

# Article 6. Parking and Loading Requirements

## TABLE OF CONTENTS

<b>ARTICLE 6.</b>	<b>PARKING AND LOADING REQUIREMENTS.....</b>	<b>6-1</b>
<b>Sec. 601.</b>	<b>Off-Street Automobile Parking and Loading and Unloading Spaces Required.....</b>	<b>6-1</b>
<b>Sec. 602.</b>	<b>Off-Street Parking Design Standards.....</b>	<b>6-1</b>
602.01	Parking Space Requirements.....	6-1
602.02	Access and Interior Driveways.....	6-1
602.03	Surfacing, Drainage, and Maintenance.....	6-1
602.04	Lighting of Parking Areas.....	6-2
602.05	Shared Parking.....	6-2
602.06	Interparcel Access.....	6-2
<b>Sec. 603.</b>	<b>Number of Off-Street Parking Spaces Required.....</b>	<b>6-3</b>
603.01	Off-Street Parking, General Requirements.....	6-3
603.02	Handicap Accessible Parking Spaces.....	6-8
<b>Sec. 604.</b>	<b>Prohibited Off-Street Parking.....</b>	<b>6-9</b>
<b>Sec. 605.</b>	<b>Off-Street Truck Loading and Unloading.....</b>	<b>6-9</b>
605.01	Applicability.....	6-9
605.02	Requirements for Off-Street Loading and Unloading Spaces.....	6-9
<b>Sec. 606.</b>	<b>On-Street Parking Standards.....</b>	<b>6-9</b>
606.01	On-Street Parking; When Allowed.....	6-9
606.02	On-street parking space requirements.....	6-10
606.03	On-Street Parking Requirements Specific to Master Planned Developments.....	6-10

## Article 6. Parking and Loading Requirements

Article 6 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 businesses and industry. The provisions of this Article apply equally to each designated use without regard to the zoning district in which it is located.

### Sec. 601. Off-Street Automobile Parking and Loading and Unloading Spaces Required.

- (a) Parking Required. Off-street automobile parking, loading and unloading spaces shall be provided, as specified in this Article, for uses and structures hereafter established.
- (b) In all zoning districts there shall be provided at the time any permitted use is established, enlarged or increased in capacity, off-street parking spaces for automobiles in accordance with the standards set forth herein.
- (c) Applicability.
  - (1) This Article shall apply to any new building constructed; for new uses or conversions of existing, conforming buildings; and for enlargements of existing structures.
  - (2) This Article shall not be construed to require additional parking spaces to be furnished for an existing building which is repaired, altered, maintained, or modernized, where the size of the building is not increased; provided, however that when occupancy of any building is changed to another use, parking shall be provided to meet the requirements of this Article for the new use.

### Sec. 602. Off-Street Parking Design Standards.

Wherever off-street parking is required for the development of a lot, it shall be established and maintained as follows:

#### 602.01 Parking Space Requirements.

- (a) Each off-street parking space shall consist of a designated and defined area of at least 10 feet in width and 20 feet in length exclusive of access drives and aisles.
- (b) No off-street parking space shall extend beyond any lot line; and where an off-street parking space abuts a residential lot line, a setback line of 5 feet shall be established.

#### 602.02 Access and Interior Driveways.

- (a) Except for lots devoted to single and 2 dwelling units per structure uses, all areas established for off-street parking shall be designed and be of such size that no vehicle is required to back into a public street to obtain egress.
- (b) All areas devoted to off-street parking shall have clearly defined access drives of ingress and egress not to exceed 25 feet, to include curbs.
- (c) All areas devoted to ingress or egress in a commercial, industrial or multifamily zone shall be denoted by curbing.

#### 602.03 Surfacing, Drainage, and Maintenance.

- (a) All permanent off-street parking areas shall be property drained and surfaced. A proper permanent parking area shall be of a hard surface or finished in such manner that no dust will result from continuous use. Gravel or plant mix is also acceptable.
- (b) Each off-street parking space shall be clearly marked or otherwise defined.

**602.04 Lighting of Parking Areas.**

- (a) Lighting in parking areas shall be provided in accordance with outdoor lighting standards set forth in Article 3 of this Development Code.

**602.05 Shared Parking.**

- (a) Joint off-street parking facilities for 2 or more uses will be established so long as the required number of off-street parking spaces shall not be equal to less than the sum of the requirements for the individual uses computed separately, except as follows:
  - (1) Shared Parking Between Day and Night Users.  
One-half of the off-street parking spaces required by a use whose peak attendance will be at night may be shared with a use that will be closed at night or on Sunday.
  - (2) Planned Developments.  
Parking spaces may be shared by more than one use if the Community Development Director finds that the total number of spaces will be adequate at the peak hours of the uses they serve.

**602.06 Interparcel Access.**

Interparcel access shall be required as follows:

- (a) Internal Access Easements Required.  
For any office or retail sales or services use, the property owner shall grant a "cross" or internal 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.
- (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) Interparcel 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.

- (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 Community Development Director may waive the requirement for the access easements, in whole or in part, in accordance with Article 11 (Procedures and Permits) of this Development Code.

**Sec. 603. Number of Off-Street Parking Spaces Required.**

**603.01 Off-Street Parking, General Requirements.**

This section shall establish the minimum number of off-street parking spaces based on use.

- (a) See Table 6-1 for the required minimum number of off-street parking spaces.
- (b) For the purpose of applying the off-street parking requirements set forth in Table 6-1, the following definitions shall apply:
  - (1) "Floor area" is defined as the gross floor area used or intended to be used by the public for the purchase of goods and services and shall include areas occupied by fixtures and equipment for display or sale of merchandise.
  - (2) "Lot area" is defined as the area or portion of a lot actually used for display or sale of goods and services to the public.
- (c) Fractional off-street parking space requirements shall be counted as a whole space if the fraction is greater than one-half.
- (d) For uses not specifically mentioned in Table 6-1, the requirements for off-street parking and loading facilities shall be determined by the Community Development Director.
- (e) See Article 5 of this Development Code for additional off-street parking requirements in the MHU-1, MHU-2, CORD, PUD, and CUPD Districts, if applicable.

**Table 6-1: Minimum Required Parking Spaces by Use**

Use	Minimum Number of Parking Spaces Required
<b>RESIDENTIAL</b>	
Condominiums and Townhouses	2 per dwelling unit
Duplex (2 units per structure)	2 per dwelling unit
Garage Apartment	2 per dwelling unit
Group Home	1 per 500 sq. ft. of floor area
Live-Work Unit	1 per 300 sq. ft. of floor area
Manufactured Home Park	2 per unit +1 per 3 units
Manufactured Home	2 per unit
Nursing Home, Personal Care Home, Assisted Living Facility; Hospice (inpatient facility)	1 per 3 beds
Single Family Residence	2 per dwelling unit
Triplex or more (3 or more units per structure)	3 per 2 dwelling units

Use		Minimum Number of Parking Spaces Required
<b>AGRICULTURAL</b>		
Deer and Game Processing (Meat Packing, Butchering and/or Processing)		1 per 300 sq. ft. of floor area
Farm Supplies and Feed Processing		1 per 500 sq. ft. of floor area
Farmers Market		1 per 300 sq. ft. of floor area
Agritourism Uses: Corn Maze Farm Tour, Educational Festival, Agricultural/Educational Farm Dinner		2 per acre of lot area
<b>COMMERCIAL (SERVICES, RETAIL, &amp; OFFICES)</b>		
Aircraft Sales and Service		1 per 200 sq. ft. of floor area
Alcohol Sales (Retail or Wholesale)	Beer & Wine Sales	Package and Carry Out 1 per 200 sq. ft. of floor area
		Wholesale 1 per 300 sq. ft. of floor area
	Liquor Sales 1 per 300 sq. ft. of floor area	
Ambulance Service		1 per employee
Amusement Parks		1 per 200 sq. ft. of floor area
Animal Hospital & Veterinary Clinics		1 per 400 sq. ft. of floor area
Apparel Service (Other Than Dry Cleaning, Laundering)		1 per 300 sq. ft. of floor area
Appliance Sales and Service (including, but not limited to the following: Air-conditioning; Electrical; Heating; Plumbing)		1 per 400 sq. ft. of floor area
Art Gallery		1 per 300 sq. ft. of floor area
Auditoriums, Exhibit Halls		1 per 3 seats
Automotive Dealerships, Sales, and Service (new and used car sales, service and parts, etc.)		1 per 300 sq. ft. of floor area
Automotive Repair and Service Centers: Auto paint and body shops; Tire centers; Automotive garages; and similar uses)		1 per 300 sq. ft. of floor area
Automotive Repair and Service: Tire Recapping, Retreading, Rebuilding		1 per 500 sq. ft. of floor area
Bakery		1 per 300 sq. ft. of floor area
Bank and Financial Institutions		1 per 300 sq. ft. of floor area
Barber and Beauty Shops		1 per 200 sq. ft. of floor area
Bed and Breakfast Inns		1 per guest room

Use		Minimum Number of Parking Spaces Required
		2 per owner's dwelling unit
Bicycle Sales and Service		1 per 300 sq. ft. of floor area
Billiard Hall		1 per 300 sq. ft. of floor area
Blood Banks and Centers		1 per 300 sq. ft. of floor area
Boat and Marine Rental, Sales, Repair and Storage		1 per 400 sq. ft. of floor area
Bowling Alleys		5 per alley
Building Materials - Retail and Wholesale (Excluding Lumberyards)		1 per 400 sq. ft. of floor area
Cabinet Makers, Supplies and Equipment		1 per 300 sq. ft. of floor area
Campgrounds, Camp Sites, Primitive Camps, Boat Launching Sites		2 per camping site
Car Wash		10 per lane
Carpet Cleaners		1 per 300 sq. ft. of floor area
Child Day Care Services		1 per 1.5 employees + 1 per 1000 sq. ft. of floor area, or as required by State Licensing requirements
Contractor or Construction Offices and Shops		1 per 400 sq. ft. of floor area
Convenience Store		1 per 300 sq. ft. of floor area
Delicatessen		1 per 200 sq. ft. of floor area
Department Store		1 per 300 sq. ft. of floor area
Drive-In Theater		See Article 3
Dry Cleaning & Laundering	Plant	1 per employee
	Pick-up station or self-service	1 per 300 sq. ft. of floor area
Drugstore/Pharmacy		1 per 300 sq. ft. of floor area
Employment Service		1 per 500 sq. ft. of floor area
Exterminator - Pest		1 per 500 sq. ft. of floor area
Florist		1 per 300 sq. ft. of floor area
Food Stores (Retail: Supermarkets, groceries)		1 per 300 sq. ft. of floor area
Funeral Homes and Mortuaries		1 per 3 seats in chapel
Furniture & Household Furnishings Retailers		1 per 400 sq. ft. of floor area
Gasoline Service Station		1 per 300 sq. ft. of floor area
Golf courses	9- or 18-hole	3 per Hole
	Miniature or driving range	1 per 500 sq. ft. of floor area
Gunsmith		1 per 300 sq. ft. of floor area
Health Club		1 per 400 sq. ft. of floor area
Home Occupation (Residential or Rural)		Dependent upon use

Use		Minimum Number of Parking Spaces Required
Hotels and Motels		1 per room
Kennels, commercial		1 per 300 sq. ft. of floor area
Mini storage (self-service)		1 per 10 units + 1 per employee
Monument Sales		1 per 1,000 sq. ft. of floor area
Motion Picture Theater (Excluding Drive-In)		1 per 5 seats
Motorcycle Sales and Service		1 per 300 sq. ft. of floor area
Newspaper Publishing, Printing and Distribution		1 per employee + 1 per 500 sq. ft. of floor area
Nurseries - Plants		1 per 400 sq. ft. of floor area
Offices (professional, business services, governmental, general)		1 per 300 sq. ft. of floor area
Offices (medical, including dentist)		1 per 300 sq. ft. of floor area + 1 per employee
Photography Studios		1 per 300 sq. ft. of floor area
Radio and TV Broadcasting Studios		1 per 400 sq. ft. of floor area
Radio and TV Sales and Service		1 per 300 sq. ft. of floor area
Restaurant/Bar: Inside service & drive-through		1 per 200 sq. ft. of floor area
Restaurant/Bar: Cocktail lounge/restaurant		1 per 100 sq. ft. of floor area + 1 per employee
Retail Establishments (miscellaneous sales & services) (Including, but not limited to the following: Art supplies; Books; Clothing & accessories; Electronics; Fabrics; Fishing supplies; Gift shops; Hardware; Hobby, toy and game shops, Jewelry; Musical instruments; Office equipment and supplies; Optical goods; Sporting goods; Used merchandise stores (antiques, consignment, etc.)		1 per 300 sq. ft. of floor area
Roller Skating Rink		1 per 300 sq. ft. of floor area
Sexually Oriented Establishments		1 per 200 sq. ft. of floor area + 1 per employee
Shooting Ranges:	Pistol (Indoor, Outdoor)	1 per 500 sq. ft. of floor area
	Rifle, shotgun, archery	1 per employee + 1 per 1.5 of each part
Shopping Center		1 per 300 sq. ft. of floor area
Special Events Facility		1 per 3 seats
Taxidermist		1 per 300 sq. ft. of floor area
Truck - Sales and Rental		1 per 400 sq. ft. of floor area
Truck Service		1 per 200 sq. ft. of floor area
Weddings and Receptions, Outdoor		1 per 3 seats
<b>INDUSTRIAL AND MANUFACTURING</b>		
Freight Depots - Truck and Rail		1 per 1,000 sq. ft. of floor area
Fuel Storage		1 per employee

Use	Minimum Number of Parking Spaces Required
Junkyards (Including Salvage and Scrap Metal)	1 per 500 sq. ft. of floor area
Lumberyards and Millwork	1 per employee + 1 per 500 sq. ft. of floor area
Machinery Sales, Service, Repair and Rental (including farm and construction equipment)	1 per 500 sq. ft. of floor area
Manufacturing and Industrial Uses (not specifically listed)	1 per 500 sq. ft. of floor area
Moving Service	1 per employee + 1 per 1,000 sq. ft. of floor area
Radio and TV Transmitter and Tower	See Article 3
Railroad Freight Station	1 per 500 sq. ft. of floor area
Railroad Passenger Station	1 per 400 sq. ft. of floor area
Truck Terminal	1 per 1.5 employees
Warehousing (not including Mini-Storage)	1 per 1,000 sq. ft. of floor area
Wholesale - With or without storage	1 per 400 sq. ft. of floor area + 1 per employee
<b>PUBLIC AND INSTITUTIONAL</b>	
Churches, Synagogues, Temples and Related Activities	1 per 4 seats
Civic, Social and Fraternal Organizations	1 per 200 sq. ft. of floor area
Colleges and Universities:	
Auditorium and similar facilities	1 per 3 seats
Dormitories and similar facilities	1 per 3 beds
All other facilities	1 per 500 sq. ft. of floor area
Hospitals and Medical Clinics (Excluding Animal)	1 per 3 beds + 1 per employee
Libraries	1 per 3 seats
Mental Homes, Sanitariums	1 per 3 beds
Post Office	1 per 300 sq. ft. of floor area
Public Buildings and Government Uses Not Specifically Listed Herein	To be determined
Schools:	
Commercial or trade	1 per 500 sq. ft. of floor area
Dancing Schools	1 per 500 sq. ft. of floor area
Elementary; Junior high	1 per 1.5 employees
High School	1 per 1.5 employees + 1 per 500 sq. ft. of floor area
Nursery	1 per 1.5 employees

Use	Minimum Number of Parking Spaces Required
Utility, Private	1 per employee
Utility, Public	1 per employee
Utility, Wholesale	1 per employee

**603.02 Handicap Accessible Parking Spaces.**

- (a) Handicap accessible 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.
- (b) Handicap accessible parking spaces shall be counted as part of the total number of parking spaces required under this Article.
- (c) Handicap accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every eight handicapped spaces shall be adjacent to an aisle 8 feet wide and the space shall be adjacent to an aisle 8 feet wide and the space shall be clearly signed "van accessible." Handicapped parking space aisles shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface.
- (d) Handicap accessible parking spaces shall be located on a surface with a slope not exceeding 1 vertical foot in 50 horizontal feet (1:50).
- (e) Wheelchair ramps shall be provided at locations appropriate to normal travel routes from the parking lot to the principal use.
- (f) 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.

**Table 6-2: Handicap Accessible Spaces Required.**

Total Spaces Required for Use	Minimum Number of Handicap Spaces
1 – 25	1
26 – 50	2
51 – 75	3
76 – 100	4
101 – 150	5
151 – 200	6
201 – 300	7
301 – 400	8
401 – 500	9

Total Spaces Required for Use	Minimum Number of Handicap Spaces
501 – 1,000	2% of total
1,000 and over	20, plus 1 for each 100 over 1,000

Source: Americans with Disabilities Act Accessibility Guidelines.

**Sec. 604. Prohibited Off-Street Parking.**

- (a) Off-street parking areas shall not be considered as loading or unloading areas.
- (b) No off-street parking facility in existence at the effective date of these regulations shall be reduced to an amount less than required for a similar use.

**Sec. 605. Off-Street Truck Loading and Unloading.**

**605.01 Applicability.**

- (a) In all zoning districts where permitted uses require the receipt or distribution of materials or merchandise by truck or similar vehicle, off-street loading and unloading space shall be provided.
- (b) Such requirements will apply to new structures or that portion of existing structures which are altered or expanded after the effective date of this Development Code.

**605.02 Requirements for Off-Street Loading and Unloading Spaces.**

- (a) 1 space shall be required for the first 20,000 square feet of floor area plus 1 additional space for each 20,000 square feet of floor area up to 100,000 square feet and 1 space for each additional 40,000 square feet thereafter.
- (b) The minimum size of an off-street loading and unloading space shall be 10 feet by 50 feet, exclusive of driveway and maneuvering space.
- (c) No street or alley shall be considered as part of the off-street loading or unloading area.
- (d) All areas for loading and unloading shall be so designed and located to permit traffic to exit facing a street or alley.
- (e) Off-street loading and unloading spaces may occupy all or any part of any required yard area.

**Sec. 606. On-Street Parking Standards.**

**606.01 On-Street Parking; When Allowed.**

On-street parking may be used on Harris County maintained public streets if approved as a part of a planned development and shall be limited to local streets internal to townhouse developments or master planned developments that provide pedestrian walkability within the project.

- (a) On-street parking shall be shown on the development application and the conceptual master plan and is subject to Community Development Director review and prior to submission to the Board of Commissioners.
- (b) On-street parking shall not be permitted for a single building on an individual parcel, but rather shall be permitted to serve multiple buildings or parcels within in a townhouse

development or master planned development. In addition, individual businesses shall not designate any one on-street parking space for exclusive use by their patrons.

- (c) On-street parking shall comply with regulations in Article 5 (Subdivisions and Planned Developments) and other applicable regulations in this Development Code.

**606.02 On-street parking space requirements.**

- (a) Each on-street parking space shall be 9 feet wide by 22 feet long as measured from the face of curb.
- (b) On-street parking calculations shall be provided on the development application and conceptual master plan.
- (c) Handicap parking shall comply with the ADA Standards, the Georgia State Law for Accessible Design and the Georgia Accessibility Code for Buildings and Facilities for all multi-family and non-residential uses and the standards in Section 603.02 of this Article.
- (d) The roads shall be accepted by the County in accordance with the requirements and procedures in Section 1118 of Article 11 (Procedures and Permits).
- (e) On-street parking shall be constructed to the street standards as established in this Development Code and maintained in accordance with County Standards and further maintained so as not to create any hazards with traffic flow on the adjacent street.
  - (1) No on-street parking shall be permitted in residential or commercial development areas without adequate parking space provided between curbs (i.e., width of paved surface would increase from 20 feet to 34 feet).
- (f) A mandatory property owners association shall be established for any development that provides on-street parking. The property owners association shall be responsible for the maintenance of any on-street parking in the development. A maintenance responsibility statement for on-street parking shall be placed on the approved plans and the covenants shall include a section that specifically states who is responsible for maintenance and what the maintenance standards are for on-street parking.

**606.03 On-Street Parking Requirements Specific to Master Planned Developments.**

- (a) Up to 100% of the on-street parking spaces available within 700 feet of a use may be counted towards the minimum off-street parking requirements for commercial uses as shown on the development application and conceptual master plan.
- (b) No more than 25% of the number of required off-street parking spaces may be provided by on-street parking.