

AN ORDINANCE FOR THE CITY OF CLEMSON, SOUTH CAROLINA

AN ORDINANCE TO AMEND Chapter 19, ARTICLE VIII. OFF-STREET PARKING REGULATIONS

Now, therefore, be it ordained that the City Code of the City of Clemson, South Carolina shall be amended:

Done and ordained this the 15th day of August 2016.

First Reading: August 1, 2016

J.C. Cook III, Mayor

Final Reading: August 15, 2016

Attest:

Ord. No CC-2016- 27

Beverly A. Coleman, Municipal Clerk

ARTICLE VIII. OFF-STREET PARKING REGULATIONS

Section. 19-801. Applicability of Standards

- A. No land or building, or any part thereof, shall be occupied or used in any manner, nor shall any building permit be issued for the construction, alteration, or conversion of any building or structure, nor shall any certificate of zoning compliance or occupancy be issued, unless and until appropriate and legally sufficient off-street parking has been constructed on each lot or tract of land in an amount equal to at least the minimum requirements set forth herein.
- B. Other than routine maintenance, aAny new vehicular use area provided for an existing or expanded use shall comply with the requirements of this Article.

Section. 19-802. Off-street Parking Space Requirements

- A. When application of any parking space requirement or allowance calculation results in a fractional space requirement, the next larger requirement or allowance shall apply.
- B. With the exception of stand-alone single family and duplex dwellings that are not sharing parking, if the actual number of parking spaces exceeds the required amount by 20 percent, the following shall apply:
 - 1. Except in the case of parking decks/structures, excess spaces and abutting vehicular use areas shall be constructed of alternative surfaces, including grass pavers, porous concrete, and other similar materials, subject to approval by the City Engineer; and
 - 2. The amount of parking spaces shall not exceed 50 percent of the required amount unless expressly permitted within these regulations.
- C. When on-street parking is provided within 200 feet of a nonresidential use as measured in a straight line from the edge of the building which houses property line of the commercial use, the off-street parking space requirements may be reduced by that number of off-street parking spaces but by not greater than 50 percent of the number of required spaces with the approval of the Zoning and Codes Administrator.
- D. Where more than one use is included within any one building or on any lot, the use shall be considered as a mixed-use facility.
- E. Additional parking spaces will be required for any addition to a building, structure, or use, which increases in any of the units of measure (i.e., dwelling units, square footage, seating capacity, etc.) used to determine how much parking is required or when new uses or services are added that are not part of the scope of services provided by the existing use.

- F. ~~After consultation with staff from CAT T~~the Zoning and Codes Administrator may reduce the number of required parking spaces ~~for a nonresidential use b~~y 10 percent for uses within 1,000 feet of a designated bus route.
- G. Parking spaces for uses within a Planned Development shall be evaluated by the Planning Commission when ~~they are~~the plan is submitted for review and recommendation.
- H. Parking shall be provided at the rate of one space per 300 square feet of gross floor area except for the following uses located within the following table and shall be applicable for all districts other than C General Commercial District. Unless otherwise specified all nonresidential uses within the C District are exempt from on-site parking requirements.

Table 19-802 Off-street Parking Space Requirements

NAICS Category	Use Type	Parking Spaces Required
Agriculture, Forestry, Fishing, and Hunting		
Crop Production	Greenhouse, Nursery, and Floriculture Production	1 per 300 square feet gross floor area of retail area plus 1/100 gross floor area of enclosed maintenance buildings
Utilities		
Utilities	Water, Sewage, and Other Systems (Major)	As determined by Zoning and Codes Administrator
Construction		
Construction (offices only)	Construction of Buildings	1 per 300 as stated
	Heavy Civil Engineering Construction	1 per 300 as stated
	Specialty Trade Contractors	1 per 300 as stated
Manufacturing		
Manufacturing	Manufacturing	1 per 300 square feet gross floor area of administrative and support areas plus parking as required by the Board of Zoning Appeals
	Printing and Related Support Activities	1 per 750 square feet gross floor area
Wholesale Trade		
Wholesalers	Merchant Wholesalers, Misc. Durable Goods	1 per 300 gross floor area for merchandise area plus 1/750 gross floor area enclosed storage area.

NAICS Category	Use Type	Parking Spaces Required
	Merchant Wholesalers, Misc. Nondurable Goods	1 per 300 gross floor area for merchandise area plus 1 per 750 gross floor area enclosed storage area.
Retail Trade		
Gasoline Stations	Gasoline Stations with Convenience Stores (except Automotive Repair Services)	2 per gas pump plus 1 per 300 square feet gross floor area of merchandise area
	Other Gasoline Stations	2 per gas pump plus 1 per service bay
Transportation and Warehousing		
Charter Bus Industry	Charter Bus Industry	1 per 300 gross floor area of administrative and support areas plus overnight parking as approved by Zoning and Codes Administrator after review of needs assessment.
Delivery Services	Postal Service	1 per 300 gross floor area of administrative and support areas plus parking as approved by Zoning and Codes Administrator after review of needs assessment.
	Couriers	1 per 300 gross floor area of administrative and support areas plus parking as approved by Zoning and Codes Administrator after review of needs assessment.
	Local Messengers and Local Delivery	1 per 300 gross floor area of administrative and support areas plus parking as approved by Zoning and Codes Administrator after review of needs assessment.
Warehousing and Storage	General and Refrigerated Warehousing and Storage	1 per 300 gross floor area of administrative and support areas
Information		
Information	Publishing Industries (excluding printing)	1 per 300 gross floor area of administrative and support areas
	Motion Picture and Sound Recording Industries	1 per 300 gross floor area of administrative and support areas

NAICS Category	Use Type	Parking Spaces Required
	Motion Picture Theaters (except Drive-ins)	1 per 3 fixed seats
Management of Companies and Enterprises		
Management of Companies and Enterprises	Management of Companies and Enterprises	1 per 300 gross floor area of administrative and support areas
Administrative and Support and Waste Management and Remediation Services		
Administrative and Support Services	Administrative and Support Services	1 per 300 gross floor area of administrative and support areas
Educational Services		
Educational Services	Kindergarten and Elementary Schools	1 per each classroom and 1 per each employee, plus 1 space for each 40 students of design capacity for visitor parking provided, however, that no more than 50% of the visitor parking may be provided as occasional parking.
	Secondary Schools	1 per class room, 2 per office, plus 1 per 4 seats in assembly area based upon maximum occupancy
	Colleges, Universities, other Professional, Technical and Trade Schools, and Educational Support Services	1 per 200 square feet of gross floor area
Health Care and Social Assistance		
Hospitals	General and Specialty Hospitals	1 per bed plus 1 per 300 square feet gross floor area in the administrative and support areas
	<u>NAICS 62139</u>	<u>1 per 300 square feet of gross floor area</u>
<u>Offices of Health Practitioners</u>	<u>Offices of Health Practitioners, excluding NAICS 62139</u>	<u>1 per 300 square feet of gross floor area, with the ability to provide up to 200 percent of the minimum required, if approved by the Zoning and Codes Administrator after review of needs assessment. All parking over 120 percent of required parking spaces shall</u>

NAICS Category	Use Type	Parking Spaces Required
		<u>be constructed out of pervious materials, excluding gravel.</u>
Nursing and Residential Care	Continuing Care Retirement Communities	1 per every 4 dependent living <u>unit-beds</u> plus 1 space for 300 square feet gross floor area in administrative, <u>and</u> support, <u>and common</u> areas plus 1 for each independent living unit
	Homes for the Elderly	1 per every 4 dependent living <u>unit-beds</u> plus 1 space for 300 square feet gross floor area in administrative, <u>common</u> , and support areas plus 1 for each independent living unit
Arts, Entertainment, and Recreation		
Museums, Historical Sites, Other Similar Institutions	Museums, Historical Sites	1 per 300 gross floor area of administrative and support areas plus parking as approved by Zoning and Codes Administrator after review of needs assessment.
	Botanical Gardens, Zoos, Nature Parks	1 per 300 gross floor area of administrative and support areas plus parking as approved by Zoning and Codes Administrator after review of needs assessment.
Performing Arts, Spectator Sports, and Related Industries	Performing Arts	1 per 3 seats based upon maximum occupancy within assembly area
Amusement and Recreation	Amusement Arcades	1 per 100 square feet gross floor area
	Amusement and Theme Parks	As determined by Zoning and Codes Administrator
	Bowling Centers	5 spaces per each bowling lane
Accommodation and Food Services		
Accommodation and Food Services	Hotels (except Casino Hotels) and Motels	1.1 per room. With conference facilities or restaurant 1 per room plus 75% required for meeting rooms and restaurant seating area

NAICS Category	Use Type	Parking Spaces Required
	Full-service Restaurants	1 per 100 square feet gross floor area
	Limited-service, drive-through only	1 per 300 square feet gross floor area
	Limited-service Restaurants	1 per 100 square feet gross floor area
	Cafeteria, Grill Buffet, and Buffet	1 per 100 square feet gross floor area
	Drinking Places	1 per 100 square feet gross floor area
	Snack and Beverage Bars	1 per 100 square feet gross floor area
	Caterers	1 per 100 square feet gross floor area
	Mobile Food Services	1 per 250 square feet gross floor area
Other Services (except Public Administration)		
Automotive Repair and Maintenance	Automotive Mechanical and Electrical Repair and Maintenance	2 per service bay and 1 per 350 square feet gross floor area in the merchandise and waiting area; however, the storage of customer vehicles for longer than 24-hours shall be provided within fenced areas as required by special exception standards
Automotive Body, Paint, Interior, and Glass Repair	Automotive Body, Paint, and Interior Repair and Maintenance	2 per service bay and 1 per 350 square feet gross floor area in the merchandise and waiting area; however, the storage of customer vehicles for longer than 24-hours shall be provided within fenced areas as required by special exception standards
	Automotive Glass Replacement Shops	2 per service bay and 1 per 350 square feet gross floor area in the merchandise and waiting area; however, the storage of customer vehicles for longer than 24-hours shall be provided within fenced areas as required by special exception standards
	Automotive Oil Change and Lubrication Shops	2 per service bay and 1 per 350 square feet gross floor area in the merchandise and waiting area; however, the storage

NAICS Category	Use Type	Parking Spaces Required
		of customer vehicles for longer than 24-hours shall be provided within fenced areas as required by special exception standards
	Car Washes	Full Service: 1 per 200 square feet gross floor area including bays, wash tunnels and merchandise area. Self Service: 1 per bay
Death Care Services	Funeral Homes and Funeral Services	5 Spaces plus 1 per 4 seats based upon maximum occupancy in assembly areas
Religious, Civic, and Similar Organizations	Religious Organizations	1 per 4 seats based upon maximum occupancy of assembly area
	Religious Fellowship Organizations	1 per 75 square feet of assembly areas
Public Administration		
Government Facilities	General Government and Administration	1 per 300 gross floor area of administrative and support areas plus parking as approved by Zoning and Codes Administrator after review of needs assessment.
	Other General Government Support	1 per 300 gross floor area of administrative and support areas plus parking as approved by Zoning and Codes Administrator after review of needs assessment.
	Courts	1 per 300 gross floor area of administrative and support areas plus parking as approved by Zoning and Codes Administrator after review of needs assessment.
	Police Protection (except Fire Protection)	1 per 300 gross floor area of administrative and support areas plus parking as approved by Zoning and Codes Administrator after review of needs assessment.
	Fire Protection	1 per 300 gross floor area of administrative and support areas plus

NAICS Category	Use Type	Parking Spaces Required
		parking as approved by Zoning and Codes Administrator after review of needs assessment.
Other Nonresidential Uses		
Convention Centers		1 per 3 seats based upon maximum occupancy of assembly area
Communication Towers		Maintenance parking only as determined by Zoning and Codes Administrator
Farmers Markets		As determined by Zoning and Codes Administrator
Seasonal Sales, Multi-Passenger Pedal Ride Bike Services, Pedicabs, and Other Similar Services		As determined by Zoning and Codes Administrator
City Parks		As determined by Zoning and Codes Administrator
Multiple Non Residential Uses on the same parcel of land or in the same building		1 per 300 square feet of gross floor area of all buildings on the parcel of land
Residential Uses		
Dwelling Units (Incorporated into Mixed-Use Building)		1 space for each bedroom. <u>1 space for each bedroom</u>
Single-Family Homes, Patio Homes, Duplex Homes, Zero-Lot Line Homes		2 spaces per dwelling unit
Multi-household dwelling complex		Studio/efficiency units: 1.25 <u>1</u> spaces per unit. 1 bedroom unit: 1.75 <u>1</u> spaces per unit. 2 or more bedroom per unit: 1 <u>1</u> space per bedroom plus 0.25 spaces per unit.

- I. Parking for vehicle storage for uses such as maintenance, contractors or construction equipment, commercial vehicle and equipment rentals, vehicle repair and similar uses shall be located behind the front building line and to the side or rear of the principal structure and a minimum of ~~75~~50 feet from any street right-of-way. All vehicle storage

areas shall be screened from adjacent residential properties and public streets by an opaque fence or wall of a minimum of six feet in height.

- J. If motorcycle parking is provided, the minimum size of parking spaces shall be 2.5 feet by 6.25 feet.
- K. Bicycle parking shall be provided as follows:
 - 1. For nonresidential uses bicycle parking shall be provided at the rate of 10 percent of all established parking with a minimum of at least three spaces for all nonresidential uses and shall be located between the rear building line and an abutting street and within 1200 feet of a main or secondary entrance to the principal structure;
 - 2. Designed to support a bicycle frame in two places in a stable, upright position. Bicycle racks shall be securely anchored to the lot surface;
 - 3. For all townhouse, ~~and~~ multi-family, patio or zero lot line developments with shared parking, bicycle parking shall be provided at a rate of at least one bicycle parking space per every four dwelling units and shall be spaced throughout the development to ensure equal access to all users.

Section. 19-803. Accessible Parking for Disabled Persons

- A. When off-street parking is required for any building or use, with the exception of single-family dwellings and duplexes, accessible parking for disabled persons may shall be included when calculating the overall parking requirements for a building or use.
- B. Parking for physically handicapped persons shall be provided as required by adopted building codes.

Section. 19-804. Shared Parking

- A. Off street parking facilities shall be located on the same lot as the structure or use served unless otherwise specified.
- B. The Board of Zoning Appeals may authorize anthe alternate parking location as a part of athe special exception.
- C. Parking shall be allowed on alternate parcels with the authorization of the Zoning and Codes Administrator when the following conditions are met:
 - 1. The use of alternate or cooperative parking locations shall be limited to OP, C, CM, CP-1, CP-2, and CP-3 districts and parking shall be provided on property zoned for the use or uses which require the parking spaces;
 - 2. The location provides parking only for the use(s) in question;

3. The location shall have combined parking spaces equal to the sum required for the uses at that location and for the remainder of the uses needed from the requesting location;
4. The parking spaces shall be within 200 feet measured from the ~~property line~~building of the use(s) served with the exception of the C or CM Districts where the distance requirement is not applicable as long as the shared parking is also within a contiguous C or CM District;
5. Bufferyard requirements for the parking area shall be the same as the use that requires the parking spaces;
6. The right to use the property for parking shall be established by deed, easement, lease or similar recorded covenant or agreement which requires availability of the spaces for as long as the use that requires the parking spaces exists, approved as to form and content by the city attorney, and recorded in the RMC Office for Pickens County, and filed with the building permit when applicable;
7. Removal of deed, easement, lease, or similar recorded covenant agreement shall be first approved by Zoning and Codes Administrator provided, as a condition of approval, the Zoning and Codes Administrator shall ensure that an equal number of parking spaces shall be provided either on the primary site or by another site arrangement meeting the requirements of this article; and
8. All other applicable parking requirements shall be met.

Section. 19-805. Parking of Commercial, Recreational Vehicles, Boats, and Trailers in Residential Districts

- A. Parking or storage of trucks, tractor trailers and construction equipment is prohibited in residential zones, except for trucks and similar passenger vehicles not exceeding three-fourths (3/4) ton loading capacity used by residents of the dwelling unit. Utility repair vehicles, and construction vehicles during actual construction of structures on the premises shall be permitted.
- B. Not more than one recreational vehicle or camping trailer per dwelling unit shall be permitted on a lot in any residential district, provided:
 1. Recreational vehicle or camping trailer shall not be occupied for a period of time exceeding seven consecutive days; and
 2. It is parked or stored and located behind the front building line of a residential dwelling on- an all-weather surfaced area ~~a surface driveway~~ or within a garage or carport.
- C. Storage of watercraft and utility trailers shall be permitted in residential zones, subject to

the following:

1. ~~Parking in front of the front building line shall be permitted only on existing driveways or an all-weather surfaced area;~~
2. Parking within the 25 foot front setback portion of driveways or all weather surfaced areas in existence on the adoption date of this ordinance shall be permitted only after the Zoning and Codes Administrator determines that there is no other feasible storage area that meets the requirements of this section; and
3. Any parking on an unpaved surface shall only occur behind the front building line.

Section. 19-806. Parking Area Design Standards for Single-Family or Duplex Uses

The following design standards for parking areas shall be met when applicable:

Table 19-806 Parking Area Design Standards for Single-Family or Duplex Uses

A. Location
<ol style="list-style-type: none">1. Parking spaces/ vehicle storage/ storage for water craft/ driveways shall not be permitted in the required front setback and no closer than three feet from any property line. <u>(see 19-805-c-2)</u>2. Parking shall be prohibited except in driveways or parking spaces meeting requirements of this section.
B. Drainage and maintenance
<ol style="list-style-type: none">1. Properly graded off-street parking facilities <u>will include a driveway and parking area and</u> shall be surfaced with concrete or similar material, asphalt, or stones.2. Off-street parking areas shall be maintained in a clean, orderly, dust free and weed-free condition at the expense of the owner or lessee and not used for the repair, dismantling or servicing of vehicles, equipment, storage of materials or supplies.
C. Entrances and exits
<ol style="list-style-type: none">1. <u>All parking shall be connected to public streets and public alleys by a driveway.</u>2. <u>The driveway shall not be comprised of loose materials for the first 5' from the edge of the pavement of the adjoining street and up to 2' past any required drainage features (culverts and pipes).</u>3. <u>A grading permit or driveway permit is required prior to installation of any drive.</u>

~~3-~~ 4. All driveways to public streets and public alleys shall be surfaced with concrete or similar material, asphalt, or stones and shall be located at least 35 feet, measured along the lot frontage, from the nearest intersection and three-feet from a property line. Where front property lines are located within the right-of-way, the established right-of-way line shall be used to determine the distance from the nearest intersection.

~~D.4.~~ Dimensions

1. Parking spaces shall be not less than nine feet by 19 feet.

Section. 19-807. Vehicular Use Area Design Standards for Uses Other Than Single-Family or Duplex Uses.

The following design standards for parking areas shall be met when applicable:

Table 19-807 Vehicular Use Area Design Standards for Uses Other Than Single-Family or Duplex Uses

A. Drainage and Maintenance
<ol style="list-style-type: none"> 1. Off-street parking shall be properly graded for drainage to prevent damage to abutting property and/or public streets and alleys. 2. Off-street parking shall be maintained in a clean, and weed-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles, equipment, materials, or supplies.
B. Separation from Walkways, Streets, and Buildings
<ol style="list-style-type: none"> 1. Off-street parking spaces shall be separated from walkways, sidewalks, streets, alleys, landscape buffers, or landscape materials and required setbacks where stipulated by a wall, fence, curbing, or other approved protective device. This shall be designed to prevent any portion of a vehicle to protrude over or into any walkway, sidewalk, street, alley, landscape buffer or material. 2. Where no buffer yard is required parking shall not be located closer than three feet from any property line. 3. The minimum separation between off-street parking areas and principal buildings shall be five feet and protected by a concrete wheel stop or curb.
C. Entrances and Exits
<ol style="list-style-type: none"> 1. Landscaping, curbing or other approved barriers shall be provided along boundaries to control entrance and exit of vehicles. 2. Parking facilities shall be designed so that all existing movements onto a public street are in a forward motion with the exception of townhouses with an attached garage. 3. Entrance and exit driveways at other locations or at intersections not covered by the above restrictions will be evaluated by the City Engineer before approval can be considered. 4. Where front property lines are located within the right-of-way, the right-of-way line shall be used to determine the distance from the nearest intersection.
D. Site Plan
<ol style="list-style-type: none"> 1. Parking layout and dimensions, construction and materials, wheel stops, and landscape plan shall <u>all</u> be depicted on the site plan submitted with the permit application.
E. Location
<ol style="list-style-type: none"> 1. In all districts except as noted, required parking shall be provided on-site. Shared parking areas shall be permitted according to the standards set forth in Section 19-804 whenever the Zoning and Codes Administrator determines that the minimum parking requirements can be met for each use. 2. Parking and driveways, other than shared driveways, shall not be located closer than three feet from any property line and shall not encroach into a landscape buffer or required open space.

3. Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys, and required setbacks by a wall, fence, curbing, or other approved protective device. Required off-street parking, where permitted to occur within setback areas, shall not intrude into required bufferyards. Also, where no bufferyard is required for a new or re-developed use, required parking shall not be located closer than three feet from any property line. The minimum separation between off-street parking areas and all principle buildings shall be five feet so as to allow for pedestrian use of appropriate walkways.

F. Paving

- ~~1.~~ 1. Vehicular use areas shall be surfaced with asphalt, concrete, bituminous, or other alternative paving material, including grass pavers, porous concrete, and other similar materials, subject to approval by City Engineer; however gravel or similar material are not allowed except for areas used for occasional parking as permitted in **Table 19-802.** ~~Off street parking facilities shall be surfaced with concrete, asphalt, brick or paving stones or other unique circumstances.~~
- ~~2.~~ 2. Off-street parking areas shall be maintained in a clean, orderly, dust-free, and weed-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles, equipment, materials, or supplies.
- ~~3.~~ 3. All access ways and aisles shall be clearly identified.
4. Any barriers associated with occasional parking shall be no closer than six feet from any tree.
- ~~4.~~ 5. Pervious paving shall only be approved pending a written maintenance schedule meeting the standards established in the Stormwater Management Manual.

G. Spaces

1. Parking spaces shall be clearly marked on the ground for all uses by painted lines, curbs or other means to indicate individual spaces. Parking spaces for compact cars shall be individually and clearly identified as compact spaces.
2. Wheel stops shall be required two and one-half (2.5) feet from the end of all spaces adjacent to a landscaped buffer, required planting area, and sidewalks even where curbing is provided.
3. Off street parking spaces shall be not less than nine feet by ~~18~~9 feet, except that:
 - a. A maximum of 30 percent of the total number of spaces may be designed as compact spaces measuring eight feet by 16 feet;
 - b. Space length can be reduced to ~~16.5~~15 feet when the wheel stop or curb is located adjacent to a landscaping buffer and the encroachment of the vehicle into the landscaped buffer will not damage plants.
- ~~4.~~ 4. The dimensions of all parallel parking spaces shall be not less than nine feet by 22 feet.
- ~~4.5.~~ 4.5. Parking spaces within enclosed garages shall be at least 20 feet long and 10 feet wide (excepting compact spaces).
- ~~5.6.~~ 5.6. Minimum aisle width shall be 22 feet for two-way traffic and 10 feet for one-way traffic.
- ~~6.7.~~ 6.7. All parking spaces shall be located so as to provide off-street maneuvering space as set forth in the transportation and traffic engineering handbook.
- ~~8.~~ 8. Adequate onsite turnaround area shall be provided for all parking spaces.
- ~~7.9.~~ 7.9. Unless approved by the Zoning and Codes Administrator, parking spaces shall not exceed 21 feet by 11 feet.

Section. 19-808. Off-street Loading Requirements

- A. Permanent paved off-street loading and unloading space(s) for commercial uses shall be provided as indicated herein and shall be clear and free of obstruction at all times.
- B. Within the C, General Commercial District, off-street loading requirements shall not apply for establishments under 15,000 square feet in gross floor retail area.
- C. Within the C, General Commercial District, loading spaces for establishments over 15,000 square feet in gross floor retail area shall be clear and free of obstacles at all times; however the loading area shall be indicated on the site plan.
- D. Each loading space shall be at least 45 feet long and 10 feet wide.
- E. Off-street loading requirements for nonresidential uses shall be provided per Table 19-808 unless excepted in subsection B of this section.

**Table 19-808 Off-street Loading Requirements
for Non-residential Uses**

A. Retail, Restaurant, Wholesale, Warehouse, Manufacturing or Industrial Establishment(s)	
Floor area in square feet	Space required
Up to 25,000	1
25,001 to 50,000	2
50,001 to 100,000	3
100,001 to 160,000	4
Over 160,000	1 additional
B. Hotel, motel, office building, general services, mixed office/commercial use, hospital, or similar institution or places of public assembly	
Floor area in square feet	Space required
Up to 50,000	1
50,001 to 100,000	2
100,001 to 200,000	3
100,001 to 200,000	4
Over 200,000	1 additional

F. Adequate onsite turnaround area shall be provided for all loading and unloading areas.

Section. 19-809 - 19-899. Reserved

SECTION 19-107.

Definition of improved surfaces

“Improved surface” means a ground surface covered or paved with concrete, asphalt, brick and mortar, stone and mortar, concrete pavers and mortar and/or such other material as has been approved for parking of vehicles by the community development director in such a manner as is designed to properly support the gross weight of the class of vehicle parked, support all wheels of the vehicle and permanently prohibit both weed growth around and under the vehicle and leakage of oil, fuel and other fluids into the ground.

