

ARTICLE 6. PARKING

TEXT AMENDMENT REVISIONS

TMOD 24-001

SEC. 6.1.3 PARKING REGULATIONS, OFF-STREET PARKING SPACES

Sec. 6.1.1. Introduction.

This chapter establishes the standards for the number, location, and development of motor vehicle parking facilities, standards for on-site loading areas, and standards for bicycle parking.

(Ord. of 8-2-2017, § 1(6.1.1))

Sec. 6.1.2. Interpretation.

- A. *Fractions.* Where a fractional space results during the calculation of required parking, the required number of parking spaces shall be the next lowest whole number.
- B. *Parking space requirement not specified.* Where the parking requirement for a particular use is not described in Table 6.2, and where no similar use is listed, the director of planning shall determine the number of spaces to be provided based on requirements for similar uses, location of the proposed use, the number of employees on the largest shift, total square footage, potential customer use, or other expected demand and traffic generated by the proposed use. If the director of planning reasonably determines that a parking generation study should be prepared by a qualified professional, the director of planning may require submission of such a study to aid the director of planning in making a determination with respect to the number of required parking spaces.
- C. *Computations for multiple floor uses within a building.* In cases where a building contains some combination of residential use, office space, retail or wholesale sales area, or bulk storage area, the director of planning may determine on a proportional basis the parking and loading requirements based on separate computations for each use.

(Ord. of 8-2-2017, § 1(6.1.2))

Sec. 6.1.3. Parking regulations, off-street parking spaces.

Off-street parking spaces shall be provided in accordance with the following requirements:

- A. Each application for a development permit or building permit, other than for a detached single-family residence, shall be accompanied by a parking plan showing all required off-street parking spaces, driveways, and the internal circulation system for each such parking lot.
- B. All parking lots and spaces shall conform to the following requirements:
 - 1. All vehicles shall be parked on a paved surface that is connected to and has continuous paved access to a public or private street, except as otherwise allowed in this section.

2. Each parking space, except those located on a single-family residential lot, shall comply with the minimum dimensions established in Table 6.1. Each parking lot shall have adequate space for each car to park and exit every parking space and space for internal circulation within said parking lot.
3. Each parking lot, except those parking spaces located on property used for single-family residential purposes, shall comply with section 5.4.4, site and parking area landscaping.
4. All parking lots and parking spaces, except those located on property used for single-family residential purposes, shall conform to the geometric design standards of the Institute of Traffic Engineers.
5. Parking and loading shall not be permitted within the front yard in any MR, HR, O-I, or O-I-T zoning district, except for required handicapped parking. Notwithstanding the previous sentence, parking and loading shall be permitted within the front yard where provision of adequate parking spaces within the rear is impractical and upon issuance of a variance pursuant to article 7 of this chapter.
6. Parking shall not be permitted within the front yard of any property used for single-family residential purposes, except within a driveway, or in a roofed carport or enclosed garage. Within any single-family residential district, not more than 35 percent of the total area between the street right-of-way line and the front of the principal building shall be paved.
7. No parking space, driveway or parking lot shall be used for the sale, repair, dismantling, servicing, or long-term storage of any vehicle or equipment, unless located within a zoning district which otherwise permits such use.
8. The parking of ~~business~~ **commercial** vehicles on private property located within residential zoning districts is prohibited. This section shall not prohibit:
 - (1) Typical passenger vehicles, with or without logos, including automobiles, pickup trucks, passenger vans, and dually trucks;
 - (2) Vehicles engaged in active farming, construction activities or contractor services on the private property, or the temporary parking (12 hours or less) of vehicles for the purpose of loading/unloading within residential zoning districts; nor
 - (3) The parking of vehicles on property located in residential zoning districts, where such property is used for an authorized nonresidential use such as a church.

Vehicles used in law enforcement are exempt from the restrictions of this subsection.
9. All parking lots shall conform to the requirements of section 6.1.7.

Table 6.1. Minimum Parking Space Dimensions

Minimum Parking Space Dimensions			
Parking Angle	Minimum Stall Width	Minimum Stall Depth	Minimum Parking Aisle Width
Regular-sized vehicles			
90 degrees	9'	18'	24'
75 degrees	9'	19'	21'
60 degrees	9'	17'	14'
45 degrees	9'	15'	11'
Compact vehicles			
90 degrees	8.5'	15'	22'

75 degrees	8.5'	16	20'
60 degrees	8.5'	15'	14'
45 degrees	8.5'	14'	10'





10. Notwithstanding any other provisions of chapter 27 or chapter 14, parking areas and/or parking on unpaved ~~paved~~ surfaces for **any industrial use for truck parking (commercial truck parking lot) transportation equipment and storage or maintenance (vehicle) storage, without services provided**, shall be permitted as a principal use on parcels zoned M or M-2, provided that:
 - a. The parking area shall be screened from view of the public street with an opaque fence or wall minimum of six feet in height.
 - b. The parking area shall be at least 25 feet from the street right-of-way.
 - c. A ten-foot-wide evergreen landscape buffer shall be planted around the perimeter of the fence along the public street with at least 75 percent evergreens and at least two rows of plants.
 - d. ~~The soil erosion, sedimentation and pollution requirements of chapter 14, article V of the Code of the City of Stonecrest, Georgia are met;~~ **Paving regulations must be in compliance with Chapter 14 (Land Development Ordinance);**
 - e. Minimum standards of the Georgia Stormwater Management Manual are met in terms of stormwater runoff and water quality; and
 - f. The **commercial truck** parking lot ~~has~~ **shall be** a minimum of ~~one~~ **five (5)** acres.
 - g. **All existing parking lots that have an active business license with the gravel parking are legally nonconforming. Any modification to those parking lots require compliance with the current ordinance.**
11. ~~Unpaved~~ **Paved** parking areas within the M and M-2 zones permitted under subsection B.10. of this section shall comply with the following specifications:
 - a. The parking area shall be at least ~~150~~ **750** feet from the boundaries of a residentially zoned parcel;
 - b. ~~The parking area subgrade must meet a minimum compaction of 95 percent as certified by a registered professional engineer;~~ **Paving regulations must be in compliance with Chapter 14 (Land Development Ordinance);**
 - c. ~~The parking area surface shall be composed of at least eight inches of compacted Graded Aggregate Base;~~
 - d. ~~The Graded Aggregate Base shall be stabilized and treated to control dust through approved means, which may include but is not limited to, the effective design and operation of the facility, the periodic application of dust suppressant materials such as calcium chloride, magnesium chloride, or lignin sulfonate, reduced operating speeds on unpaved surfaces, or the periodic replenishment of gravel surfaces;~~
 - e. Parking areas shall be inspected by the City of Stonecrest every two years to ensure continued compliance with the above specifications. Additional maintenance such as grading, Graded Aggregate Base, or surface treatment may be required;
 - f. Parking areas on unpaved surfaces for transportation equipment and storage or maintenance (vehicle) storage with existing unpaved areas shall be considered a nonconforming use under section 8.1.5 exempt from the requirements of subsections B.10.

and 11 of this section. if the underlying use of the parcel was issued a business license or Motor Carrier Number valid on December 31, 2017;

- g. All other parcels with existing unpaved areas shall have two years to comply with these specifications with a one-time extension up to 12 months.

12. Commercial trucks, tractor trailers and semi-trailers: A commercial truck (including medium and heavy-duty trucks, semi-trucks, tractor trailer flatbed trucks, tow trucks, box trucks, and delivery trucks) and semitrailer are prohibited from parking in all residentially zoned properties. Commercial trucks, tractor trailers or semitrailers shall not be parked or stored in any O-1 (Office Institutional), OD (Office Distribution), C-1 (Local Commercial), C-2 (General Commercial), MU-1 (Mixed Use Low Density), MU-2 (Mixed Use Low Density), MU-3 (Mixed Use Medium Density), MU-4 (Mixed Use High Density) and NS (Neighborhood Shopping) districts.
12. Commercial vehicles: A commercial vehicle (including but not limited to semi-trucks with or without trailer, dump trucks, flatbed trucks, tow trucks, utility trucks, buses, box trucks, and delivery trucks) are prohibited from parking in all residentially zoned properties. Unless work is being performed by the business associated with said commercial vehicles and workers are present.
13. Commercial vehicles shall not be parked or stored overnight in any O-1 (Office Institutional), OD (Office Distribution), C-1 (Local Commercial), C-2 (General Commercial), MU-1 (Mixed Use Low Density), MU-2 (Mixed Use Low Density), MU-3 (Mixed Use Medium Density), MU-4 (Mixed Use High Density) and NS (Neighborhood Shopping) districts. Unless the commercial vehicle is associated with the business or is engaged in loading or unloading activity where the driver is present.

Table 6.1 a No Semi Truck/Weight limits signs examples.

No Semi Truck allowed signs/ and/or Weight limit signs shall be posted on the designated streets that are not classified as truck routes. (See Table 6.1 a No Semi Truck/Weight limits signs examples.)

The following are exceptions:

- a. ~~The vehicle is engaged in loading or unloading activity where the driver is present and in charge thereof.~~
- b. ~~The vehicle is owned or is being used by a business located on the property.~~
- c. ~~A business on the property is conducting operations and the vehicle is being used in connection with such activity. Where a commercial vehicle is parked in an O-1, C-1, C-2, or MU district, it shall park only in areas designated and posted as loading zones and/or loading docks.~~
- d. ~~Using loading zones and unloading docks by commercial vehicle operators for sleeping or parking overnight is strictly prohibited.~~
- e. ~~If any vehicle found upon a parking lot, driveway or entrance drive, in violation of this Section regulating the parking and/or storage of commercial trailers, the owner or person in possession of any real property or the vehicle operator, or both may be punished as provided in this code section.~~