of gross floor area.  |
| (18) Golf course.  | 2 spaces for each hole and 1 space for each 2 employees plus requirements for any other use associated with the golf course. |
| (19) Grocery store (including small convenience type store). | 1 space for every 250 square feet of gross floor area.   |
| (20) High schools, trade schools.                            | 1 space for each teacher, employee, and administrative personnel plus safe and   |

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| (21) Hospital.  | convenient loading of students plus 5 spaces for each classroom.<br>1 space for each bed plus 1 space for each employee (nurse, attendant, etc.) per shift plus 1 space for each staff or visiting doctor. |
| (22) Hotel.   | 1 space for each guest room, suite, or unit plus 1 space for each 2 employees.   |
| (23) Indoor and outdoor.                                      | (a) 1 space for each 150 square feet of gross floor, building, ground area or combination devoted to use; or (b) 1 space per each 4 seats or facilities available for patron use, whichever is greater.    |
| (24) Industrial or manufacturing establishments or warehouse. | 2 spaces for each 3 employees on shift of greatest employment, plus 1 space for each vehicle used directly in the conduct of business.   |
| (25) Kindergarten and nursery schools.                        | 1 space for each employee plus safe and convenient loading of children.  |
| (26) Motel.   | 1 space for each unit plus 1 space for each 2 employees.   |

*Number of Parking  
Spaces Required*

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| (27) <i>Use</i><br>Nursing home.  | 1 space for each 2 beds plus 1 space for each employee on shift of greatest employment.   |
| (28) Office, professional building, or similar use.   | 1 space for each 350 square feet of the gross floor area, or 1 space for each 2 employees, whichever is greater.  |
| (29) Personal service establishment.  | 1 space for each 350 square feet of the gross floor area, or 1 space for each 2 employees, whichever is greater.  |
| (30) Repair shop.   | 1 space for every 300 square feet of gross floor area plus 1 space for each employee.   |
| (31) Restaurant or place dispensing food, drink or refreshments to be consumed on the premises.   | 1 space for each 100 square feet of gross floor area with a minimum of 10 parking spaces.   |
| (32) Restaurant or place dispensing food, drink or refreshments for carry out only (and having outdoor seating area).                   | 1 space for each 150 square feet of gross floor area (with a minimum of 10 spaces); plus 1 additional space for each 3 outdoor seats provided.  |
| (33) Restaurant or place dispensing food, drink or refreshments for carry out (no seating area provided).                               | 1 space for each 150 square feet of gross floor area; with a minimum of 10 parking spaces.  |
| (34) Restaurant or place dispensing food, drink or refreshments to be consumed on the premises and also having a drive-through service. | 1 space for each 100 square feet of gross floor area; with a minimum of 10 parking spaces, and providing an adequate lane for through traffic which will not obstruct the required parking and driveway for the restaurant. |
| (35) Schools, elementary.   | 1 space for each teacher, 1 space for each 2 employees and administrative personnel,  |

- and 1 space for each classroom, plus safe and convenient loading and unloading of students.
- (36) Senior citizen homes. 1 space for each 2 beds, plus 1 space for each employee on the shift of greatest employment.
  - (37) Shopping center (if over 35,000 square feet of gross floor area). 1 space for every 300 square feet of gross floor area.
  - (38) Shopping center (if 35,000 square feet or less of gross floor area). 1 space for every 300 square feet of gross floor area.

<i>Use</i>	<i>Number of Parking Spaces Required</i>
(39) Swimming pool.	1 space for each 200 square feet of water surface area plus requirements for additional uses in association with the establishment such as a restaurant, etc.
(40) Recreation vehicle parks.	1 space for recreation vehicle stall plus 1 space for each 2 employees.
(41) Retail stores of all types not mentioned otherwise.	1 space for every 300 square feet of gross floor area.
(42) Wholesale establishment.	1 space for each employee plus sufficient spaces to accommodate vehicles used in the conduct of the business.

(Code 1958, § 24-11.10; Ord. of 3-23-72; Ord. of 3-27-72; Ord. of 4-24-72; Ord. of 9-25-72; Ord. of 4-23-73; Ord. of 3-25-74; Ord. of 6-24-75; Ord. of 8-26-85; Ord. of 8-28-95, § VII)

Section 22-292 Off-street loading requirements.

(a) On the same premises with every building structure or part thereof, erected and occupied for manufacturing, storage, warehouse, truck freight terminal, goods display, department store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly involving the receipt or distribution of vehicles, materials, or merchandise, there shall be provided and maintained on the lot adequate space for standing, loading, and unloading services in order to avoid undue interference with public use of the streets and alleys.

(b) Such loading and unloading space, unless otherwise adequately provided, shall be an area ten (10) feet by fifty (50) feet, with fifteen (15) foot height clearance, and shall be provided according to the following schedule:

<i>Gross Floor Area in Square Feet</i>	<i>Loading and Unloading Spaces Required in Terms of Square Feet of Usable Floor Area</i>
0--10,000	None
10,001--100,000	1 space for the first 10,001 square feet plus 1 additional space for each additional 40,000 square feet in excess of the 10,001 square feet.
100,001--500,000	3 spaces for the first 100,001 square feet plus 1 additional space for each additional 60,000 square feet in excess of 100,001 square feet.
Over 500,000	7 spaces for the first 500,001 square feet plus 1 space for

each additional 100,000 square feet in excess of 500,001 square feet.

(Code 1958, § 24-12; Ord. of 8-26-85)

Section 22-293 Minimum number of loading spaces required.

Industrial, wholesale, and retail operations shall provide space as follows:

(a) Off-street loading spaces shall be provided as appropriate to the functions and scope of operation of individual or groups of buildings and uses.

(b) Off-street loading spaces shall be designed and constructed so that all maneuvering to park and unpark vehicles for loading and unloading can take place entirely within the property lines of the premises. Loading spaces shall be provided so as not to interfere with the free, normal movement of vehicles and pedestrians on public rights-of-way.

(c) Ingress and egress to off-street loading spaces shall conform to driveway entrance regulations of the city.

(Code 1958, § 24-12)

Section 22-294 Rules and regulations for protection of city rights-of-way.

(a) The rules and regulations for the control and protection of the city rights-of-way shall be those promulgated by the city for the control and protection of city rights-of-way.

(b) Application and permit forms shall be filed with the chief building official of the city.

(Code 1958, §§ 24-13, 24-13.1)

Section 22-295 22-295--22-310. Reserved.