

DIVISION 107. TRAFFIC AND PARKING REQUIREMENTS

Sec. 107.1. Purpose.

These standards are intended to provide adequate off street parking for land uses within the City of Ball Ground; to restrict temporary storage of certain vehicles in residential districts; to alleviate any unnecessary traffic congestion; and to encourage development and usage of off street parking facilities.

Sec. 107.2. Street access and curb cuts.

- A. Each building shall be located on a lot or parcel which abuts a public street for at least 40 feet or has access to a public street by means of a recorded access easement if approved by the Administrator or designee
- B. Street access and curb cuts for service drives, entrances, exits and other similar facilities on public streets in other than residential districts shall be approved by the Administrator or designee.
 - 1. Curb cuts constructed for new driveways to developments on arterial and collector streets shall be aligned directly across from existing curb cuts.
 - a. The Administrator or designee may approve other locations when it is determined that alignment with an existing curb cut is not appropriate.
 - 2. No curb cut shall be located within 40 feet of any intersection as measured from the center line of the new drive to the tangent point of the intersection or
 - 3. No curb cut shall be located within 30 feet of another curb cut measured along the curb line.
 - 4. A curb cut shall be no greater than 30 feet in width, and no closer than 20 feet to any property line unless approved by the Administrator or designee.
- C. All entrances or exits of any street or drive, public or private, from or to any state highway shall be approved by the state highway department prior to the construction of such street or drive, or the issuance of any development permit for any improvement to be served by such street or drive.

Sec. 107.3. Street improvements.

- A) The Administrator or designee may require improvements such as the widening of streets and/or rights of way or the addition of curbs and gutters, in order to accommodate the increased traffic due to proposed developments.
 - 1) Traffic studies shall be required for all residential projects having a total of 100 units and for all non-residential single lot developments having a total floor space of 25,000 sq. ft. or more.
 - a) Such studies will, at a minimum, address the level of traffic generated by the proposed development and its distribution on the existing road network; the need for deceleration lanes, left turn lanes, other additional lanes and traffic signals on all existing and proposed roadways.
- B) Existing streets shall be connected and extended throughout the limits of proposed developments.

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- 1) Where vehicular interconnectivity is required/proposed to an adjacent parcel for future cross access, all elements of the roadway including curb, gutter and asphalt shall be extended completely to the property line where the future connection will occur.
 - a) Signage shall be placed at the end of the roadway indicated both the temporary roadway termination as well as the planned future interconnection.
 - b) The final plat shall also reference the future interconnectivity.

Sec. 107.4. Corner visibility clearance.

- A) No fence, structure, sign, planting or other obstruction to safe travel vision shall be permitted or maintained
 - 1) The Administrator or designee may review and approve exceptions in the CC-C district if the provision of safe travel vision can be adequately demonstrated.
 - 2) At the discretion of the Administrator or designee, a site visibility triangle may be required prior to any approvals if safe travel vision is in question.

Sec. 107.5. Application of off-street parking requirements.

- A) Off-street parking required.
 - 1) Off-street parking spaces shall be provided in accordance with these regulations whenever a building or use is changed, altered, or enlarged in floor area, or other manner that generates the need for additional parking.
- B) Review and approval procedures
 - 1) A parking plan for all but individual single-family residential uses shall be submitted as part of the plan review process.
 - 2) The Administrator or designee shall review the proposed parking plan to ensure its conformance with all applicable provisions of this article.
 - 3) Occupancy or use of a building shall not be allowed until the parking facilities are completed in accordance with the approved plan.
 - 4) The parking facilities shall be permanently maintained by the owners or the occupants for their invites or licensees so long as the use(s) exists.
- C) Location of required off-street parking spaces.
 - 1) All parking spaces required herein shall be located on the same parcel with the principal building or use or uses served or in other areas as provided in this division.
 - 2) No parking area may be used for the sale, repair, dismantling, servicing or long-term storage of any vehicle or equipment.
 - 3) No parking or loading area shall be established in the required front yard of any residential district except for a single-family residential use;
 - a) No more than 35 percent of the required front yard may be paved or used for parking in such case.
- D) Required parking provided off-site.
 - a) In cases where the required parking space is not located on the same lot as the principal use or as allowed in the public right-of-way, the owner of the lot on which the off-site parking is located must relinquish, through a covenant agreement, their development rights over the property, until such time as parking space is provided elsewhere or on the same premises as the principal use or uses.
 - b) The off-site parking area shall be no more than 400 feet from the entrance of the principal use, as measured along the street right-of-way.

- c) The off-site parking spaces may not be separated from the use(s) served by a street right-of-way greater than 80 feet in width.
- E) Mixed uses/Joint uses.
- 1) For a parcel with more than one principal or accessory use or uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately, unless a detailed parking study based upon Urban Land Institute (ULI) standards is submitted to, and approved by, the Administrator or designee.
 - 2) Parking for mixed or joint uses must be available on an equal basis for all users; provided however, that shared parking spaces provided pursuant to a ULI parking study may be restricted to specific users during certain hours.
 - 3) Recorded cross-easements may be required for shared parking.
 - 4) It is the responsibility of the applicant to provide the shared parking study and industry standards for staff review.
 - a) Staff has full discretion to determine if a provided shared parking calculation is in line with an industry standard.
 - (i) If staff determines that the provided shared parking calculation and/or the submitted industry standard are not satisfactory, the applicant must provide parking in accordance with this ordinance.
- F) Guest Parking Required for Residential Developments
- 1) Residential developments of 10 units or more must provide guest parking spaces in accordance with Table 107-1 – RESIDENTIAL GUEST PARKING REQUIREMENTS
 - a) Per Table 107-1, one guest space must be provided per unit for no less than the given percentage of the total units.
 - (i) For example, a 100-unit development with average lot sizes of 5,000 square feet must provide 20 guest parking spaces (20% of 100 units = 20 spaces).
 - b) Where calculations result in a fraction, values are to be rounded up to the nearest whole number for the required total.
 - 2) Guest parking spaces shall be provided in addition to other required parking spaces.
 - 3) All guest spaces must be accommodated on site/within the development and be designed/constructed as required herein.
 - 4) For multi-family developments, guest parking shall be determined on a case-by-case basis.

TABLE 107-1 – RESIDENTIAL GUEST PARKING REQUIREMENTS	
<u>Average Lot Size Within Development</u>	<u>Required Guest Spaces</u>
Less than or equal to 0.1 AC (4,356 square feet)	30%
Greater than 0.1 AC (4,356 square feet) and less than or equal to 0.2 AC (8,712 square feet)	20%
Greater than 0.2 AC (8,712 square feet) and less than or equal to 0.3 AC (13,068 square feet)	10%
Greater than 0.3 AC (13,068 square feet)	0% (No guest parking required)

- G) Requirements for uses not specifically listed.
- 1) The parking space requirements for a use not listed herein shall be determined by warrant.

- 2) In such cases, a private parking study, Urban Land Institute standards, or other appropriate standards shall be used to justify the proposed number of parking spaces, subject to staff approval.
- 3) Such justification shall be included on all plans submitted for approval.

H) Parking Requirement Calculations

- 1) Table 107-2 enumerates the off-street parking requirements for all properties within the City.
 - a) There shall be no required parking spaces in the CC-C district.
- 2) Square footage refers to the gross square footage of a building
- 3) Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.
- 4) Where required spaces or the unit of measure are provided as a range in the chart below, the exact ratio shall be at staff discretion based on review of the plans.

TABLE 107-2 - OFF-STREET PARKING REQUIREMENTS				
<u>Use Category</u>	<u>Use</u>	<u>Spaces Required¹</u>	<u>Unit of Measure</u>	<u>Notes</u>
Residential	Multi-Family Dwelling	2 - 3	Dwelling Unit	For multi-family dwellings, private garage spaces shall not count toward the requirement.
	Single-Family Dwelling	2	Dwelling Unit	Private garage spaces may count toward the requirement. Tandem parking is allowed to count towards requirements. Driveway space may only count where there is more than 20' of distance from the garage door to the front property line.
	Duplex, Triplex, or Townhouse Dwelling	2	Dwelling Unit	Private garage spaces may count towards requirements. Tandem parking is allowed to count towards requirements. Driveway space may only count where there is more than 20' of distance from the garage door to the front property line.
Commercial	Accommodations and Lodging	1 to 2	Guest Room	Accessory uses such as restaurants, bars, convention hall, and similar are to be calculated separately
	Retail (excluding Shopping Centers), Office, Personal and Business Support Services,	1	200-300 SF	Fleet parking may require additional spaces at staff discretion.

	Medical Office, Gas Stations/Convenience Stores			For convenience stores/gas stations, pump spaces may count for 20% of the required parking
	Warehouse, Distribution, Light Industrial	1	2,000 SF for first 100,000 SF	
		<i>PLUS</i>		
		1	10,000 SF thereafter.	
	Auto Repair and Service	1	300-400 SF	Required parking spaces may not be used for auto storage
	Restaurant, Bar, Nightclub, Lounge, including associated Decks or Plazas, rooftop, indoor and outdoor	1	100-200 SF	
	Shopping Center	1	250-350 SF	For a development of multiple, often-unrelated commercial land uses
Civic	Church or place of public assembly	1	25-50 SF of main Assembly	For simultaneous uses, parking requirements for each use may be separately applied.
	Government Facility	Warrant ²		
	Medical Care Facility, such as a Nursing Home or Hospital	1	2-4 rooms	
	School: Middle, Primary, Pre-School, Educational Nursery, Day Care, and similar uses	2 to 10	Classroom	
	School: Secondary / High School/ Technical	5 to 10	Classroom	Whichever is greater at initial construction and any future alterations.
<i>OR</i>				
	1	50-100 SF of main Assembly		
Recreation	Park and all other sports-related uses	Warrant ²		
	Sports Complex – with fixed seats (such as a field or gym)	1	3-5 Seats	
	Sports Complex – without fixed seats (such as a field or pool)	Warrant ²		

Other	All other uses	Warrant ²
¹ Unless otherwise specified in this Chapter.		
² Where the number of required parking spaces is established by warrant, a private parking study, Urban Land Institute standards, or other appropriate standards shall be used to justify the proposed number of parking spaces, subject to staff approval, as applicable. Such justification shall be included on all plans submitted for approval.		

Sec. 107.6. Parking facilities standards.

- A) General Requirements for Parking facilities
 - 1) Design of parking areas, including space and driveway arrangement, shall conform to the geometric design standards of the Institute of Traffic Engineers, which is hereby incorporated by reference as though fully set forth herein.
 - 2) All parking facilities shall have access to a public right of way
 - 3) Stop signs and stop bars shall be provided at the transition from the parking area to the public right-of-way.
 - a) Crosswalks may be required if sidewalk is present
 - 4) For businesses that have drive-through access, parking spaces and travel aisles shall be arranged in a manner that provides sufficient stacking area from the public access driveway to prevent vehicles from backing up into the adjacent roadway.
- B) Surfacing Requirements
 - 1) All spaces must be marked with paint lines or other similar designation
 - 2) All parking spaces shall be surfaced with a suitable paving material such as asphalt, concrete or specialty pavers (but not gravel or similar material) and be bounded by curb and gutter, except those serving one- and two-family dwelling units, and
 - a) other uses requiring or providing six or fewer parking spaces, may instead be surfaced with other suitable material, as determined by the Administrator or designee.
 - 3) All vehicles (including, but not limited to, automobiles, trailers, recreational vehicles, watercraft and similar) may only be parked on a surface treated and hardened to accommodate vehicles up to 8,000 pounds gross axle weight.
 - a) The provisions of the required spaces on a temporary basis on a hard surfaced sub base (subgrade plus an asphalt first layer or bound crushed stone aggregate) shall satisfy this requirement.
- C) Dimensional Requirements – Parking Spaces
 - 1) Parking spaces 90 degrees to the travel way aisle shall not be less than nine feet in width and 20 feet in length
 - 2) Angled parking spaces positioned at other than 90 degrees to the aisle travel way, parallel parking spaces, and one-way travel aisles shall be dimensioned in accordance with recognized standard criteria.
 - 3) In the cases of 25 or more required parking spaces, no more than 25% of the required spaces may be of an area not less than 8 feet x 16 feet.
 - 4) Each parking space shall exclude aisles, maneuvering space, turnaround space, and drives.
 - a) This precludes “tandem” parking; that is, parking arranged “back to back” where the access to one parking space is through another parking space.
- D) Dimensional Requirements – Drive Aisles
 - 1) All two-way aisles shall be a minimum of 24 feet in width.
 - 2) One-way aisles shall be designed in accordance with an industry standard
 - a) The presence of and angle of accompanying parking spaces shall be factored into the width of a drive aisle
- E) Lighting

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- 1) Adequate lighting shall be provided if the facilities are to be used at night.
 - 2) Such lighting shall be arranged and installed so as not to reflect or cause glare on abutting properties.
 - 3) A photometric plan shall be submitted and reviewed by staff prior to the approval of any lighting for a parking facility
- F) Landscaping and screening
- 1) Parking islands
 - a) A maximum of 15 parking spaces in a row will be permitted without a parking island, outlined by curb and gutter
 - b) The parking island area shall be at least 150 square feet
 - c) Each parking island shall include one, 4" DBH tree no less than 10' in height and appropriate ground cover such as additional plantings, turf, straw or similar.
 - d) The preceding landscape requirements shall apply only to surface parking lots and not to parking structures.
 - 2) Non-residential parking areas established within a residential district
 - a) shall provide visual screening between vehicle use areas, including all accessways, and the abutting residential property.
 - b) Such screening may consist of a wall or solid fence no less than five feet in height and/or a vegetative row of hedges and trees sufficient in nature to provide continuous visual screening.
 - c) Such screening improvements shall be located upon a non-paved surface at least 5 feet in width and are subject to approval by the Administrator.
 - d) See standards set forth in Section 106.5 (Tree Protection and Landscaping) for landscaping requirements.

Sec. 107.7. Parking in residential districts.

- A) Business and recreational vehicle parking
- 1) Front yards
 - a) No vehicle shall be allowed to park in front of the principal structure in a district zoned for residential purposes.
 - (I) If the property is located on a corner lot, no parking of the vehicle may occur within 20 feet of the rear/side that abuts a public street.
 - 2) Side and rear yards
 - a) Those under 8,000 pounds axle weight shall be allowed to park in the side or rear yard of the residentially zoned property.
 - b) Those weighing or exceeding 8,000 pounds axle weight shall be allowed to park in in the side or rear yard of residentially zoned property during daylight hours, but not overnight or on Saturdays or Sundays.
 - (I) Daylight hours shall mean 30 minutes after dawn to 30 minutes before sunset.
- B) Vehicle repair and maintenance
- 1) Repairs, maintenance and similar activities 1) may not be conducted on vehicles located on any public street.
 - a) This prohibition shall not apply to emergency repairs taking less than 24 hours to complete.

Sec. 107.8. Off street loading requirements.

- A) Where required, off street loading spaces shall be provided on the same or adjoining premises with the facility it serves, either inside or outside a building.
- B) A loading berth shall have a minimum dimension of 12 feet by 35 feet by 14 feet overhead clearance.
- C) Such facilities must be designed so that no truck/vehicle maneuvering occurs on the public right-of-way nor in areas designated for the parking of vehicles except in the City Center-Commercial in which case designated loading zones may also be utilized.
- D) Loading areas must be adequately screened from residentially zoned properties, subject to approval from the Administrator or designee.

TABLE 107-3 - OFF-STREET LOADING REQUIREMENTS	
<u>Use</u>	<u>Required Loading Spaces</u>
Retail operations, including accessory uses within hotels or office buildings	One per 20,000 square feet of gross floor area (or fraction thereof)
Office buildings and hotels	One per 75,000 square feet of gross floor area (or fraction thereof)
Industrial, manufacturing, warehouse and distribution uses	One per 40,000 square feet of gross floor area (or fraction thereof)