

Matthews Zoning Code***OFF-STREET PARKING
AND LOADING REQUIREMENTS*****§ 153.115 PURPOSE FOR OFF-STREET PARKING.**

This subchapter established the standards for the amount, location, and development of motor vehicle parking, off-street loading, and standards for bicycle parking. The standards are provided in order to assure a proper and uniform development of public parking and off-street loading areas throughout the town, to relieve traffic congestion in the streets, and to minimize any detrimental effects of off-street parking and loading areas on adjacent properties and on the environment.

('72 Code, § 2001) (Ord. 477, passed 2-8-88; Ord. No. 1532; passed 1-8-07)

§ 153.116 DEFINITION.

For the purpose of this subchapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

(A) ***MOTOR VEHICLE PARKING SPACE.*** An off-street space available for the parking of motor vehicles. A standard parking space must have minimum dimensions of 8.5 feet in width and 17 feet in length with a total of 145 square feet. This area does not include any passageways and driveways used for access to the space or spaces.

('72 Code, § 2004) (Ord. 477, passed 2-8-88; Ord. No. 1532; passed 1-8-07)

(B) ***BICYCLE PARKING SPACE.*** A rack to which the frame and at least one wheel can be secured with a user-provided U-lock or padlock and cable. This type of parking includes, but is not limited to locations such as shopping areas and libraries.

(C) ***UNDERGROUND PARKING AND PARKING GARAGE.*** Below-grade parking facilities which typically include ventilation systems where motor vehicles are parked, stored, or allowed to remain, and where the owner or person storing or parking the vehicle may be charged a fee.

(D) ***QUEUE PARKING SPACE.*** A temporary waiting area for motor vehicles obtaining a service or other activity such as at a bank teller window.

(E) ***OFF-STREET LOADING.*** An open area of land other than a street, public way, or required parking space, the principal use of which is for standing, loading, and unloading of motor trucks, tractors, and trailers, and to avoid undue interference with the public use of streets and alleys.
(Ord. No. 1532; passed 1-8-07)

§ 153.117 SCHEDULE OF OFF-STREET PARKING.

Off-street parking must be provided and maintained as specified in the following schedule. These requirements will apply to all new buildings and uses and to additions to existing buildings and uses in all districts.

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<i>Types of Uses</i>	<i>Bicycle Standards</i>	<i>Motor Vehicle Standards</i>	
Airports, railroad passenger stations, and bus terminals	A minimum of 8	One space per each four seating accommodations for waiting passengers, plus one space per each two employees on shift of greatest employment	
Auditoriums, stadiums, assembly halls, gymnasiums, theaters, community recreation centers, churches, synagogues, and related uses	1 space per 20 seats or 2% of auto parking	One space per four fixed seats in largest assembly room or area or for each 40 square feet of floor area available for the accommodation of movable seats in the largest assembly room, or one space per each 150 square feet of gross floor area, whichever is needed by the facility	
Automobile service stations	n/a	Two spaces per each service bay, plus one space per each employee during the period of greatest employment	
Banks, savings and loans, and similar uses	5% of auto parking	One space per 100 square feet of gross floor area	
Continuing Care Retirement Communities		1.1 parking spaces per each independent living unit plus one space for each two employees on shift of greatest employment.	
Day care homes (small group), day care centers, and pre-schools	2	One space per each two adult attendants and one space per each ten children (or remainder over the multiple of ten)	
Dormitories	1 space per 8 units; minimum of 4	One space for each three residents	
Drive-in facilities	n/a	One space per each motor vehicle served, plus one space per each two employees during period of greatest employment	
Dwelling, multi-family	2 or one space per 20 units	<i>Size of Unit</i>	<i>Spaces Required</i>
		549 square feet or less	1.25
		550-699 square feet	1.50
		700-899 square feet	1.75
		900-1,249 square feet	2.00
		1,250 square feet or more	2.25
Dwelling, single-family	n/a	Two spaces per dwelling unit	
Dwelling, two-family	n/a	Two spaces per dwelling unit	

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Elementary schools and junior high schools	1 space per classroom	Three spaces per each room used for administrative offices or class instruction, or a space for each six seats in auditoriums and other places of assembly or facilities available to the public, whichever is greater
Fire stations	None	One space per each person on duty on a normal shift
Buildings for social, fraternal, social service, union, and civic organizations	5% of auto parking	One space for each three residents, or per four fixed seats in the largest assembly room or area, or for each 40 square feet of floor area available for accommodation of movable seats in the largest assembly room, or one space per 150 square feet of gross floor area, whichever is needed by the facility
Funeral homes	n/a	One space per each 60 square feet of floor area available for seating accommodations
Group rental cottage	n/a	One space per dwelling unit plus a space for each ten resident clients or fraction thereof
Hospitals	5% of auto parking	One space per bed intended for patients (except bassinets or beds in student nurses' quarters), plus one space per each medical staff member, plus one space per each two other employees on shift of greatest employment
Indoor and outdoor commercial recreation	5% of auto parking	One space for each 150 square feet of gross floor, building, or ground area devoted to that use, or one space per each four seats of facilities available for patron use, whichever is needed by the facility
Industrial, manufacturing, and wholesaling establishments	2 or 1% of auto parking	One space per each two employees on the shift of greatest employment
Laboratories and other facilities for research	5% of auto parking	For each employee on the shift of greatest employment, 1.1 spaces
Live/work units		Two spaces per dwelling unit, plus one space for each nonresident employee, plus one space for each 500 square feet of the portion of the building used for nonresidential purposes.
Medical and dental offices and clinics	5% of auto parking	One space per each 200 square feet of gross floor area
Motels, tourists courts, motor courts and hotels, YMCA's, YWCA's, and similar uses	n/a	One space per guest room, plus one space per each two employees on shift of greatest employment
Museums and art galleries	2	One space per each four seats in rooms for public assembly or for each 150 square feet of gross floor area for use by the public, whichever is greater, plus one space for each two employees on shift of greatest employment
Nursing homes, rest homes, and homes for the aged	5% of auto parking	One space for four patient beds, plus one space per each two employees on the shift of greatest employment
Office and professional building	2 or 1 per 40,000 square feet	One space per each 300 square feet of gross floor area

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Pilot plants	5% of auto parking	For each employee on the shift of greatest employment, 1.1 spaces
Prototype products production	5% of auto parking	For each employee on the shift of greatest employment, 1.1 spaces
Public libraries	5% of auto parking	One space per each 150 square feet of gross floor area for public use, plus one space per each two employees on shift of greatest employment
Post offices	5% of auto parking	One space per each 400 square feet of gross floor area, plus one space per each two employees on the shift of greatest employment
Restaurants, diners, and night clubs	5% of auto parking	One space per each three seating accommodations, plus one space per each two employees on shift of greatest employment
Retail stores, all types	5% of auto parking	One space per 200 square feet of floor area used or designed for sales on ground floor, plus one space per 300 square feet of floor area used or designed for sales on all other floors, plus one space per each two employees
Roadside stands, new and used car sales, house and truck trailer sales, outdoor equipment and machinery sales, and commercial nurseries	n/a	Four spaces per each salesperson, plus one space per each two other employees, during period of greatest employment
Room renting and boardinghouses	5% of auto parking	One space per each room or boarder, in addition to the normal requirements for the dwelling unit
Senior high schools, trade and vocational schools, and colleges and universities	1 space per classroom	Five spaces per each room used for administrative offices or class instruction, or one space for each five seats in auditoriums and other places of assembly or facilities available to the public, whichever is greater
Swimming pool: single neighborhood, below Junior Olympic size, no outside memberships		One space per 75 square feet water surface
Tennis and racket clubs	5% of auto parking	4 spaces for each court
Riding stables	n/a	1.5 spaces per each stall
Single retail store between 120,000 and 140,000 square feet		One space per 230 square feet of floor area used or designed for sales.
Single retail store with floor area designed or used for sales greater than 140,000 square feet		One space per 300 square feet of floor area used or designed for sales.

(’72 Code, § 2002) (Ord. 477, passed 2-8-88; Am. Ord. 644, passed 11-5-90; Am. Ord. 667, passed 6-3-91; Am. Ord. 781, passed 7-12-93; Ord. 1237, passed 1-14-02; Ord. 1243, passed 8-12-02); (Ord. 1338-A, passed 3-8-04), (Ord. 1419, passed 2-24-05) (Ord No. 1532, passed 1-8-07) (Ord. No. 1550, passed 3-12-07) Penalty, see § 153.999

§ 153.118 PARKING SPACES IN DRIVEWAYS.

All required parking spaces, aisles, driveways and turnaround areas in nonresidential districts shall be paved.

For parking spaces in other vehicular use areas that are used for maneuvering, whose primary use is not intended for parking, an alternative surface material may be used providing it complies with Fire Code and is approved by the

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Town Engineer and the Town Planning Office.
(Ord. No. 1532; passed 1-8-07)
(’72 Code, § 2005) (Ord. 477, passed 2-8-88) Penalty, see § 153.999

§ 153.119 LOCATION OF PARKING SPACES.

Parking spaces must be located so that no space is farther than 400 feet from the buildings or uses to which it is assigned. This requirement does not apply to parking spaces for auditoriums, stadiums, assembly halls, gymnasiums and other places of assembly, industrial, wholesaling, manufacturing establishments, and hospitals.
(’72 Code, § 2006) (Ord. 477, passed 2-8-88) Penalty, see § 153.999

§ 153.120 PARKING SPACES ASSIGNED TO ONE USE.

Required parking spaces for any number of separate buildings or uses may be combined in one lot. But the required spaces assigned to one use may not be assigned to another use at the same time. The required parking spaces for places of assembly may be assigned to parking spaces that are otherwise assigned to other uses if the parking spaces are normally used at different times.

(A) For institutional uses wishing to share parking spaces with adjacent or nearby properties or to utilize public (on- or off-street) parking as a part of their required number of spaces, the following formulas may be used:

(1) For on-street space, count 60% of all marked spaces within 800 feet of the use.

(2) For off-street public parking, count 75% of all spaces in lots within 800 feet of the use.

(3) For off-street private parking, count 100% of all spaces in lots within 800 feet of the use, and obtain written permission from the private parking lot owners for use by the institutional use when the private owners are not open for business. A copy of this agreement must be filed with the Zoning Administrator.
(’72 Code, § 2007) (Ord. 477, passed 2-8-88; Am. Ord. 644, passed 11-5-90) Penalty, see § 153.999

§ 153.121 REDUCTION AND ADDITION OF PARKING SPACES.

(A) Off-street parking spaces may not be reduced below the minimum required for the use or facility to which they are assigned. Off-street parking spaces for buildings and uses which existed at the time of adoption of this chapter

and which were inadequate to meet the minimum parking spaces required by this chapter must not be reduced below the minimum required as long as those buildings and uses continue to be in existence.

(B) Additions may be made to existing buildings and uses that do not meet the minimum requirements for off-street parking spaces if any such additions do not represent an additional parking requirement of more than three off-street parking spaces.

(’72 Code, § 2008) (Ord. 477, passed 2-8-88) (Ord. No. 1532; passed 1-8-07) Penalty, see § 153.999

§ 153.122 RESTRICTIONS ON USE OF OFF-STREET PARKING AND LOADING SPACES.

The storage of merchandise or materials, or the repair of motor vehicles or any kind of equipment except for the temporary storage of construction material and equipment while work is taking place on the structure where off-street parking is located, is prohibited in all off-street parking and loading spaces, including required and non-required spaces.
(’72 Code, § 2009) (Ord. 477, passed 2-8-88) (Ord. No. 1532, passed 1-8-07)

§ 153.123 PARKING PLANS REQUIRED.

(A) Plans for all development, other than single family residential, must be submitted to the Planning Department for review for compliance with the provisions of this chapter and as a part of the Zoning Site Plan, Highway Overlay Plan, Landscape Plan, and the Downtown Overlay Plan as required by that particular location.

(B) Parking plans for all modes of transportation must show the number of spaces and arrangements of parking aisles, location of driveway entrances, provisions for motor vehicle, bicycle and pedestrian circulation, locations of sidewalks and curbs on or adjacent to the property, utilities, barriers, locations of shelters, locations of signs, typical cross sections of pavement, storm drainage facilities, and other information or plans as the circumstances may warrant.

(C) In the absence of garages and carports, driveways may be considered as providing required off-street parking spaces for single family and two family dwellings in residential districts. Sufficient spaces must be available on those driveways to meet the requirements of this section.

(’72 Code, § 2010) (Ord. 477, passed 2-8-88) (Ord. No. 1532, passed 1-8-07)

Matthews Zoning Code**§ 153.124 BARRIER SPECIFICATIONS.**

Curbs, walls, fences, or similar devices must be located along the perimeter of parking lots, garages, and storage areas, except at entrances and exits indicated on approved parking plans. These barriers must be designed and located to prevent parked vehicles from extending beyond property lines of parking lots and garages and to protect right-of-way and adjoining properties from damaging effects from surface drainage from parking lots.

('72 Code, § 2011) (Ord. 477, passed 2-8-88) Penalty, see § 153.999

§ 153.125 PARKING AND STORAGE AREAS.

(A) Parking lots, garages, and storage areas must be designed and constructed so that all maneuvering to park and unpark can take place entirely within the property lines of the lot.

(B) The use of streets, sidewalks, alleys, or other public rights-of-way for parking or maneuvering to and from off-street parking spaces is prohibited, except where that maneuvering is necessary in the use of driveways for access to and from single-family and two-family dwellings.

(C) Access to parking areas will be limited to driveway entrances and exits specified in the approved parking area plans.

('72 Code, § 2012) (Ord. 477, passed 2-8-88) Penalty, see § 153.999

§ 153.126 PARKING LOT AND GARAGE MAINTENANCE.

Ground cover, shrubs, and trees must be located and maintained so that they will not interfere with vehicular and pedestrian traffic on the property or with sight clearance at entrances and exits.

('72 Code, § 2013) (Ord. 477, passed 2-8-88) Penalty, see § 153.999

§ 153.127 UNDERGROUND PARKING STRUCTURES.

Underground parking structures are permitted within any required setback, side yard, or rear yard on any lot in any office, business, or industrial district, provided that no portion of the underground structure extends above grade more than five feet at any point nor more than four feet for 75% of its length along any lot line. A balustrade, parapet, or railing may extend above the permitted structure height provided it is not greater than 32 inches in height, is set back from the property line at least three feet, and has openings equal to at least 30% of its surface along each side. Along

any lot line abutting a street, "grade" means elevation at the centerline of the street. Along any lot line not abutting a street, "grade" means ground elevation at the property line. Those structures must conform to any corner site distance requirements in effect at the time the underground structure is built, and the portion of the structure within the setback area must be covered with a pedestrian deck.

('72 Code, § 2014) (Ord. 477, passed 2-8-88) Penalty, see § 153.999

§ 153.128 LOCATIONAL PROHIBITIONS.

(A) Parking in the setback is not permitted for any multi-family use or for any use in the office or distribution business districts except for single-family or duplex dwellings. Above ground, multi-level parking structures are not permitted in the setback, side yard, or rear yard of any multi-family use or for any use in the office or distribution business district.

(B) In residential districts, parking in the setback or side or rear yard is not permitted for institutional uses listed in §§ 153.054(E)(2), 153.054(E)(3), 153.055(E)(5), or 153.055(E)(6).

('72 Code, § 2015) (Ord. 477, passed 2-8-88; Am. Ord. 644, passed 11-5-90) Penalty, see § 153.999

§ 153.129 OFF-STREET LOADING.

(A) Loading and unloading spaces shall be located at a minimum of 60' from residentially used or zoned property. Distances shall be measured from the closest edge of the loading and unloading area to the property line of the residentially used or zoned property.

(Ord. No. 1532, passed 1-8-07)

(B) *Spaces appropriate to function.* Off-street loading spaces must be provided as appropriate to function and scope of operation of individual or groups of buildings and uses. ('72 Code, § 2017)

(C) *Design of loading spaces.* Off-street loading spaces must be designed and constructed so that all maneuvering to park and unpark vehicles for loading and unloading can take place entirely within the property lines of the premises. Loading spaces must be designed so as not to interfere with the normal movement of vehicles and pedestrians on public rights-of-way. ('72 Code, § 2018)

(Ord. 477, passed 2-8-88) Penalty, see § 153.999

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§153.130 TABLE OF OFF-STREET LOADING STANDARDS

LAND USE	GROSS FLOOR AREA (SQ. FT.)	LOADING AND UNLOADING SPACES REQUIRED	SIZE OF SPACE
Office, Restaurant, Hotel or Motel	10,000 - 99,000	1	10 ft x 25 ft
	100,000 - 149,000	1	10 ft x 50 ft
	150,000 and over	2	10 ft x 50 ft
Retail establishment, Shopping Center or any Industrial use	0 - 4,900	1	10 ft x 25 ft
	5,000 - 19,999	1	10 ft x 50 ft
	20,000 - 49,999	2	10 ft x 50 ft
	50,000 - 79,999	3	10 ft x 50 ft
	80,000 - 99,999	4	10 ft x 50 ft
	100,000 - 149,999	5	10 ft x 50 ft
	150,000 and over	6	10 ft x 50 ft

(Ord No. 1532, passed 1-8-07)