

5. Parking and Loading

Section 1. Off-Street Parking and Loading

Applicability

New Development – Except as otherwise provided herein, the off-street parking and loading standards of this Element shall apply to all new development in Chatham Park.

Expansions and Alterations - The off-street parking and loading standards of this Element shall apply when an existing structure or use is expanded or enlarged.

Change of Use - Off-street parking and loading must be provided for any change of use or manner of operation that would, based on the Off-Street Parking Schedules of this Element, result in a requirement for more parking or loading spaces than the existing use.

Off-Street Parking Requirements

The minimum number of off-street parking spaces set forth in the following Schedules shall be provided for each development. Off-street parking spaces may be provided anywhere on a Lot or as otherwise allowed herein, either as surface parking spaces, or spaces within parking structures, whether above or below ground. The applicant may exceed such minimum number of spaces based upon its individual requirements. If a use is not addressed in the Schedules, or is designated “Schedule C”, the Planning Director shall determine a parking standard for the use based upon the standard specified in the Schedules for the most similar use. In every case, regardless of whether a use is addressed in the Schedules, an applicant may propose an Administrative Alternative based upon a parking study prepared by a North Carolina licensed design professional.

A. Off-Street Parking Schedule “A”

Off-street parking for motor vehicles and bicycles shall be provided in accordance with Table 1.

Table 1: Off-Street Parking Schedule “A”

Use Type	Minimum Number of Motor Vehicle Spaces Required (“Vehicle Spaces”)	Minimum Number of Bicycle Spaces Required
Agricultural Use		
Agricultural production (crops)	None	None
Agricultural production (livestock) but not including feeder/breeder operations	None	None
Animal Feeder/breeder operation	1 per 2 employees	None
Forestry	None	None
Game preserves, fish hatcheries, ponds	None	None

Nurseries, truck farms, commercial greenhouses	1 per 2 employees	None
Mining Uses		
Quarries and other extractive industries (see note 1)	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 50 Vehicle Spaces

Use Type	Minimum Number of Motor Vehicle Spaces Required (“Vehicle Spaces”)	Minimum Number of Bicycle Spaces Required
Residential Uses		
Bed and Breakfast	1 per guest room	Minimum of 1 Bicycle Rack
Bed and Breakfast with open dining	1 per guest room plus 1 per 50 square feet of floor space dedicated to public use	None
Condominiums, residential	1 per bedroom	1 per 20 Units
Family care home	1 per each 4 beds	None
Manufactured home, Class A	2 per dwelling unit	None
Manufactured home, Class B	2 per dwelling unit	None
Manufactured home park	2 per dwelling unit	None
Modular home	2 per dwelling unit	None
Pocket neighborhoods	Schedule C	None
Rehabilitation homes, such as halfway houses	1 per each 4 beds plus 1 additional parking space, with a minimum of 4 parking spaces	1 per 20 Units
Residences, Multi-family (e.g. Apartments)	1 per bedroom	1 per 20 Units
Residences above commercial use	1 per bedroom	1 per 20 Units
Residences, one-family detached	2 per dwelling unit	None
Residences Townhouses	2 per dwelling unit plus 0.25 per unit for guest parking	None
Residences, two-family	2 per dwelling unit	None
Accessory Uses and Structures		
Accessory buildings	None	None
Accessory dwelling units	1 per accessory dwelling unit	None
Home occupation	1 per 600 square feet of office space	None
Residences, for care taker or domestic employee on premises where employed	1 space per bedroom	None
Rural family occupation	Schedule C	None
Swimming pools	1 space per 75 square feet of water surface area	1 per 30 Vehicle Spaces
Recreational Uses		
Amusement, commercial including bowling alleys, roller skating rinks	1 per 300 square feet; bowling alleys – 5 per lane	1 per 50 Vehicle Spaces

Athletic fields, play grounds	Schedule C	1 per 50 Vehicle Spaces
Bingo games	1 per 50 square feet of floor space devoted to public use	1 per 5000 square feet of floor space devoted to public use
Clubs and lodges; private, nonprofit	1 per 400 square feet	1 per 5000 square feet
Fairgrounds	Schedule C	1 per 50 Vehicle Spaces

Use Type	Minimum Number of Motor Vehicle Spaces Required (“Vehicle Spaces”)	Minimum Number of Bicycle Spaces Required
Game rooms	1 per 100 square feet	1 per 5000 square feet
Golf Courses, except par three or miniature courses	4 per hole plus 1 per 500 square feet of club house	None
Golf driving range	1 per teeing station	None
Hunting Clubs, recreational camps; commercial and non-profit	Schedule C	None
Fitness centers – commercial	1 per 200 square feet	1 per 5000 square feet
Fitness centers – accessory use	Schedule C	None
Public parks, recreational facilities	Schedule C	1 per 50 Vehicle Spaces
Stables, riding and boarding; commercial	1 per 3 stalls	None
Educational and institutional Uses		
Auditoriums, assembly halls	1 per 5 seats	1 per 50 Vehicle Spaces
Cemetery or mausoleum	None	None
Churches & other places of worship, rectories	1 per 4 seats in principal assembly area	1 per 50 Vehicle Spaces
College, universities, etc., and incidental uses on same property	Schedule C	1 per 20,000 square feet of academic space
Community buildings, not for commercial gain	1 per 400 square feet	1 per 5,000 square feet
Correctional, penal institutions, jails	Schedule C	1 per 5,000 square feet
Fire Station/emergency medical service	Schedule B	1 per 5,000 square feet
Hospitals, Nursing Homes	Hospital: 1 per 2 beds plus 1 per employee NH: 0.25 per resident + 1 per each staff person	1 per 50 parking spaces
Philanthropic institutions	1 per 250 square feet	1 per 50 parking spaces
Post Office	Schedule B	1 per 5,000 square feet
Public buildings (no outside storage) libraries, museums, art galleries	1 per 400 square feet	1 per 5,000 square feet

Schools (academic) public or private; kindergarten, elementary, secondary	2 per classroom, or 1 per 3 seats in auditorium, whichever is more	2 spaces per classroom
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Use Type	Minimum Number of Motor Vehicle Spaces Required (“Vehicle Spaces”)	Minimum Number of Bicycle Spaces Required
Business, Professional, and Personal Services		
Automobile painting, and fender works; truck repairing	1 per 600 square feet	1 per 10,000 square feet
Automobile repair shops; all work within a completely enclosed building	1 per 600 square feet	1 per 10,000 square feet
Agencies, including travel, broker, insurance, loan, employment	1 per 300 square feet	1 per 10,000 square feet
Automobile parking lots serving uses permitted in districts in which the lot is located	None	None
Automobile parking lots, serving nonresidential uses in another district	None	None
Automobile parking lots, commercial	None	None
Automobile service station, no outside storage of used, wrecked, inoperable or dismantled automobiles; gasoline sales with or without gasoline sales	5 per service bay, including the service bay space	None
Banks, savings and loan, similar financial institutions	1 per 150 square feet	1 per 10,000 square feet
Beauty salons, barber shops	3 per chair	None
Blacksmith and Horseshoeing shop	1 per 2 employees	None
Carwash, automated	Schedule C	None
Carwash, self-service	Schedule C	1 per 10,000 square feet
Catering establishments	1 per 300 square feet	None
Cleaners, laundries	1 per 300 square feet	None
Cleaners, laundries, self-service	1 per 3 washing machines	None
Day care facility	1 per 6-person capacity	None
Electrical shops	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet
Equipment repair, heavy	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet
Funeral home	1 per 5 seats in chapel, plus 1 per each hearse, ambulance, or related vehicle	1 per 10,000 square feet
Crematorium	1 per each 500 square feet	1 per 10,000 square feet

Hotels, motels	3 spaces plus 1 per guest room	1 per 20 beds
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Use Type	Minimum Number of Motor Vehicle Spaces Required (“Vehicle Spaces”)	Minimum Number of Bicycle Spaces Required
Kennels, commercial, pet grooming	1 per 300 square feet	1 per 10,000 square feet
Laboratories, experimental, photo or motion picture, film or testing	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet
Laboratories, medical, research	1 per 200 square feet	1 per 10,000 square feet
Locksmith and gunsmith	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet
Medical, dental, paramedical, chiropractic offices	1 per 200 square feet of gross floor space	1 per 10,000 square feet
Miscellaneous services, not listed	1 per 400 square feet	1 per 10,000 square feet
Offices, general	1 per 300 square feet	1 per 10,000 square feet
Offices, professional or nonprofit	1 per 300 square feet	1 per 10,000 square feet
Printing or binding shop	1 per 300 square feet	1 per 10,000 square feet
Repair and servicing of office and household equipment	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet
Service establishments, professional and personal services not otherwise listed	1 per 300 square feet	1 per 10,000 square feet
Shoe repair	1 per 100 Square Feet	1 per 10,000 square feet
Small item repair shop	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet
Spa	1 per 200 square feet	1 per 10,000 square feet
Theater, indoor (except adult theater)	1 per 5 seats	1 per 500 seats
Theater, outdoor	1 per every 3 fixed seats or 1 per each 35 sf of non-fixed seating	1 per 250 seats
Decorator shops, upholstery, paper hanging	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet

Veterinary establishments	1 per 400 square feet	1 per 10,000 square feet
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Use Type	Minimum Number of Motor Vehicle Spaces Required (“Vehicle Spaces”)	Minimum Number of Bicycle Spaces Required
Vocational business, secretarial schools, music or dance studios	1 per 600 square feet of academic space plus 1 per each 5 seats in principal assembly room	1 per 10,000 square feet
Wood working shops	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet
Retail Trade		
Adult bookstore, adult entertainment club, adult theater	1 per 60 square feet	1 per 10,000 square feet
Antiques and gift retail stores	1 per 200 square feet	1 per 10,000 square feet
Appliance sales and service	1 per 200 square feet	1 per 10,000 square feet
Arts and crafts supply and retail sales	1 per 200 square feet	1 per 10,000 square feet
Automobile accessories sales	1 per 200 square feet	1 per 10,000 square feet
Automobile sales, new and used	2 spaces plus 1 per 800 square feet of floor area over 1600 square feet	1 per 10,000 square feet
Bakeries, on-site retail sales	1 per 200 square feet	1 per 10,000 square feet
Bicycle and motorcycle sales and repair	1 per 200 square feet	1 per 10,000 square feet
Book (except adult) and stationary stores	1 per 200 square feet	1 per 10,000 square feet
Building and hardware supplies with open storage	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet
Building and hardware supplies without open storage	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet
Clothing sales	1 per 200 square feet	1 per 10,000 square feet
Convenience stores with gas pumps	1 per 200 square feet	1 per 10,000 square feet
Convenience stores without gas pumps	1 per 200 square feet	1 per 10,000 square feet

Craft production and retail sales	1 per 200 square feet	1 per 10,000 square feet
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Use Type	Minimum Number of Motor Vehicle Spaces Required (“Vehicle Spaces”)	Minimum Number of Bicycle Spaces Required
Drugstore	1 per 200 square feet	1 per 10,000 square feet
Electronic gaming operation	1 per 300 square feet	1 per 10,000 square feet
Drugstore with medical office, hospital or nursing facility	1 per 300 square feet	1 per 10,000 square feet
Market, open air farmers market, etc.	Schedule B	1 per 10,000 square feet
Food stores	1 per 200 square feet	1 per 10,000 square feet
Fuel oils sales	1 per 200 square feet	1 per 10,000 square feet
Furniture, home furnishings	1 per 200 square feet	1 per 10,000 square feet
Garden center, retail nursery	1 per 800 square feet of lot area used for open air sales or display plus additional spaces for retail sales (computed per schedule B)	1 per 10,000 square feet
LP gas refueling station	Schedule B	1 per 10,000 square feet
Manufactured home sales	Schedule B	1 per 10,000 square feet
Massage parlor	1 per 300 square feet	1 per 10,000 square feet
Nightclubs (Except adult entertainment clubs), bars, taverns	1 per 50 square feet or 1 per every 4 persons of maximum of fire-rated capacity	1 per 10,000 square feet
Photographic developing, processing and finishing	1 per 200 square feet	1 per 10,000 square feet
RV, boat, agriculture implement, heavy machinery sales, rental storage	Schedule B	1 per 10,000 square feet
Restaurants	1 per 150 square feet of gross floor area or 1 per 5 seats, whichever is greater	1 per 25,000 square feet
Restaurants, drive-in, drive thru	1 per 150 square feet of gross floor area or 1 per 5 seats, whichever is greater	1 per 25,000 square feet
Retail business not otherwise listed	1 per 200 square feet	1 per 10,000 square feet

Tattoo parlor/Tattoo studio establishment and/or body piercing	1 per 300 square feet	1 per 10,000 square feet
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Use Type	Minimum Number of Motor Vehicle Spaces Required (“Vehicle Spaces”)	Minimum Number of Bicycle Spaces Required
Wholesale Trade		
Appliance distributor	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet
Flowers, nursery stock, florist supplies	2 per 3 employees	1 per 10,000 square feet
Wholesale establishment, not listed	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	1 per 10,000 square feet
Transportation, Warehouse and Utilities		
Landing strip	Schedule C	None
Broadcasting studio, radio, TV	1 per 200 square feet of office or administrative area	1 per 10,000 square feet
Construction storage yards	1 per 600 square feet of office space plus 1 per 3,000 square feet of additional indoor area	None
Flammable liquids or gasses, bulk storage, <100,000 gallons	Schedule B	None
Flammable liquids or gasses, bulk storage, >100,000 gallons	Schedule B	None
Garbage landfills, incinerators	Schedule B	None
Public utilities; no service and storage yards	Schedule B	None
Public utilities; with service and storage yards	Schedule B	None
Public water and wastewater treatment facilities	Schedule B	None
Storage, outdoor not otherwise listed	Schedule B	None
Telephone exchanges, radio, and TV towers, transmitting stations, communication towers over 50’ height	Schedule B	None
Transportation terminals, freight	Schedule B	None
Transportation terminals, passenger	Schedule B	None
Warehouse, general	Schedule B	1 per 10,000 square feet
Warehouse for finished lumber and other wholesale goods in enclosed storage buildings	Schedule B	None
Warehouse, mini, no unit >400 square feet	Schedule B	None

Manufacturing and Industrial		
Animal slaughtering and rendering	Schedule B	None

Use Type	Minimum Number of Motor Vehicle Spaces Required (“Vehicle Spaces”)	Minimum Number of Bicycle Spaces Required
Assembling of electrical appliances, electronic instruments; manufacturing of small parts only	Schedule B	None
Bakeries, bottling works	Schedule B	None
Concrete plants, Asphalt plants	Schedule B	None
Electric and electronic machinery, equipment, supplies	Schedule B	None
Electroplating of metal	Schedule B	None
Foundry casting, light weight, nonferrous metal, not causing noxious fumes, noise or odors	Schedule B	None
Ice	Schedule B	None
Junkyards	Schedule B	None
Machine shop excluding punch press over 20 tons rated capacity, drop hammers and automatic screw machine	Schedule B	None
Manufacture of pottery and figurines, ceramic products, etc., fired only by electrical or gas kilns	Schedule B	None
Manufacture and assembly of electric and neon signs, billboards, light sheet metal products, etc.	Schedule B	None
Manufacture of musical instruments, toys, novelties, and rubber and metal stamps	Schedule B	None
Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, etc.	Schedule B	None
Metal shops involving fabrication of sheet metal only	Schedule B	None
Monument works, stone works	Schedule B	None
Planing or saw mills	Schedule B	None
Poultry dressing plants	Schedule B	None
Poultry and egg processing	Schedule B	None
Primary metal products	Schedule B	None
Sheet metal, roofing shops	Schedule B	None
Other Uses		
Any use not prohibited by law and not addressed elsewhere in this Table	Schedule C	Schedule C
Art and craft shows/fairs	Schedule C	None
Christmas tree sales	Schedule C	None

Condominiums, commercial	Schedule C	1 per 10,000 square feet
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Use Type	Minimum Number of Motor Vehicle Spaces Required (“Vehicle Spaces”)	Minimum Number of Bicycle Spaces Required
Exhibition building, galleries or showrooms	Schedule B	1 per 10,000 square feet
Fences and walls	None	None
Outdoor religious events	Schedule C	
Shopping centers	1 per 200 square feet	1 per 10,000 square feet
Signs	None	None
Temporary buildings incidental to a construction project		None
Adult care homes	1 per 4 beds	None

Note 1: square feet is gross square feet of interior building space.

Note 2: Where parking spaces are based on number of employees, the number of parking spaces is to be calculated based on the number of employees at the working shift that has the most number of employees.

Note 3: Unless otherwise specifically indicated, parking spaces in garages, carports, and motor vehicle service bays are credited against the total number of required parking spaces.

Note 4: A “Bicycle Rack” is a stationary fixture to which a minimum of four (4) bicycles can be securely attached. All bicycle parking spaces required by this Element shall be provided by bicycle racks. When bicycle parking spaces are required, a minimum of one (1) bicycle rack shall be provided, regardless of the number of units, vehicle spaces, square feet, or other measurement.

B. Off-Street Parking Schedule “B”

Uses subject to off-street parking schedule “B” shall provide the following minimum number of off-street parking spaces.

Table 2: Off-Street Parking Schedule “B”

Activity	Number of Spaces Required
Office or administrative area	1 per 300 square feet
Indoor sales area	1 per 200 square feet
Outdoor sales or display area (3,000 square feet or less)	1 per 750 square feet
Outdoor sales or display area (over 3,000 square feet)	
Motor vehicles/equipment sales	1 per 2,000 square feet
Other sales/display	1 per 1,000 square feet
Indoor storage/warehousing/vehicle service/manufacturing area	
1–3,000 square feet	1 per 250 square feet

3,001–5,000 square feet	1 per 500 square feet
5,001–10,000 square feet	1 per 750 square feet
10,001–50,000 square feet	1 per 1,250 square feet
50,001 square feet+	1 per 2,000 square feet

C. Off-Street Parking for Bicycles

New development shall provide off-street bicycle parking spaces in accordance with Schedule A. In all cases, required off-street vehicle parking may be reduced by one (1) space for each two (2) off-street bicycle parking spaces provided above the required minimum number of off-street bicycle parking spaces. Provided however, in no event shall the number of off-street vehicle parking spaces be reduced below 90% of the required number of off-street parking spaces

Off-street bicycle parking shall include a secure facility (i.e. racks, posts) to which to lock bicycles that comply with the following standards:

1. Bicycle parking facilities shall be located so as to be reasonably convenient to the on-site use.
2. Each bicycle parking area shall be designed in a manner not to interfere with pedestrian and automobile traffic.

Section 2. Rules for Computing Requirements

Multiple Uses:

For a mixed-use development, the applicant may request an Administrative Alternative to establish a parking standard for that development based upon a parking study prepared by a North Carolina licensed design professional.

Area Measurements:

When square footage is the basis for calculating parking or loading requirements of this Element, it means the gross square footage of interior building space.

Occupancy-Based or Capacity-Based Standards:

For the purpose of computing parking requirements based on employees, students, residents or occupants, calculations shall be based on the largest number of persons working on any single shift, the maximum enrollment, average daily membership, or the maximum fire-rated capacity, whichever is applicable.

Compact Vehicle Parking Spaces:

Up to twenty percent (20%) of the required number of off-street vehicle parking spaces may be designed to accommodate compact vehicles, which shall allow a reduction in the width of those parking stalls to eight (8) feet.

Electric Vehicle (EV) Charging Stations:

Up to ten percent (10%), or any greater percentage approved as an Administrative Alternative, of the required number of off-street vehicle parking spaces may consist of electric vehicle (EV) charging stations.

Section 3. Off-Street Loading Requirements

Off-Street Loading Schedule:

Off-street loading spaces shall be required for industrial, office, institutional, business, and other uses that can be expected to regularly receive or deliver goods, pursuant to the following Off-Street Loading Schedule. An applicant may request an Administrative Alternative to the required number of loading spaces for businesses that receive or deliver a substantial part of goods only by United States Postal Service, or by United Parcel Service, Federal Express, or other substantially similar delivery service.

Table 3: Off-Street Loading Schedule

Gross Square Feet	Required Number of Loading Spaces
Less than 40,000	1
40,001 – 240,000	2
Each 90,000 (or fraction thereof) over 240,000	1

Dimensions:

Required loading spaces (bays) shall have the following minimum dimensions: 12-foot minimum width, 25-foot minimum length, and 14-foot minimum vertical clearance. If larger vehicles are to be used, development plans must reflect the larger size space needed.

Location:

1. Required off-street loading spaces shall be on the site of the use served or on an adjoining site.
2. No loading bay may intrude into any portion of a required parking aisle or access drive

Access:

1. A required loading space shall be accessible without requiring the backing of a truck on a public street.
2. An occupied loading space shall not prevent access to a required off-street parking space.

Section 4. Vehicular Use Area Standards

A vehicular use area, or “VUA”, is an area, other than a public street right of way, where motor vehicles are either parked, stored, or driven, including private driveways, private streets, parking lots, motor vehicle display lots, and motor vehicle rental depots, but not including alleyways, parking structures or buildings, underground areas, or areas which are used exclusively as loading areas or service areas.

Access to Parking Areas:

1. All off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way, unless it is physically impracticable to provide for such access or unless otherwise approved as an Administrative Alternative. An alley or private street or drive may be used as maneuvering space for access to off-street parking.
2. When a VUA does not abut a public street, an access drive connecting the VUA to a public street shall be provided that is not less than 24 feet in width for two-way traffic, or not less than 20 feet in width for one-way traffic.

Dimensions

Surfacing

Each VUA shall be paved unless alternative materials are approved by the Planning Director.

Pedestrian Connectivity

Each VUA shall be designed to allow pedestrians to move safely from their vehicles to buildings and other areas served by the VUA.

Markings

Parking spaces, drive isles, and traffic control devices shall be installed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) or other standards manual generally accepted by municipalities in the State of North Carolina.

Vehicle Stacking Areas

Vehicle stacking shall be provided in accordance with the following:

<u>Use</u>	<u>Stacking Requirement</u>
Bank or other financial institution	
Per teller lane	4
Per automatic teller machine (ATM)	3
Restaurant with drive through	8
Car wash - automated	
If primary use	6
If ancillary use	2
Car wash – self-service	3
Motor vehicle gas pump island	1 per pump island, in addition to the space at the pump
Drug Store	3

Each vehicle stacking space shall be a minimum of 18 feet in length.

With respect to any other use determined by the Planning Director to require vehicle stacking space, the stacking requirement shall be determined by the Planning Director based upon an analysis provided by the developer and prepared by a licensed design professional.

Mail Box Kiosk

Parking for mail box kiosks shall be designed in accordance with the requirements of this Element and any applicable requirements of the United States Postal Service or its successor or other provider of mail services (together, “USPS”). Unless otherwise required by USPS, the following parking requirements are applicable to developments used for single-family detached residential dwellings:

1. No parking shall be required for a mail box kiosk that contains thirteen (13) or less mail boxes (exclusive of any storage box required or maintained by USPS).

2. For mail box kiosks containing between 14 and 26 mail boxes (exclusive of any storage box required or maintained by USPS), 1 space plus 1 additional space meeting applicable requirements for persons with disabilities.
3. For mail box kiosks that contain 27 or more mail boxes (exclusive of any storage box required or maintained by USPS), in addition to the requirement for mail kiosks containing between 14 and 26 mail boxes (exclusive of any storage box required or maintained by USPS), 1 additional space for each 26 additional mail boxes (exclusive of any storage box required or maintained by USPS).

Unless otherwise required by USPS, no additional parking is required for mailbox kiosks used in connection with non-residential uses or with residential apartments, condominiums, townhouses, or other types of residential uses.

Section 5. Use of Vehicular Use Areas

Required VUAs are to be used solely for the parking of licensed motor vehicles in operating condition. Required parking spaces may not be used for the display of goods for sale or lease or for long- term storage of vehicles, boats, motor homes, campers, mobile homes, or building materials.

Section 6. Off-Street Parking Alternatives

Off-Site Parking:

The Planning Director, as an Administrative Alternative, may approve any of the following:

1. The location of required off- street parking spaces on a separate lot from the lot on which the principal use is located if the off- site parking complies with the all of following standards.
 - a. Ineligible Activities: Required parking spaces reserved for persons with disabilities may not be located off-site.
 - b. Location: No off-site parking space may be located more than 600 feet from the primary entrance of the use served (measured along the shortest legal pedestrian route) unless valet parking or remote parking shuttle service is provided. Off-site parking spaces may not be separated from the use served by a street right-of-way with a width of more than 60 feet, unless a grade-separated or signal-controlled pedestrian walkway is provided, or other traffic control or remote parking shuttle service is provided.
 - c. Agreement for Off-Site Parking: In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners will be required. The agreement must guarantee the use of the off-site parking area for at least 10 years. Recordation of the agreement must take place before issuance of a certificate of occupancy or certificate of zoning compliance for any use to be served by the off-site parking area. No use shall be continued if the parking is removed unless substitute parking facilities meeting the requirements of this Element are approved by a development plan approval or

approved by the Planning Director as an Administrative Alternative.

2. A reduction in the number of required parking spaces for residential uses that are within one-half mile of a public transit stop.
3. Any other parking eligible for an Administrative Alternative in this Element.