

Section 20-3: Requirements for Parking Lots

(E) Required off-street parking areas, including drive and access ways, shall 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. In the Central Business (CB), and all industrial zoning 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, unless the property is subject to a CAMA Urban Waterfront Area designation, in which case front or side yard parking areas are permitted in accordance with all other standards contained in this Article.
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.