

ARTICLE X

OFF-STREET AUTOMOBILE PARKING AND LOADING AND UNLOADING SPACES

Section 1000. Off-Street Automobile Parking and Loading and Unloading Spaces Required

Off-street automobile parking and loading and unloading spaces shall be provided, as specified in this Ordinance, for uses and structures hereafter established.

Any building or use that is subsequently enlarged shall meet the off-street parking and loading and unloading space requirements of this Ordinance for the addition made.

Section 1001. Plan and Design Standards for Off-Street Parking

The following are required plan and design standards for off-street parking:

1. Required Area for Each Parking Space: Each automobile parking space shall be not less than nine (9) feet wide and nineteen (19) feet deep. Adequate interior driveways shall connect each parking space with a public right-of-way. A maximum of one (1) foot six (6) inches of the required nineteen (19) feet may overhang a grassed area. This overhang cannot be over a sidewalk or right-of-way and must be arranged in such a way as to allow adequate front-to-front parking.
2. Interior Driveways: Interior driveways when used with 90-degree-angle parking shall be at least 22 feet wide; when used with 60-degree-angle parking, at least twelve (12) feet wide with one-way traffic, twenty-two (22) feet wide with two-way traffic; when use with parallel parking or where there is no parking, at least ten (10) feet wide for one-way traffic and at least twenty (20) feet wide for two-way traffic. A minimum ten-foot driveway and stacking lane is required for any type drive-up window or pick-up station. This is in addition to regular driveways.

3. Improvement of Off-Street Parking Lots: All off-street parking lots, whether public or private, for more than five vehicles shall meet the following standards:
- a. Shall be graded to insure proper drainage, surfaced with concrete to asphalt at least two (2) inches thick installed on an approved base and maintained in good condition free of weeds, dust, trash and debris.
 - b. High intensity lighting facilities shall be so arranged that the source of any light is concealed from public view and from adjacent residential properties and does not interfere with traffic.
 - c. They shall not be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.
 - d. If located adjacent to any residential or office zoning district or if located adjacent to an arterial street as shown on the Comprehensive Plan, the last ten (10) feet adjoining such district shall be planted.
 - e. A preliminary landscape planting and maintenance plan is to be submitted to the Community Development Director and approved prior to the issuance of a permit. Installation of plant materials shall have been completed or bonded prior to the issuance of a certificate of occupancy.
 - f. Plant materials shall consist of at least one (1) tree for each twenty-five (25) linear feet of buffer. For purposes of this section, such tree may be any woody plant native to this region that has a single trunk and which will reach at least twenty (20) feet in height at maturity and which, when planted, is a minimum height of six (6) feet; or such tree may be a flowering tree with a minimum height of six (6) feet.
 - g. Where healthy trees or other native plant materials exist on a site prior to its development, islands and buffers of such material shall be incorporated into the parking lot design with special attention to the saving and preservation of trees with trunk caliper of five (5) inches or more at a height of four and one-half (4 ½) feet above the ground.

- h. An average of at least one tree, as defined in Paragraph f. above, occupying a planting space of at least sixty-four (64) square feet each shall be furnished for each ten (10) cars on the interior and for each five (5) cars on the perimeter of the parking lot.
 - i. Each parking space shall be clearly demarcated by a painted stripe no less than three (3) inches wide running the length of each of the longer sides of the space or by curbing or by other acceptable method which clearly marks and delineates the parking space within the parking lot.
- 4. Locating of Required Off-Street Parking Spaces on Other Property: If the required automobile off-street parking spaces cannot reasonably be provided on the same lot on which the principal use is located, such spaces may be provided on other off-street property lying not more than four hundred (400) feet from the main entrance to the principal use. In this situation, the applicant shall submit with his application for a building permit or an occupancy permit, an instrument duly executed and acknowledged which accepts as a condition for the issuance of a building permit or an occupancy permit the permanent availability of such off-street parking spaces to serve his principal use.
- 5. Sharing of Required Off-Street Parking Spaces: One- half of the off-street parking spaces required by a use whose peak attendance will be at night or on Sundays may be shared with a use that will be closed at night or on Sundays.
- 6. Location and Surface of Parking Areas: In any district, the parking of any vehicle on other than surface concrete or asphalt to accommodate the vehicle is prohibited. In any residential district, the parking of any vehicle in the front yard or in front of the principal building line is prohibited except on a concrete or asphalt driveway or in a carport or garage. Not more than thirty-five (35) percent of this required front yard area shall be used for parking under any circumstances.

Section 1002. Minimum Number of Off-Street Parking Spaces Required

The following are the minimum number of off-street parking spaces required. For uses not specifically listed, the off-street parking requirements shall be those of the most similar use. Parking spaces for the physical handicapped shall be required in accordance with the “Standard Building Code” as adopted by the City of Buford.

1. Automobile Sales and Service: One space for each one hundred fifty (150) square feet of gross floor area.
2. Churches: One space for each four (4) seats in the main auditorium.
3. Food Stores: One (1) space for two hundred (200) square feet of gross floor area.
4. Funeral Parlors: One (1) space for each three (3) fixed seats and one (1) space for each twenty-five (25) square feet of floor area available for the accommodation of movable seats in the largest assembly room.
5. Gasoline Service Station: Three (3) spaces for each service bay, with a minimum of ten (10) spaces required.
6. Hospitals, Nursing Homes and Similar Institutions: One (1) space for each two (2) beds.
7. Industrial Plants: One (1) space for each two thousand (2,000) square feet of gross floor area.
8. Lodges and Clubs: One (1) space for each one hundred (100) square feet of gross floor area.
9. Motels: One and one-quarter (1 ¼) spaces per unit.
10. Offices: One (1) space for each three hundred (300) square feet of gross floor area.
11. Places of Public Assembly Without Fixed Seating: One (1) space for each twenty-five (25) square feet of floor area available for the accommodation of movable seats in the largest assembly room

12. Place of Public Assembly With Fixed Seating: One (1) space for each three (3) seats.
13. Recreation Centers, Private: One (1) space per five (5) members but no less than Twenty (20) spaces except that golf courses shall require a minimum of twenty (20) spaces per nine (9) holes.
14. Recreation Centers, Public: A minimum of twenty (20) spaces except that golf courses shall require a minimum of twenty (20) spaces per nine (9) holes.
15. Residences: Two (2) spaces for each dwelling unit.
16. Restaurants, night clubs, taverns and similar establishments serving food or beverages and providing patron use area: One (1) space for each seventy-five (75) square feet of gross floor area.
17. Restaurants, drive-in, without area provided for patron use: One (1) space per one hundred (100) square feet of gross floor area, but not less than ten (10).
18. Retail Business, Including General Business, Commercial or Personal Service Establishments and Shopping Centers Catering to Retail Trade, but Not Including Offices or Food Stores: Five (5) spaces for each one thousand (1,000) square feet of gross floor area.
19. Rooming and Boarding Houses: One (1) space for each two (2) bedrooms.
20. Schools, Public or Private Elementary and Day Care Centers: Two (2) spaces per classroom.
21. Schools, Public or Private High: Five (5) spaces per classroom.
22. Schools, College, Trade and Vocational: Ten (10) spaces per classroom.
23. Wholesale and Warehousing: One space per two hundred (200) square feet of gross floor area devoted to sales or display plus one (1) space per two thousand (2,000) square feet of gross storage area.

Section 1003. Plan and Design Standards for Off-Street Loading and Unloading Spaces

The following are the plan and design standards for off-street loading and unloading spaces:

1. Off-street loading and unloading spaces shall have access from an alley, or if there is no alley, from a public street.
2. The off-street loading and unloading space shall be so located that it causes a minimum of interference with the free movement of vehicles and pedestrians over a street, sidewalk or alley.

Section 1004. Minimum Size and Number of Off-Street Loading and Unloading Spaces Required

The minimum number and size of off-street loading and unloading spaces required are as follows:

For the purpose of this section, an off-street loading and unloading space shall have the minimum dimensions of twelve (12) feet x forty (40) feet x fourteen (14) feet of overhead clearance. The minimum number of such spaces required are as follows.

Retail, business, office, wholesale, industrial, governmental, and institutional uses, including public assembly places, hospitals and educational institutions, one space for the first twenty-five thousand (25,000) square feet of total floor area or fractional part thereof. For anything in excess of twenty-five thousand (25,000) square feet, such uses shall provide loading spaces according to the following schedule:

SQUARE FEET	NUMBER OF SPACES
25,001 – 99,999	2
100,000 – 159,999	3
160,000 – 239,999	4
240,000 – 349,999	5
For each additional 100,000 or fraction thereof	1 Additional

Section 1005. Administrative Variance

In instances where an applicant show specific and valid reasons why the requirements of Section 1002 or Section 1004 cannot reasonably be met, and where a reduction of not more than ten (10) percent in such requirements will not adversely affect the spirit of intent of this article, the Community Development Director may administratively grant such reduction.

Section 1006. Business Vehicle Parking in Residential Districts

In all residential districts, the parking of any business vehicle (other than an automobile, pick-up or panel truck, used to provide daily transportation to and from work or a business vehicle parked temporarily while making a delivery or providing a service) and any vehicle with a carrying capacity of more than one and one-half (1 ½) tons is prohibited except when the following provisions apply:

1. Such vehicle may park within a fully enclosed structure that meets all other criteria of the Zoning District and the City of Buford Development Regulations;
2. Such vehicle may park on the side or to the rear of the primary residential structure on the lot provided that the lot is five (5) acres or larger, but in no case may be located closer than one hundred (100) feet from any property line; or
3. Such vehicle is used for the primary purpose of transporting children to and from state licensed or accredited elementary, middle or high schools provided such vehicle is parked off any public thoroughfare, on an all-weather surface, and in the side or rear yard.

