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**CITY COUNCIL AGENDA ITEM**

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**TO:** Mayor & City Council

**DATE:** August 6, 2010

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** TA10-007 - An Ordinance to Amend Article 18, Off-street Parking and Loading, of the Sandy Springs Zoning Ordinance

**MEETING DATE:** For Submission onto the August 17, 2010, City Council Regular Meeting Agenda

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*BACKGROUND INFORMATION: (Attach additional pages if necessary)*

See attached:

Memorandum  
Mark-up

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*APPROVAL BY CITY MANAGER:*  APPROVED

\_\_\_\_\_  
NOT APPROVED

*PLACED ON AGENDA FOR:* 8/17/10


*CITY ATTORNEY APPROVAL REQUIRED:* (  ) YES (  ) NO

*CITY ATTORNEY APPROVAL:* 

*REMARKS:*



To: Planning Commissioners

From: Nancy J. Leathers, AICP, Director, Department of Community Development 

Date: August 10, 2010 for Submission onto the August 17, 2010 Mayor and City Council Work Session Agenda

Subject: Proposed TA10-007, An Ordinance to Amend Article 18, Off-street Parking and Loading, of the Sandy Springs Zoning Ordinance

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Please find enclosed a proposed text amendment to Article 18, Off-street Parking and Loading, with corresponding mark-up.

***Background:***

The Mayor and City Council adopted a resolution on June 1, 2010 directing staff to review, clarify, and recodify the Zoning Ordinance with the assistance of the City Attorney's office to address recent developments in the law and issues that have been raised during the implementation, administration, and enforcement of the Zoning Ordinance. This recodification will not include any policy changes to the ordinance.

***Discussion:***

Staff has determined to revise Article 18, Off-street Parking and Loading of the City's Zoning Ordinance as part of the comprehensive overhaul of the ordinance.

***Planning Commission Recommendation:***

The Planning Commission heard the amendment at the June 17, 2010 meeting and recommended approval as presented by staff (4-0, Duncan, Thatcher, Rupnow, and Pond for; Maziar, Rubenstein, and Tart absent).

***Alternatives:***

The City Council could choose to not recommend the changes prepared by staff.

cc: Wendell K. Willard, City Attorney

ARTICLE XVIII

OFF STREET PARKING AND LOADING

18.1. ~~—~~ SCOPE AND INTENT.

The location, design and quantity of off-street parking and loading facilities ~~f~~for every use located in ~~Sandy Springs~~**the City** shall comply with ~~the~~ requirements ~~h~~erein.

18.2. PARKING SPACES REQUIRED.

Every use shall be served by off-street parking spaces as specified below. Parking spaces shall serve only the designated use and shall be located on the same lot as the use unless another location is authorized in accordance with other provisions of this Zoning Ordinance.

18.2.1. BASIC OFF-STREET PARKING REQUIREMENTS. Parking requirements shall be calculated based on the proportion that each use contributes to the total. All areas are expressed in gross square feet of building area unless ground area or some other measure is specified. Any fraction of one-half (**1/2**) or larger shall constitute a whole. A bench seat shall consist of **eighteen (18)** inches.

	USE GROUP	EXAMPLE OF TYPES OF <u>USE</u>	MINIMUM REQUIREMENT
All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.			
	Adult Entertainment Establishments		10 per 1000 sq. ft.
	Assembly Places with Fixed Seating	stadiums auditoriums theaters amphitheaters	<del>one</del> <b>1</b> per 4 fixed seats
	Assembly Places without Fixed Seating	meeting halls libraries	<del>one</del> <b>1</b> per 35 sq. ft. in largest assembly room
	Auto Dealerships, Sales & Service	new car sales used car sales service & parts	6.5 per 1000 sq. ft.

	USE GROUP	EXAMPLE OF TYPES OF <u>USE</u>	MINIMUM REQUIREMENT
All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.			
	<b>Bowling Alleys</b>		5 per alley
	<b>Child Care Facilities Kindergarten</b>	<b>day care centers pre-schools</b>	<b>1.7 per 1000 sq. ft. + 1 per 4 employees on the largest shift</b>
	<b>Churches and Other Places of Worship with Fixed Seating</b>	<b>cathedrals churches temples</b>	<b>1 per 3.5 fixed seats in the largest assembly area</b>
	<b>Churches and Other Places of Worship Without Fixed Seating</b>		<b>1 per 30 sq. ft. in largest assembly area</b>
	<b>Clubs and Lodges</b>	<b>community centers country clubs fraternal organizations</b>	<b>5 per 1000 sq. ft.</b>
	<b>Clubs with Golf Course</b>		<b>50 per 9 holes + 1 per 1000 sq. ft.</b>

USE GROUP	EXAMPLE OF TYPES OF USE	MINIMUM REQUIREMENT
<b>All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA unless GROUND AREA or some other measure is specified.</b>		
Commercial, Amusement, Outdoor <b>Facilities</b>	amusement parks <b>batting cages</b> skateboard parks	1 per 4 fixed seats or one per 35 sq. ft. of floor area used for moveable seats + 10 per 1000 sq. ft. of ground area identified for recreation and assembly
Custodial Care <b>Facilities</b>	halfway houses	2.5 per 1000 sq. ft.
Dormitories and Related <b>Facilities</b>	<b>boarding houses</b> dormitories fraternity houses <b>group residences</b> sorority houses <del>boarding houses</del>	<del>one</del> 1 per bedroom + 5 per 1000 sq. ft. of common area
Festivals, Outdoor	<del>horseshows</del> <b>arts and crafts shows</b> carnivals dogs shows <b>horseshows</b> <b>musical festivals</b> <del>arts and crafts shows</del>	2 per 1000 sq. ft. of ground area identified for festivals and music festivals related seating
Financial Institutions	banks <b>brokerage houses</b> credit unions <del>brokerage houses</del>	5 per 1000 sq. ft.
Funeral Homes		<del>one</del> 1 per 3 fixed seats + <del>one</del> 1 for each 25 sq. ft. in the largest assembly room
Golf Courses, Public and Private, Without Club Facilities		50 spaces per 9 holes
<b>Health Care and Other Facilities</b>	<b>hospitals</b> <b>convalescent homes</b> <b>nursing homes</b> <b>outpatient clinics</b> <b>prison/correctional facilities</b>	<b>1 per four beds + one per 3 employees</b>
<b>Hotels and Motels, No Restaurants</b>	apartment hotels hotels motels	<b>1 per room</b>
<b>With Restaurants</b>		<b>1.25 per room</b>
<b>Industrial and Manufacturing</b>	assembly plants	<b>1 per 1000 sq. ft.</b>

<b>Facilities</b>	<b>fabrication plants factories</b>	
<b>Laboratories, Scientific and Related</b>	<b>experimental labs fabrication plants factories</b>	<b>2.5 per 1000 sq. ft.</b>
<b>Medical Offices and Related Facilities</b>	<b>clinics dental offices doctor's offices veterinary offices</b>	<b>4 per 1000 sq. ft.</b>

	<b>USE GROUP</b>	<b>EXAMPLE OF TYPES OF USE</b>	<b>MINIMUM REQUIREMENT</b>
<b>All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.</b>			
	<del>Health Care Facilities</del>	hospitals out-patient clinics convalescent home nursing home	<del>one per four beds + one per 3 employees</del>
	<del>Hotels &amp; Motels, No Restaurants</del>  <del>With Restaurants</del>	apartment hotels hotels motels	<del>one per room</del>  <del>1.25 per room</del>
	<del>Industrial and Manufacturing</del>	assembly plants fabrication plants factories	<del>one per 1000 sq. ft.</del>
	<del>Laboratories, Scientific &amp; Related</del>	experimental labs fabrication plants factories	<del>2.5 per 1000 sq. ft.</del>
	<del>Medical Offices</del> <del>Related Facilities</del>	dental offices doctor's offices veterinary offices clinics	<del>4 per 1000 sq. ft.</del>
	Mini- <del>warehouses</del> <b>Warehouses</b>		1 per employee + 1 per 5000 sq. ft.
	Offices, General	freestanding offices office towers office parks offices associated with other uses <b>recording studios</b>	3 per 1000 sq. ft. to 250,000 sq. ft.; 2.8 per 1000 sq. ft. all exceeding 250,000 sq. ft.
	<del>Personal Service Establishments</del>	barber shops beauty parlors Laundromats dry cleaners	<del>5 per 1000 sq. ft.</del>
	Race Tracks		<del>one</del> 1 per 4 fixed seats or <del>one</del> 1 per 35 sq. ft. of floor area used for moveable seats, + 10 per 1000 sq. ft. of other spectator area
	<del>Recreational Facilities, Indoor</del>	billiard parlors game rooms arcades skating rinks	<del>5 per 1000 sq. ft.</del>

		<del>physical fitness centers</del> <del>museums</del>	
<b>Recreational Facilities, Indoor</b>		arcades billiard parlors game rooms health club/spas indoor amusement facilities museums physical fitness centers skating rinks	<b>5 per 1000 sq. ft.</b>
<b>Recreational Facilities, Private</b>			
<b>Single Family or Mixed Residential, Association or Club</b>		tennis court basketball court swimming pool	<b>3 per court 4 per court 6 per adult swimming pool + 1 per 15 dwelling units beyond 60 served</b>
<b>Multifamily Residential</b>			<b>included in basic parking requirement</b>
<b>Recreational Facilities, Public</b>		basketball court playing fields tennis courts driving range miniature golf swimming pool gymnasium	<b>4 per court 50 per field 3 per court 2 per tee 20 per 18 holes 20 + 1 per 50 sq. ft. of pool area 5 per 1000 sq. ft.</b>
<b>Recycling Centers</b>			<b>1.5 per 1000 sq. ft. of building floor area and 2 spaces per outdoor recycling collection container plus loading spaces as specified in Section 18.6.1</b>



USE GROUP	EXAMPLE OF TYPES OF USE	MINIMUM REQUIREMENT
<b>All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA unless GROUND AREA or some other measure is specified.</b>		
Residential, Multifamily <b>Dwelling Units</b> (fewer than 40 units/acre)	1 bedroom or efficiency unit 2 bedroom unit 3 bedroom unit	1.4 per unit 2.0 per unit 2.25 per unit
Residential, Multifamily <b>Dwelling Units</b> , Highrise (40 + <del>units</del> units/acre)	<del>one</del> 1 bedroom or efficiency unit 2 bedroom unit 3 bedroom unit	1.25 per unit 1.75 per unit 2.00 per unit
Residential, Single Family <b>Dwelling Units</b>	detached dwelling duplexes mobile <del>Homes</del> homes	2 per dwelling unit
Residential, Retirement Homes	<del>personal care homes</del> retirement homes <del>retirement villages</del> senior housing	1.25 per dwelling unit
<b>Restaurants, Nightclubs and Taverns (including outdoor seating)</b>	bars bistros cafeterias dance clubs music clubs restaurants	<b>10 per 1000 sq. ft.</b>
<b>Retail Establishments</b>	art galleries boutiques food stores rental services shops stores	<b>5 per 1000 sq. ft.</b>
<b>Roadside Stands</b>		<b>6 + 5 per 1000 sq. ft. ground area</b>
<b>Salvage, Storage and/or Junk Facilities</b>		<b>1 per employee plus 4 per acre</b>
<b>Schools</b>	elementary junior high middle  secondary  business colleges colleges conservatories trade universities	larger of 2 per classroom <u>or</u> one per 35 sq. ft. in largest assembly area  larger of 10 per classroom <u>or</u> one per 35 sq. ft. in largest assembly area  5 per 1000 sq. ft.

		<b>vocational tech institutions</b>	
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	USE GROUP	EXAMPLE OF TYPES OF USE	MINIMUM REQUIREMENT
<b>All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA <u>unless</u> GROUND AREA or some other measure is specified.</b>			
	<del>Restaurants, Nightclubs and Taverns (including outdoor seating)</del>	cafeterias bars <del>dance clubs</del> restaurants <del>music clubs</del> bistros	<del>10 per 1000 sq. ft.</del>
	<del>Retail Establishments</del>	boutiques shops stores <del>rental services</del> <del>art galleries</del> food stores	<del>5 per 1000 sq. ft.</del>
	Roadside Stand		6 + 5 per 1000 sq. ft. ground area
	<del>Salvage, Storage and/or Junk Facility</del>		<del>1 per employee plus 4 per acre</del>
	Schools	junior high elementary middle  secondary  colleges business colleges universities trade conservatories vo-tech	larger of 2 per classroom or one per 35 sq. ft. in largest assembly area  larger of 10 per classroom or one per 35 sq. ft. in largest assembly area  <del>5 per 1000 sq. ft.</del>
	Service and Repair Establishments	appliance repair shops bicycle repair shops <b>general repair centers</b> shoe repair shops <del>general repair centers</del>	5 per 1000 sq. ft.
	<b>Service Commercial Establishments</b>	<b>barber shops</b> <b>beauty parlors</b> caterers <b>dry cleaners</b> <b>laundromats</b>	<b>5 per 1000 sq. ft.</b>
	<b>Service Stations and Automotive Repair Centers</b>	<b>automotive garages</b> <b>car care centers paint and body shops</b> <b>car wash facilities</b>	<b>5 per 1000 sq. ft.</b>

		service stations tire centers	
	Warehousing and Storage Facilities	commercial storage distribution centers	1 per 2000 sq. ft.

18.2.2. SHARED PARKING.

The standards for shared parking may be utilized for any of the combinations of uses shown below on any number of properties when approval is reflected in the conditions of zoning for each such property. Similar provisions are provided under ~~OFF-SITE AND SHARED PARKING, OFF-SITE AND SHARED REQUIREMENTS~~ in the ~~Use Permits article~~ **Article XIX** for those uses which were not zoned concurrently or as part of a multiple use project. The conditions of zoning or ~~Use-use Permit~~ **permit**, as applicable, establish the limits of parking requirements among uses and properties, and ~~Sandy Springs~~ **the City** shall not require any contractual relationship among property owners.

The standards for determining parking requirements in a multiple use development are:

- A. Determine the minimum amount of parking required for each separate use.
- B. Multiply each parking requirement by the corresponding percentage for each of the time periods given below.
- C. Calculate the column total parking requirement for each time period.
- D. The largest column total is the shared parking requirement.

	WEEKDAYS		WEEKENDS		NIGHTTIME
	6 am-5pm	5pm-1am	6am-5pm	5pm-1am	1am-6am
OFFICE	100%	10%	10%	5%	5%
RETAIL	60%	90%	100%	70%	5%
HOTEL	75%	100%	75%	100%	75%
RESTAURANT	50%	100%	100%	100%	10%
ENTERTAINMENT/ RECREATIONAL	40%	100%	80%	100%	10%
CHURCH	50%	50%	100%	100%	10%

EXAMPLE

Properties proposed for individual uses would require the following number of parking spaces:

Office ----- 300 spaces  
 Retail ----- 280 spaces  
 Entertainment ..... 100 spaces  
 -----Total ----- 680 spaces

Properties proposed for multiple uses under the provisions for shared parking would require the following number of parking spaces:

	WEEKDAYS		WEEKENDS		NIGHTTIME
	6 am-5pm	5pm-1am	6am-5pm	5pm-1am	1am-6am
OFFICE	300	30		15	
RETAIL	168	252	280	196	14
HOTEL					
RESTAURANT/ ENTERTAINMENT/ RECREATIONAL	40	100	80	100	10
TOTAL	508	382	390	311	39

Thus, 508 spaces would be needed for this development, a reduction of 172 spaces or ~~25~~**twenty-five** percent (**25%**).

- 18.2.3. REDUCTION OF THE BASIC REQUIREMENT. ~~(Changed 7/5/89)~~—A reduction of the basic off-street parking requirement will be allowed for nonresidential and multifamily developments that locate within 1500 feet of a MARTA rail station which is complete or scheduled for completion within three (**3**) years. A reduction will be allowed on the following scale whenever pedestrian access is provided between the use and the MARTA rail station as approved by the Director. ~~of the Department of Community Development.~~

<u>Straight-line Distance from MARTA Station Property Line to Applicant Property Line</u>	<u>Reduction</u>
0-500 feet	15%
501-1000 feet	10%
1001-1500 feet	5%

- 18.2.4. ADMINISTRATIVE REDUCTION OF SPACES CONSTRUCTED. The Director ~~of the Department of Community Development~~ may authorize a reduction in the total number of parking spaces constructed on a site to no less than ~~90~~**ninety** percent (**90%**) of the basic requirement when all of **the** following conditions are met:

- A. The request for reduction in parking shall show that the reduction is justified on the basis of characteristics unique to the specific proposed use of the property in contrast to the characteristics of other uses within the same category.
- B. Adequate land area for meeting the basic parking requirement ~~is~~**shall be** located on and designed for the site whether at grade or in parking decks. The unconstructed portion of the parking ~~shall be~~ clearly delineated and labeled "Future Parking" on the ~~Site~~**site Planplan**.
- C. Prior to granting the reduction in total parking spaces constructed, the Director ~~of the Department of Community Development~~ shall conclude that the reduction is justified, and shall approve, in whole or in part, or deny the request stating the reasons therefore in the report.
- D. If the Director ~~of the Department of Community Development~~ finds that the parking reduction is no longer justified, the Director shall notify the owner to construct the number of parking spaces necessary to meet the required level.
- E. Prior to any change in ownership or use, the owner ~~must~~**shall** apply to the Director ~~of the Department of Community Development~~ for an evaluation and confirmation of the reduction.

18.3. ~~—~~ACCEPTABLE LOCATIONS FOR OFF-STREET PARKING.

18.3.1. PARKING AND LOADING LOCATIONS. Note: The minimums required in this subsection may be less than the requirements necessary to accommodate a landscape area or buffer requirement of Section 4.23. At a minimum, all required parking spaces must be located on an all weather surface as defined in Article III.

- A. Single Family Districts. Within single- family dwelling districts and the AG-1 district when utilized for a single family dwelling, the parking or storage of a vehicles shall be prohibited except on a ~~n-PARKING SPACES~~ **“as a parking space”** as defined in Article III. Off-site location of required parking spaces is prohibited. Unenclosed parking spaces may occupy a side yard, and no more than ~~50-fifty~~ **(50%)** of a required rear yard. A maximum of two **(2)** spaces may be permitted adjoining the entrance to a front entry garage or carport, or adjoining the end of a driveway whenever no garage or carport exists. Garage and carport spaces may count toward the minimum required spaces in single family districts.

Within the AG-1 and single family districts when utilized for other than a single family dwelling, the parking or storage of vehicles shall be located in accordance with the ~~O-I DISTRICT~~ **O-I district** requirements stated in **subsection E** below.

The visible storage or parking of more than four **(4)** vehicles at a single- family residence shall be unlawful. Parking or storage of a junk or salvage vehicle shall constitute an unlawful use except that no more than two **(2)** such vehicles shall be permitted if parked or stored in a garage or carport not visible from a street or adjacent residential property.

- B. TR, Townhouse Residential District. Individually subdivided parcels shall adhere to single- family district standards except that no off-street parking or driveways shall be located within **ten (10)** feet of any perimeter lot line. Garage carport spaces count toward the minimum required spaces in the TR ~~D~~ district.
- C. A, Apartment Dwelling District. No off-street parking shall be permitted within the required setback for the front yard and the side corner yard. Driveways shall not be located nearer than **ten (10)** feet to any side or rear property line. No off-street parking space shall be located within **twenty-five (25)** feet of any side or rear property line adjacent to a single family dwelling district or use ~~or~~ within **ten (10)** feet of any other property line. TR ~~District~~ **district** requirements shall apply to single- family detached units constructed within the A ~~District~~ **district**.
- D. A-L, Apartment Limited Dwelling District. No off-street parking shall be permitted within the required setback for the front yard and the side corner yard. Driveways shall not be located nearer than **ten (10 feet)** to any side or rear

property line. No off-street parking space shall be located within **twenty-five (25)** feet of any side or rear property line adjacent to a single family dwelling district or use, ~~nor~~ **or** within **ten (10)** feet of any other property line.

**All areas are expressed in spaces per GROSS SQUARE FEET OF BUILDING AREA unless GROUND AREA or some other measure is specified.**

~~E. O-I, Office/Institutional Districts. No off-street parking shall be permitted within the required setback for the front yard and the side corner yard. No off-street parking shall be permitted within 25 feet of any property line which adjoins a single family residential district or use.~~

Off-street loading areas shall be provided in the rear or interior side yards.

F. C-1 and C-2, Commercial Districts. The off-street parking location regulations for dwellings, schools, institutions and similar uses are the same as for those uses in the A ~~District~~**district**.

Uses permitted in commercial districts other than those devoted to dwellings, schools, institutions, and similar uses shall provide no off-street parking within **twenty-five (25)** feet of any property line that adjoins a residential district or use.

Off-street loading areas shall be provided in the rear or interior side yards.

Minimums required in this subsection may be less than the requirements necessary to accommodate a landscape area or buffer required in Section 4-.23.

G. M-1, M-1A and M-2, Industrial Districts. The off-street parking location regulations for dwellings, schools, institutions and similar uses are the same as for those uses in the A ~~District~~**district**.

Uses devoted to manufacturing, warehousing, commercial and other uses permitted in industrial districts shall provide no off-street parking within **twenty-five (25)** feet of any property line which adjoins a residential use or district.

18.3.2. LIMITATION ON TRUCKS. ~~(Changed 7/5/89)~~ Except for trucks used in farming the property on which they are located, or trucks used in conjunction with a permitted use, trucks and/or trailers exceeding four **(4)** tons empty weight shall not be stored or parked in any ~~Agricultural~~**agricultural** or ~~Residential~~**residential** zoning district unless **temporarily** engaged in moving household goods or making deliveries.

18.3.3. SHARED DRIVEWAYS. Driveways may be shared in all districts.

18.3.4. OFF-SITE LOCATION OF REQUIRED PARKING. An ~~Administrative~~**administrative Permit** ~~permit~~ for off-site parking may be considered in accordance with the provisions of Article XIX.



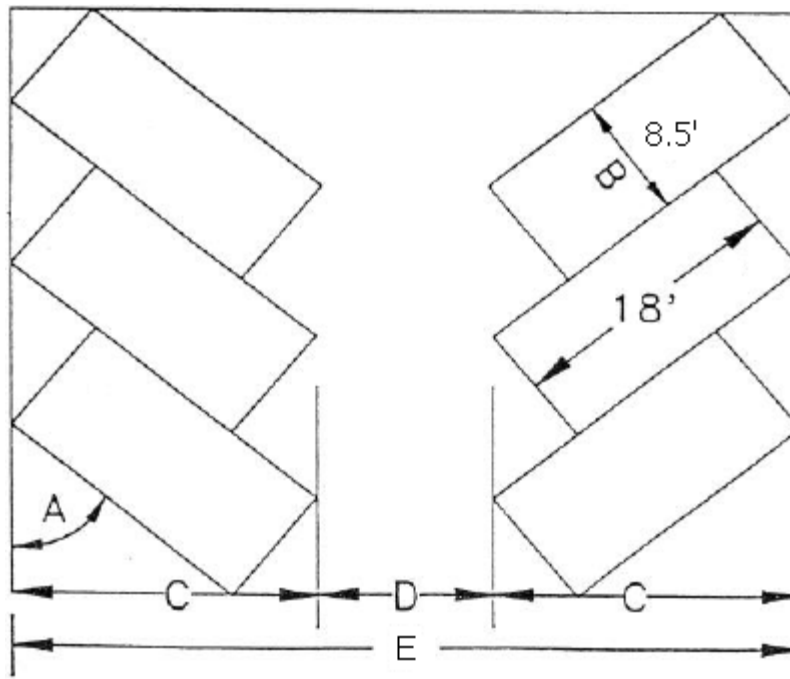
18.3.5. LANDSCAPE AREAS AND BUFFERS. No ~~required~~ parking shall be permitted in any required landscape area or buffer. ~~(See 4.23)~~

18.3.6. VEHICLES AT AUTOMOTIVE REPAIR AND SPECIALTY SHOPS. Vehicles at automotive repair and specialty shops must be serviced and stored within the footprint of the building or at the rear of the structure but outside of any minimum yard requirements. Vehicles must be totally screened from all property lines by a **one hundred percent (100%)** opaque fence or wall together with landscape strips and buffers as specified by Article 4.23.1.

18.4. OFF-STREET PARKING DESIGN REQUIREMENTS.

18.4.1. ANGLED OR PARALLEL PARKING. **Angled or parallel parking requirements shall be as follows:**

<b>MINIMUM SPACE REQUIREMENTS</b>				
<b>Parking Angle (A)</b>	<b>Parking Width (B)</b>	<b>Stall Depth (C)</b>	<b>Aisle Width (D)</b>	<b>Overall (E)</b>
<b>0° - 45°</b>	<b>8.5 feet</b>	<b>18 feet</b>	<b>14 feet</b>	<b>40.5 feet</b>
<b>46° - 60°</b>	<b>8.5 feet</b>	<b>18 feet</b>	<b>18 feet</b>	<b>44.5 feet</b>
<b>61° - 90°</b>	<b>8.5 feet</b>	<b>18 feet</b>	<b>22 feet</b>	<b>48.5 feet</b>



**Twenty percent (20%) of the total parking spaces may be designated as compact car spaces. A compact space shall measure a minimum of one hundred twenty (120) square feet with a minimum width of eight (8) feet. Each compact space**

**shall be clearly marked. No part of a vehicle shall overhang into a landscaped portion of a required landscape area.**

~~Aisles serving off-street parking shall be no fewer than 22 feet in width, except that aisles designed for one-way circulation systems shall be no fewer than 14 feet in width for 0-45 degree parking, 18 feet in width for 46 to 60 degree parking and 22 feet in width for 61 to 90 degree parking. A standard parking space shall measure no fewer than 153 square feet, and shall be no fewer than 8.5 feet wide. Twenty percent (20%) of the total parking spaces may be designated as compact car spaces. A compact space shall measure a minimum of 120 square feet with a minimum width of 8 feet. Each compact space shall be clearly marked. No part of a vehicle shall overhang into a LANDSCAPED PORTION OF A REQUIRED landscape area.~~

18.4.2. LANDSCAPE ISLANDS. Landscape islands shall be provided throughout parking lots in accordance with the requirements of Section 4.23 of this Ordinance.

18.4.3. HANDICAPPED PARKING. Parking spaces designed for handicap persons shall be provided in accordance **with** Georgia law.

18.5. PARKING FOR SPECIALIZED VEHICLES.

Specialized vehicles, such as earth moving equipment, tractors or other heavy construction vehicles, ~~are only to~~**shall only** be stored in residential **districts**, ~~Agricultural~~**agricultural** districts and non-residential districts, except M-1 and M-2 industrial districts, during construction under an active building permit and/or land disturbance permit. Other specialized vehicles such as recreational vehicles, campers, buses (including school buses), trailers, mobile home coaches, boats and boat trailers may be parked or stored in all residential districts under the following conditions: ~~(Also See 18.3.2 for trucks)~~

- A. That such vehicles are not used as living quarters.
- B. That the location of the parking or storage area shall be in the buildable area of the lot and shall not be in front of the principal structure.

18.6. OFF-STREET LOADING

18.6.1. LOADING SPACES REQUIRED. Off-street loading spaces shall be provided as follows:

TYPE OF USE	GROSS FLOOR AREA (SQ. FT.)	LOADING SPACES REQUIRED
Single Retail Establishment Services	0 to 19,999	<del>None</del> <b>0</b>
	20,000 to 49,999	<del>One</del> <b>1</b>
	50,000 to 250,000	<del>Two</del> <b>2</b>
	Over 250,000	<del>Three</del> <b>3</b>
	0 to 19,999	<b>0</b>

Shopping Centers	20,000 to 49,999 50,000 to 100,000 Each additional 100,000	<del>1</del> <del>2</del> <del>None</del> <del>One</del> <del>Two</del> <del>One</del> <b>1</b>
Office Buildings, Apartment Buildings over four stories, Hospitals, Health Care Establishments, Hotels and Motels	0 to 999,999 1,000,000 to 2,000,000 More than 2,000,000	<del>0</del> <del>1</del> <del>2</del> <del>None</del> <del>One</del> <del>Two</del>
Manufacturing, Warehousing, Wholesaling, etc.	Up to 14,999 15,000 to 39,999 40,000 to 65,000 Each additional 80,000	<del>1</del> <del>2</del> <del>3</del> <del>One</del> <del>Two</del> <del>Three</del>  <del>One</del> <b>1</b>
Recycling Center		2 loading spaces measuring no less than 12 feet by 35 feet and having 14 feet of vertical clearance

18.6.2. DESIGN AND ARRANGEMENT OF OFF-STREET LOADING AREAS. The following standards shall apply to off-street loading areas:

- A. A loading space shall measure no less than **twelve (12)** feet by **thirty-five (35)** feet and have **fourteen (14)** feet of vertical clearance.
- B. For any use required to furnish three or more loading spaces, at least one **(1)** in every three **(3)** shall measure no less than **twelve (12)** feet by **fifty-five (55)** feet.
- C. Maneuvering space shall not include required parking spaces or any portion of a public right-of-way.

18.6.3. OFF-STREET LOADING LOCATION LIMITATIONS. Off-street loading spaces and maneuvering areas shall be located only in those portions of a lot where off-street parking areas are allowed with the following additional limitations:

A. Industrial Zoning Districts: If the loading and maneuvering areas are across from, or adjacent to, any non-industrial zoning district, a fifty **(50)** foot landscaped strip shall be established, behind which the maneuvering and berth space may be located.

B. Non-Industrial Zoning Districts: In the event that spaces and maneuvering areas are to be located in a yard adjacent to any established residential use, a fifty **(50)** foot landscaped strip shall be established behind which the berths and maneuvering spaces may be located.