

Section 20-3: Requirements for Parking Lots

- (A) ~~The lot may be used only for parking and not for any type of loading, dead storage, convention exhibits, repair work, dismantling or servicing, but shall not preclude parking of rental vehicles and display or sales of merchandise as allowed by this Ordinance. Parking lots shall be primarily used for vehicle parking and shall not be used for loading, vehicle dismantling, repair work, long-term dead storage, convention exhibits, or other non-parking-related activities. However, this provision does not prohibit temporary vendor operations or approved outdoor storage when such uses are permitted by the Town through a valid zoning, temporary use, or special event permit, and are in compliance with applicable regulations. Furthermore, this restriction does not preclude:~~
- ~~1. Vehicles for rent or sale by a business with a valid zoning permit.~~
 - ~~2. Any temporary display or sales of merchandise as allowed by this Ordinance.~~
 - ~~3. Mobile food units or other vendors with a valid itinerate merchant permit issued by the Town of Shallotte.~~
- (B) All entrances, exits, barricades at sidewalks, and drainage plans shall be approved and constructed before occupancy.
- (C) A strip of land eight (8) feet wide adjoining any street line, or five (5) feet adjoining any other property line shall be ~~reserved~~ preserved as open space, guarded with wheel bumpers or curb and planted in grass, shrubs or trees or shall be incorporated in a buffer required by Article 17, except as otherwise provided in this Section.
- (D) Automobile parking spaces shall have the following dimensions:

| Angle (degrees) | Stall Width (feet) | Stall Length (feet) | Drive Aisle Width (feet) | |
|-----------------|--------------------|---------------------|--------------------------|---------|
| | | | One-Way | Two-Way |
| 0 | 9 | 23 | 12 | 20 |
| 30 | 9 | 18 | 12 | 20 |
| 45 | 9 | 18 | 12 | 20 |
| 60 | 9 | 18 | 16 | 22 |
| 75 | 9 | 18 | 20 | 24 |
| 90 | 9 | 18 | 24 | 24 |

Stall width is the minimum perpendicular width between parking spaces. Stall length is the minimum length for which the minimum width is provided. See Figure 20-1 for examples of parking lot dimensions. One-way drive aisles that serve as fire access routes, as determined by the ~~Town of Shallotte~~ Fire Code Official, will be required to comply with the provisions of the N.C. Fire Code ~~and will generally be required to be 20 feet in width.~~

- (E) Required off-street parking areas including drives and access ways shall ~~have a paved/cement/paving stones~~ be installed using impervious surface materials such as asphalt, concrete, or similar for all parking facilities, and shall be designed to support the fire apparatus and other anticipated traffic loads. ~~containing five (5) or more spaces. Parking facilities containing fewer than five (5) spaces are exempt from paving requirements. No more than ten percent (10%) of the total minimum parking requirement is exempt from paving requirements where additional spaces are required by a change of use in any existing building. (Ord. 20-05, 7/7/20)~~ In the Central Business (CB), and all industrial zone districts, parking facilities containing fewer than twenty (20) spaces may utilize pervious materials such as gravel for parking lot surfaces, subject to the conditions outlined herein:

1. Pervious parking lots must be designed by a licensed engineer.
2. Approval by the Town Engineer and Stormwater Administrator is required prior to installation.
3. Parking areas using pervious surfacing materials must be located to the rear of the primary structure and out of the view of the right-of-way.
4. The use of pervious materials is permitted for parking lots with a maximum of 20 parking spaces or an area not exceeding 10,000 square feet, whichever is less. Any expansion beyond this threshold shall require full compliance with the Town's standard parking lot surfacing and design requirements.
5. Parking areas must meet built-upon area standards detailed in the NCDEQ Stormwater Design Manual.
6. To minimize the tracking of loose materials into adjacent streets and rights-of-way, all pervious parking lots shall include a stabilized driveway stem or apron, meeting the following standards:
 - a. The stem shall be a minimum of twenty (20) feet in length, measured from the edge of the public or private street right-of-way or property line inward toward the lot.
 - b. In industrial zoning districts the stem length shall be increased to thirty (30) feet in length.
 - c. The stem shall be surfaced with asphalt, concrete, or other approved stable surfacing material.
 - d. The stabilized area shall be maintained in good condition to prevent gravel or debris from migrating into public infrastructure.
7. Pervious surfaces must be designed to support anticipated traffic loads, including fire apparatus and other public safety vehicles, and prevent rutting or aggregate scattering.
8. A suitable base layer shall be installed to facilitate drainage and support the pervious surface material.
9. A one-foot-wide concrete barrier must be installed to contain all non-bonded pervious materials and prevent migration.
10. Wheel stops and perimeter barriers are required to define parking spaces and protect landscaped areas or adjacent property.
11. All required accessible parking spaces and routes must utilize firm, stable, and slip-resistant surfaces compliant with the Americans with Disabilities Act (ADA) standards.
12. The parking lot design must ensure that stormwater runoff does not adversely affect adjacent properties or public rights-of-way.
13. A detailed Pervious Parking Lot Maintenance Plan must be submitted to and approved by the Planning Department prior to the issuance of zoning approval, and must include the following provisions:
 - a. A site plan designed by a licensed engineer.
 - b. Pervious parking areas shall be maintained in a manner consistent with the approved design and regular maintenance is required to avoid ruts and excessive dust.
 - c. Regular removal of weeds and undesirable vegetation manually or through environmentally safe herbicides.

- d. Periodic replenishment or redistribution of pervious materials to maintain surface level and permeability.
 - e. The property owner shall grant the Town the right to access the property for the purpose of inspection to ensure compliance with the Maintenance Plan.
 - f. Failure to adhere to the approved Maintenance Plan may result in enforcement actions, including civil penalties, revocation of permits, or other remedies as provided by law.
 - g. Use of pervious materials must not conflict with environmental protection regulations, including those related to wetlands, floodplains, and critical habitats.
- (F) All parking lots shall provide the minimum size, number, and arrangement of accessible spaces pursuant to the current ADA Standards for Accessible Design.
- (G) Any lighting of parking areas shall be shielded so as to cast no light upon adjacent properties and streets and shall otherwise comply with Article 19.
- (H) No parking area shall be allowed to back into any right-of-way.
- (I) Vehicle overhang shall be two and one-half (2.5) feet from the face of the curb, sidewalk, or wheel stop. Vehicle overhang areas shall be exclusive of minimum sidewalk width. Vehicle overhang areas are not required to be paved from the rear of the curb or wheel stop and, where not paved, may be included in internal or perimeter landscaping
- (J) Interconnections shall be provided between parking lots serving adjacent multi-family sites or adjacent non-residential sites, excluding those located in the Heavy Industrial (HI) zoning district. If adjoining property is undeveloped or interconnection is deemed impractical by the Administrator or board with final approval authority, then an area of land shall be reserved for future interconnection and shall be shown on development plans. Interconnections between non-residential sites and multi-family sites are encouraged.
- (K) Entrances and exits shall be shared where possible, shall be designed to facilitate future sharing, and shall be located so as to minimize traffic congestion on adjoining streets. August 2021 20-16 Shared parking lot entrances and exits, and those designed to facilitate future sharing, shall be exempt from parking lot buffer strip requirements of subsection (C).

Section 20-7: Downtown Off-Street Parking

- (A) Front and Side Yard Parking. In the Central Business (CB) zoning district, off-street parking shall be prohibited between a primary building and any front lot line or corner side lot line, except that parking may be permitted between a primary building and a secondary required front yard of any through or double-frontage lot.
- (B) Existing developments within the CB zoning district may expand an existing building footprint without relocating existing off-street parking to the rear of the building so long as:
- (1) The development meets the current parking requirements as detailed in Section 20-3; and
 - (2) Any new parking, whether required or otherwise, shall be added to the rear of the building in accordance with Section 20-7
- (C) In the Central Business (CB) zoning district, parking facilities containing fewer than twenty (20) spaces may utilize pervious materials for parking lot surfaces in accordance with parking lot standards detailed in Section 20-3.

- (D) Payment In Lieu of Providing Parking. In the Central Business (CB) zoning district, payment may be made to a parking fund established by the Town in lieu of providing a portion of the required off-street parking spaces. The amount of the payment for each space shall be established by the Board of Alderman on the Town fee schedule and shall be reasonable and based on the actual or estimated cost to provide such spaces. No development approvals shall be issued until complete payment has been received by the Town of Shallotte. In no case shall more than ~~fifty~~ fifty percent (50%) of required off-street parking be eligible for payment.

Section 20-8: Off-Street Parking in Industrial Zoning Districts

- (A) Pervious surface materials may be used for parking areas containing up to twenty-five (25) spaces in industrial districts according to the following regulations:
- a. In industrial districts, pervious surfacing materials may only be used for employee parking, overflow parking, or in permitted outdoor storage areas in which vehicle traffic is limited, unless an engineered design by a licensed engineer demonstrating suitability for other uses is provided.
 - b. Pervious parking areas shall meet all the requirements set forth in Section 20-3.
 - c. Pervious surfaces must be designed to support the anticipated vehicular loads of heavy trucks and industrial equipment when applicable.