

Article 27. Off-Street Parking and Loading

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27-1 GENERAL REQUIREMENTS

A. Application

The provisions of this Article shall apply to all new construction, to additions to existing buildings and structures, and to buildings for which the primary use is being changed or accessory uses are being changed or added.

B. Existing Facilities

1. The existing number of off-street parking and loading spaces shall not be reduced below the requirements of this Ordinance. If the number of such existing spaces is already less than required, it shall not be further reduced.
2. Existing off-street parking and loading areas that do not conform to the requirements of this Ordinance but were in conformance with the requirements of this Ordinance at the time the parking or loading facilities were established, are permitted to continue as a nonconforming site element (subject to Article 32). A change in use shall meet the required parking for such use.
3. If a building permit for a structure was issued prior to the effective date of this Ordinance, and if construction has begun within 180 days of the issuance of a permit, the number of off-street parking and loading spaces shall be provided in the amount required at the issuance of the building permit unless the amount required by this Ordinance is less, in which case only the number required by this Ordinance needs to be installed.

C. Completion of Off-Street Parking and Loading Facilities

All off-street parking and loading facilities shall be completed prior to the issuance of the certificate of occupancy for the use.

D. Use of Parking Facilities

1. The sale, repair, or dismantling or servicing of any vehicles, equipment, materials, or supplies is prohibited. The sales and display of goods in off-street parking areas is also prohibited unless permitted by Article 18_u or Article 19_u of this Ordinance.
2. Temporary uses may be permitted in an off-street parking area if allowed by Article 18.
3. The property owner is responsible for ensuring that parking and loading facilities are only used by tenants, employees, visitors, or other authorized persons.
4. Space allocated to any off-street loading space may not be used to satisfy the requirement for any off-street vehicle parking space or access aisle or portion thereof. Conversely, the area allocated to any off-street vehicle parking space may not be used to satisfy the replacement for any off-street loading space or portion thereof.

E. Maintenance

Parking areas shall be properly maintained in all respects. Parking area surfaces shall be kept in good condition and functioning properly (free from potholes, trash, etc.), and parking space lines or markings shall be kept clearly visible and distinct.

F. Occupancy Permits

Occupancy permits will not be granted until parking and loading facilities required by this Article are constructed and available.

27-2 LOCATION OF OFF-STREET PARKING SPACES

- A. All required parking spaces shall be located on the same lot or parcel as the use unless a recorded shared parking arrangement per Section 27-5 is in place or for required guest and overflow parking as specified in Table 27-1.
- B. Individual garages are not counted when calculating the number of parking spaces for duplex, triplex, fourplex, and townhouse developments but may be counted for single-family detached dwellings provided parking space size requirements are met. Individual driveways may be counted as parking spaces provided parking space size requirements are met and provided the spaces do not intersect sidewalks and planting strips so as to obstruct the sidewalks.
- C. Parking spaces allowed on residential driveways shall measure ~~nine-9~~ feet by 23 feet, at a minimum, for a single driveway space, and nine feet by 18 feet for each additional in-line, tandem space.
- D. When required, accessible spaces shall be closest to the entrance of the structure and connected by a paved surface designed to provide safe and easy access in compliance with the Maryland Accessibility Code (MAC).

27-3 OFF-STREET PARKING DESIGN STANDARDS

A. Dimensions

1. Off-street parking space shall be ~~nine-9~~ feet in width by 18 feet in length, at a minimum, exclusive of access drives. Parallel parking spaces shall be ~~seven-7~~ feet in width by 23 feet in length, at a minimum. Angled and parallel parking requirements shall comply with the Calvert County Road and Site Development Ordinance and the Calvert County Construction Standards as currently amended.
2. All parking spaces and passenger loading zones, including size and number, and signs for accessible parking spaces shall comply with the Maryland Accessibility Code (MAC). All current federal and state accessibility guidelines for site design also apply.
3. Drive aisles in parking facilities shall meet the following minimum width requirements:
 - a. 25 feet wide for two-way traffic adjacent to one or more rows of parking spaces
 - b. 20 feet wide for two-way traffic when not adjacent to one or more rows of parking spaces
 - c. 18 feet wide for one-way traffic with or without angled parking
4. Parking lots shall meet the following setback requirements:
 - a. 35 feet from an arterial road
 - b. 20 feet from all other roads
 - c. Rear setback of 20 feet
 - d. Side setback of 20 feet
 - e. Rear and side setbacks may be reduced by the Planning Commission Administrator to zero only when a shared driveway is proposed.
5. No more than eight parking spaces in a row are permitted in a continuous row and the break between rows (island) shall be landscaped in accordance with Section 28-5 of this Ordinance.

B. Access

1. All required off-street parking facilities shall have vehicular access from a street, driveway, alley, or cross-access connection.

2. All required off-street parking facilities shall have an internal pedestrian circulation system that allows for safe passage between parking areas and any public sidewalk and the use it serves. This includes, but is not limited to, interconnected sidewalks, striped walkways, and separated walkways.
3. All parking facilities shall be designed with vehicle egress and ingress points that least interfere with traffic movement.
4. Dead end parking lots without a turnaround space are prohibited. A turnaround space shall have a minimum depth and width of nine feet, and shall be designated with signs stating, "No Parking" and painted to indicate parking is prohibited.

C. Surfacing

1. Parking, loading, and driveway surfaces shall meet the standards of the Calvert County Road and Site Development Ordinance (Chapter 104 of the Code of Calvert County).
2. Alternative surface materials may be approved by the County Engineer where they equal or exceed these standards.

D. Striping

1. Off-street parking lots of five or more spaces shall delineate parking spaces with paint or other permanent materials, which shall be maintained in clearly visible condition.
2. Accessible spaces shall be identified by a sign and pavement markings indicating parking for the disabled only, including any requirements of the Maryland Accessibility Code (MAC) or the Americans with Disabilities Act (ADA).

E. Curbing (Internal to Parking Facility)

Curbing is required when a parking space abuts a pedestrian walkway, landscape, structure, or fence. In gravel parking lots, wheelstops are required for all parking spaces. Breaks in curbing may be provided to allow for drainage into landscaped areas that can absorb water. Such curbing shall be constructed of permanent materials, such as concrete or masonry, a minimum height of six inches above ground level, and permanently affixed to the paved parking area.

F. Lighting

Parking lot and structure outdoor lighting shall be in accordance with Article 26 of this Ordinance.

G. Landscape

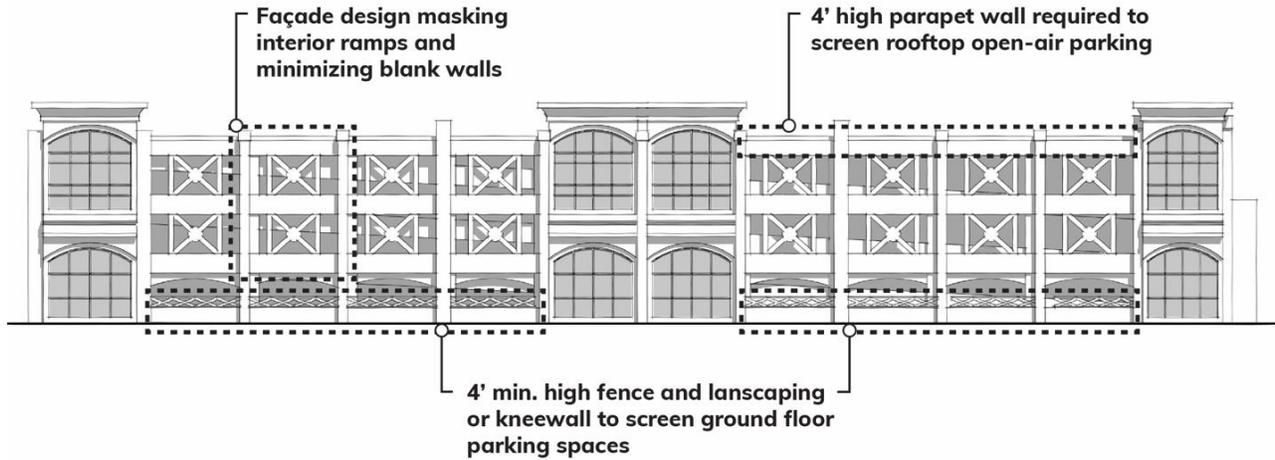
All parking lots and structures shall be landscaped in accordance with Article 28 of this Ordinance.

H. Parking Structure

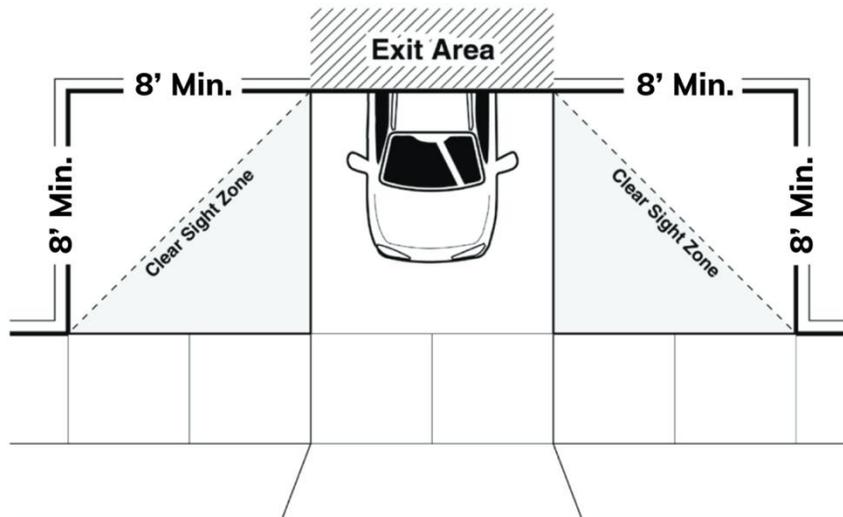
1. Parking structures shall be designed to minimize blank exterior walls and mask interior ramps through architectural detail ~~and~~ or public art and landscape.
2. On portions of the ground floor exterior walls where parking spaces are visible, a decorative fence and landscape is required to screen parking spaces. Such fence shall be a minimum of four feet in height.
3. For parking structures with rooftop open-air parking, a four foot parapet wall is required for screening.
4. A vehicular clear sight zone shall be included at vehicular exit areas as follows:
 - a. The vehicular exit area of the parking structure shall be set back eight feet from any pedestrian walkway from each side of the exit opening.
 - b. A sight triangle is defined by drawing a line from the edge of the vehicular exit area to a point on the edge of the abutting pedestrian walkway eight feet to the side of the exit lane.
 - c. In the sight triangle (bound by the parking structure wall, pedestrian walkway and vehicular exit lane), groundcover, landscape, or decorative wall shall be used to act as a buffer between the exit aisle and the pedestrian walkway. Landscape or a decorative wall shall not exceed three feet in height in order to maintain driver sightlines to the pedestrian walkway.

- d. The upper story exterior walls of the parking structure may overhang the vehicular clear sight zone.
- 5. All levels of the parking structure shall have a minimum clearance of 8 feet - 2 inches (8'-2").

PARKING STRUTCURE DESIGN



PARKING STRUCTURE - CLEAR ZONE



I. Driveway

A driveway shall be set back at least six feet from a building corner to reduce blind spots.

27-4 REQUIRED PARKING SPACES

A. Required Off-Street Parking

- 1. Table 27-1 provides the minimum number of required parking spaces. Parking spaces shall be required for each individual use on the parcel as indicated in Table 27-1.

2. When calculating the number of parking spaces, fractions are rounded up.
3. When a minimum parking requirement is based on square footage it shall be based on the gross floor area of the use including all indoor and outdoor patron areas.
4. Additional parking spaces from the minimum established in Table 27-1 may be required as determined as part of the review and approval of the use or development so that there is no parking on the right-of-way.
5. Upon written application, the Zoning Officer may reduce the minimum parking requirements of this Article if the applicant demonstrates that the facility to be served would not require in its day-to-day operation a full complement of parking. The application shall be accompanied by a parking needs study that includes an estimate of the parking needs for the use, a thorough explanation of the basis for the estimate, any data used in calculating the estimate, including parking generation studies and previous experience with similar uses, and an explanation of any other relevant considerations, such as availability of commercial or public parking areas.

B. Parking Maximums

The maximum number of non-residential parking spaces cannot exceed the required amount without written request and approval by the Planning Commission or its designee.

C. Bus Parking and Drop-Offs

1. Bus parking shall be provided, where designated, for uses which will accommodate school field trips and bus tours.
2. Bus drop-offs and pick-ups shall be provided for uses including but not limited to multi-family residential development, commercial centers, eating establishments, parks, and cultural resources.
3. Elementary, secondary schools, and places of worship shall provide a pickup/drop-off area that accommodates a minimum of four cars. Commercial recreation facilities shall provide a pickup/drop-off area that accommodates a minimum of two cars. The pickup/drop-off area shall be located in front of the building and not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.
4. Day care centers with 12 or fewer clients shall provide a pickup/drop-off area that accommodates a minimum of two cars. Day care centers with more than 12 clients shall provide a pickup/drop-off area that accommodates a minimum of four cars. The pickup/drop-off area shall be located in front of the building and not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

D. Boat Parking

If the business is a water dependent facility that caters to boat traffic, up to 30% of the number of spaces required may be satisfied by providing an equal number of boat slips reserved exclusively for that purpose. Signs shall be provided for the transient slips.

E. Electric Vehicle Charging Stations

1. Any electric vehicle charging station parking space that meets the standards for a parking space shall be considered a parking space in all respects.
2. No charging devices shall be placed within the dimensions of a parking space on the sides or the entrance to a parking space.
3. An incentive to reduce the required number of parking spaces by two spaces per charging station is available for parking areas requiring 50 or more spaces, when an electric vehicle charging station is provided to serve a minimum of two vehicles.

F. Minimum Parking Space Requirements by Use Type

The minimum number of off-street parking spaces required for new uses shall be based upon the use type, listed in Table 27-1 below. For shared parking requirements see Section 27-5 below.

Table 27-1: Minimum Required Off-Street Parking Spaces	
USES	MINIMUM REQUIRED PARKING SPACES
AGRITOURISM, ECOTOURISM, & HERITAGE TOURISM	
Agritourism Enterprise	4 spaces
Campground, Farm	4 spaces
Canoe or Kayak Launching Site, Commercial	4 spaces
Commercial Kitchen, Farm	4 spaces
Ecotourism Enterprise	4 spaces
Farm Support Business	4 spaces
Hunting Service, Farm	4 spaces
AGRICULTURAL	
Animal Husbandry	4 spaces
Aquaculture, Freshwater and Land-based	4 spaces
Aquaculture, Marine/Estuarine	4 spaces
Commercial Greenhouse, Retail	1 space/250sf
Commercial Greenhouse, Wholesale	4 spaces
Commercial or Non-Profit Stable or Horseback-Riding Club	8 spaces
Commercial Raising of Dangerous or Wild Animals	4 spaces
Commercial Raising of Fur-bearing Animals	4 spaces
Farm	2 spaces
Farm Alcohol Production Facility	4 spaces
Farm Alcohol Production Facility (with tasting room)	1 space/250sf
Farm Stand	2 spaces/250sf
Farm, Tree/Forestry	1 space
Forest Product Processing	4 spaces
Garden Center or Farm Supply Store	1 space/250sf
Livestock Auction and/or Sales Barn, Commercial	4 spaces
Nursery, Retail	1 space/300sf
Nursery, Wholesale	4 spaces
RESIDENTIAL	
Assisted Living Facility	1 space/5 beds + 1 per on-duty employee
Bed and Breakfast Facility	2 spaces plus 1 per rented bedroom
Dormitory	2 spaces/dwelling unit
Dwelling, Accessory to a Residence	1 space
Dwelling, Attached: Duplex, Triplex or Quadraplex ^{1,2}	2 spaces/dwelling unit
Dwelling, Attached: Multi-Family ^{1,2}	2 spaces/dwelling unit
Dwelling, Attached to a Non-Residential Building	1 space/dwelling unit + plus an additional 20% for overflow/visitor parking + parking requirements for the non-residential use
Dwelling, Attached: Townhouse ^{1,2}	2 spaces/dwelling unit
Dwelling, Detached: Single-Family ³	2 spaces/dwelling unit
Group Home	2 spaces plus 1 per 2 rented bedrooms
Liveaboard	Included in required marina parking
Manufactured Home Community ¹	2 spaces per manufactured home site
Manufactured Home on Individual Lot or Parcel	2 spaces
Tenant House	2 spaces
COMMERCIAL RETAIL	
Agricultural Machinery, Service and/or Supplies	1 space/300sf
Antiques Sales	1 space/250sf
Art Gallery	1 space/250sf
Auction Building	1 space/250sf
Boat Dealership	1 space/300sf
Home Improvement Center	1 space/250sf
Manufactured Home Dealer	1 space/300sf
Market, Artisans' and Crafters'	1 space/250sf
Market, Farmers'	1 space/250sf
Market, Flea	1 space/250sf
Market, Watermen's	1 space/250sf
Retail, General (Includes Uses with Drive-up Facilities) ³	Less than 10,000sf: 1 space/200sf

Table 27-1: Minimum Required Off-Street Parking Spaces	
USES	MINIMUM REQUIRED PARKING SPACES
	Between 10,000sf and 75,000sf: 1 space/250sf 75,000sf or More: 1 space/300sf
BUSINESS & PERSONAL SERVICE	
Animal Shelter	1 space/500sf
Boat Service and /or Repair	1 space/300sf
Boat Storage, Commercial	1 space/300sf
Boatel	1 space/300sf
Commercial Kennel	4 spaces
Commercial Kitchen	1 space/300sf
Commercial Pier	4 spaces
Commercial Trade or Business School	1 space/250sf
Crematorium	4 spaces
Eating Establishment (on an individual parcel)	1 space/60sf
Eating Establishment (within a shopping center, mall, plaza or similar multi-service retail commercial use, excluding in-line stores)	1 space/90sf
Entertainment Business, Adult Enterprises	1 space/200sf
Funeral Home	1 space/4 seats of public assembly room(s)
Home Occupation A (In addition to residential parking requirements)	2 spaces
Home Occupation B (In addition to residential parking requirements)	2 spaces + 1 space per non-resident employee
Laundry/Laundromat	1 space/300sf
Medical Office or Clinic	1 space/250sf
Motel or Hotel	1 per overnight lodging unit
Non-Farm Alcohol Production Facility	1 space/250sf
Office	1 space/300sf
Personal Services	1 space/250sf
Pet Grooming Establishment	1 space/250sf
Tavern, Bar, or Nightclub	1 space/50sf
Veterinary Hospital or Clinic, Livestock	4 spaces
Veterinary Hospital or Clinic, Small Animals and Household Pets	1 space/300sf
RECREATION	
Amphitheater	1 space per 4 attendants
Campground and /or Recreational Vehicle Camp, Non-Farm	4 spaces
Commercial or Non-Profit Meeting Hall or Banquet Hall	1 space/200sf
Convention Center	1 space/100sf
Country Club/Sportsman Club	1 space/60sf
Drive-In Theatre	25 spaces per screen
Golf Course	3 spaces/hole
Golf - Driving Range	1 space/teeing area
Golf, Miniature	1 space/2 holes
Marina	1 space/2 boat slips + 1 overflow space/4 slips (grass permitted) + 5 spaces/boat ramp + 10 overflow spaces/ 1 boat ramp (grass permitted) ⁴
Recreation Facility, Indoor Commercial	1 space/200sf of all indoor and outdoor areas Theater/Movie Theater: 1 per 4 seats Studio: 1 space/300sf
Recreation Facility, Outdoor Commercial	4 spaces
Retreat, Day	1 space/250sf
Target Range, Indoor	1 space/shooting alley
Target Range, Outdoor	4 spaces
Target Range, Institutional	4 spaces
COMMERCIAL WHOLESALE	
Mini-Storage	1 per 5 storage units
Warehouse, Indoor	1 space/1,500sf
Warehouse, Outdoor	1 space/1,500sf
Wholesale Lumber and /or Other Building Materials	1 space/1,500sf
Wholesaling, Indoor Only	1 space/1,500sf
MOTOR VEHICLE & RELATED SERVICE	
Automobile Filling Station	2 spaces/pump island + 3 spaces/service bay

Table 27-1: Minimum Required Off-Street Parking Spaces	
USES	MINIMUM REQUIRED PARKING SPACES
Automobile Filling Station with retail or eating establishment	2 spaces/pump island + 3 spaces/service bay + 1 space/200sf
Automobile Parking Lot/Garage (Principal Use)	No additional parking required
Automobile Parts Dismantling and/or Storage	4 spaces
Automobile Repair/Service Shop - No Fuel Sales	3 spaces/service bay + 1 space/tow truck
Bus Lot or Garage	No additional parking required
Car Wash	4 spaces
Commuter Parking Lot	No additional parking required
Impound Lot	1 space/1,500sf
Inoperative Motor Vehicle - 1 per lot or parcel	No additional parking required
Inoperative Motor Vehicle - 2 per lot or parcel	No additional parking required
Motor Vehicle Accessory Shop	1 space/250sf
Motor Vehicle Dealership - New or Used ⁵	1 space/300sf + 3 spaces/service bay
Park-And-Sell Lot	1 space/300sf
Storage of Motor Vehicles (does not apply to Motor Vehicle Dealership)	4 spaces
Truck, Bus, and Diesel Service and Repair Shop	3 spaces/service bay + 1 space/tow truck
Truck Terminal	1 space/300sf
Vehicle Ferry Service	4 spaces
Vehicle Operations Service	4 spaces
INDUSTRIAL	
Airport or Landing Field	4 spaces
Agricultural/Seafood/Livestock Processing Plant	1 space/500sf gross floor area
Asphalt Plant	4 spaces
Commercial Fuel Storage Business	4 spaces
Commercial Recycling Facility	4 spaces
Data Center	1 space/4,500sf/1,000sf
Distillation of Alcohol as a Fuel	4 spaces. If located on a farm for farm use only, no additional parking is required.
Grain Elevator	4 spaces
Heliport	4 spaces
Landfill, Land-Clearing Debris	4 spaces
Landfill, Rubble	4 spaces
Landfill, Sanitary	4 spaces
Manufacturing and/or Assembly, Heavy	1 space/1,000sf
Manufacturing and/or Assembly, Light	1 space/500sf
Manufacturing and/or Assembly, Marine-Related	1 space/500sf
Power Generating Facility, Commercial	1 space/1,000sf
Research & Development Facility	1 space/300sf
Salvage and/or Junk Yard	4 spaces
Sand, Gravel or Mineral Extraction and Processing	4 spaces
Sand, Gravel or Mineral Extraction (No Processing)	4 spaces
Sawmill, Commercial	4 spaces
Solar Energy Generating Systems, Major	4 spaces
Solar Energy Generating Systems, Minor	4 spaces
Solid Waste Collection Site	4 spaces
Storage of Machinery and Equipment in Connection with Excavation and/or Contracting Business	No parking required
Wind Energy System, On-Site Service Only	4 spaces
INSTITUTIONAL	
Cemetery or Memorial Garden	4 spaces
College or University	8 spaces per teaching station or 1 space per 4 seats in auditorium (whichever is greater)
Communications Towers & Antennas (Government, Commercial, and Private)	No parking required
Cultural Facility/Library/Museum	1 space/300sf
Day Care Center	2 spaces/teaching station
Elementary or Secondary School	Elementary: 3 spaces/teaching station

Table 27-1: Minimum Required Off-Street Parking Spaces	
USES	MINIMUM REQUIRED PARKING SPACES
	Middle: 3 spaces/teaching station or 1 space/4 seats in auditorium, whichever is greater High: 5 spaces/teaching station or 1 space/4 seats in auditorium, whichever is greater
Fire and/or Rescue Service	Without banquet hall: 2 spaces/vehicle bay With banquet hall: 1 space/200sf of meeting/banquet hall
Hospital	7 spaces/bed ⁶
Nursing or Convalescent Home	4 spaces/bed
Place of Worship	1 space/4 seats of maximum seating capacity in main assembly area and 1 space/300sf gross floor area in accessory buildings or expansions to existing buildings not part of the main assembly area
Public or Governmental Building	1 space/300sf
Public Recreation Area	4 spaces + 50 spaces per athletic field
Public Utility Lines & Accessory Structures	4 spaces
Solid Waste Collection Site	4 spaces
Treatment Facility, Wastewater	4 spaces
Treatment Facility, Water	4 spaces
TEMPORARY	
Classroom Relocatables	3 spaces/teaching station
Model Home/Model Unit	4 spaces
Real Estate Project Sales Office	4 spaces
Temporary Contractor's Office and Contractor's Yard	4 spaces
Emergency Manufactured Home or Recreational Vehicle	2 spaces
Food Truck	No parking required
Livestock Auction by a Non-Profit Organization or Farm Owner	4 spaces
Carnival, Fair, or Circus; on Less than 5 Acres	No parking required
Carnival, Fair, or Circus; on More than 5 Acres	No parking required
Public Events/Public Assemblies on Farmland	1 space/200sf (grass permitted)
Rental Facilities on Farmland	1 space/200sf (grass permitted)
Garage Sale, Yard Sale, or Estate Sale	No parking required
Temporary or Seasonal Outdoor Sales – General	Adequate parking for the primary use of the property must be demonstrated. No additional parking required for the sales/display area.
ACCESSORY	
Outdoor Sales and Display (Accessory)	1 space/250sf

- ¹ In addition, a minimum of an additional 25% of the total number of required spaces provided for the attached and detached dwelling units shall be provided for guests and overflow parking. Such parking shall be provided as a separate parking area(s) located within 0.25 mile from the furthest units within the development.
- ² The Planning Commission or its designee may grant a reduction in the number of parking spaces required for single-family attached dwelling developments for an Age-Restricted Housing Community or an Affordable Housing Community if the community is located within a Town Center that is served by a public transportation system.
- ³ Retail, General includes development of multiple businesses on one or multiple adjoining parcels shown on a single site plan including shopping center, mall, plaza or similar multi-service retail commercial uses.
- ⁴ For boat ramps, the parking space size shall be 12 feet by 40 feet.
- ⁵ Gross floor area to be calculated based on interior and exterior vehicle display areas
- ⁶ Required parking spaces include staff, visitors and all uses within the proposed hospital building.

27-5 SHARED PARKING

Shared parking is permitted within or among multiple adjoining or adjacent parcels for uses shown on a site plan.

A. For mixed use development, the following shared parking reduction factor is applied. The number of parking spaces required is calculated by adding the total number of spaces required by each separate use and dividing the total by the appropriate factor from the Table 27-2: Shared Parking Reduction Factor Matrix. When more than two of the uses below share parking, the highest factor is used. All fractions are rounded up.

Table 27-2: Shared Parking Reduction Factor Matrix				
	Retail Commercial	Office	Hotel/Motel	Residential
Residential	1.2	1.4	1.1	1.1
Hotel/Motel	1.3	1.7	1.1	1.1
Office	1.2	1.1	1.7	1.4
Retail, General	1.2	1.2	1.3	1.2

Example Calculation:

30,000sf non-medical office parked at 1 space per 300sf = 100 spaces
 100 multi-family attached dwelling units parked at 2 per dwelling unit = 200 spaces
 Total of 300 spaces
 Reduction Factor per Table 27-2 = 1.4
 Therefore 214 spaces required (300 spaces divided by 1.4 = 214 spaces)

B. For multiple uses involving uses not listed in the matrix above, the Planning Commission Administrator will determine the appropriate reduction factor based on the specific characteristics of such uses. Such characteristics include whether the individual establishments sharing parking spaces are not normally opened or used during the same operating hours.

C. A written irrevocable agreement between the owners of the establishments which will share parking spaces shall be provided to the Planning Commission Administrator. To implement such a reduction, the following information shall be provided as determined applicable by the Planning Commission Administrator:

1. The number of hotel/motel rooms
2. The number of residential units and the number of bedrooms
3. The square footage of each use
4. The business hours of each establishment
5. The seating capacity of each establishment (if applicable)
6. The number of parking spaces reserved for employees
7. Provisions for maintenance
8. Provisions for change of use
9. Capacity
10. Number of employees
11. Any other provision which, the Planning Commission Administrator requires to review and approve the agreement

D. The County Attorney will review the agreement for legal sufficiency. The agreement transfers with the land and shall be recorded in the Land Records and a recorded copy submitted to the Planning Commission Administrator.

E. Each shared parking space fulfills the requirement for one off-street customer parking space required for each establishment bound by the agreement.

F. A change of use requires a new shared parking agreement.

27-6 REQUIRED BICYCLE PARKING

Bicycle parking is required in the following developments. All retail, office, institutional, and multi-family residential developments are required to provide bicycle parking spaces. Bicycle parking spaces shall include one bicycle parking rack or bicycle stand per space. Bicycle parking shall not impede on-site pedestrian access.

A. A minimum of two bicycle parking spaces or one bicycle parking space for every 5,000 square feet (gross floor area) of retail space shall be required, whichever is greater.

- B. A minimum of two bicycle parking spaces or one bicycle parking space for every 5,000 square feet (gross floor area) of office space shall be required, whichever is greater.
- C. A minimum of two bicycle parking spaces or one bicycle parking space for every 2,500 square feet (gross floor area) of institutional space shall be required, whichever is greater.
- D. A minimum of one bicycle parking space for every five dwelling units in multi-family residential developments shall be required.
- E. If the number resulting from the calculations in items A through D above is not a whole number, the result shall be rounded up to the next whole number.

27-7 REQUIRED OFF-STREET LOADING FACILITIES

A. Required Number of Off-Street Loading Spaces

Off-street loading spaces shall be provided in accordance with Table 27-3: Off-Street Loading Requirements.

Table 27-3: Off-Street Loading Requirements				
Use	# of Loading Areas	Length	Width	Height, If Covered
Industrial, wholesale, manufacturing, warehousing, or storage uses	20,000 sf and less = 1 Each additional 40,000sf or fraction thereof = 1	45'	15'	15'
Commercial retail uses; business and personal service uses that receive products or make shipments	25,000 sf and less. = 1 Each additional 25,000sf or fraction thereof = 1	35'	12'	15'

B. Design

1. All off-street loading spaces shall be located on the same lot or parcel as the use served and cannot be located in a required setback or buffer area.
2. All off-street loading spaces shall be improved with a hard surfaced, all-weather dustless material.
3. Outdoor lighting shall be in accordance with Article 26 of this Ordinance.
4. Loading and unloading areas shall be located so as not to impede pedestrian or vehicular traffic.
5. The loading lane shall be reserved as a drive aisle. It cannot be shared or cross any drive-through lanes.

C. Shared Loading

Off-street loading and unloading spaces may be provided cooperatively for two or more uses, subject to arrangements that will assure the permanent availability of such spaces, including the following:

1. Each individual establishment sharing the joint loading and unloading spaces normally receives shipments at different times.
2. There is a binding written agreement between the owners of the establishments that share loading and unloading spaces. The agreement shall state the normal hours for shipment, provisions for stacking, provisions for maintenance, provisions for change of use, number and times of delivery and any other provision which the County Attorney may require in order to approve the agreement for legal sufficiency. The County Attorney shall approve the agreement in writing.

27-8 COMMERCIAL AND RECREATIONAL VEHICLE STORAGE

A. Commercial Vehicles

1. Residential Lots or Parcels

a. No commercial vehicle may be parked outdoors on a residential lot or parcel, with the following exceptions:

- i. Vehicles engaged in loading or unloading, or current work being done to the adjacent premises.
- ii. This does not include standard size passenger motor vehicles (including, but not limited to: vans, sports utility vehicles (SUVs), standard passenger size livery vehicles, and pick-up trucks), which may be stored or parked outdoors overnight on lots or parcels in residential districts.
- iii. Permitted vehicles also include those owned and used for commercial purposes by the occupant of a dwelling or guest, provided that the vehicle is stored or parked in a permitted parking area. Permitted commercial vehicles may include the logo of the commercial business painted on or applied to the vehicle.

b. All other commercial vehicles including, but not limited to, semi-truck tractor units, with or without attached trailers, commercial trailers, flatbed trucks, box vans and box trucks, buses, tow trucks, construction vehicles, livery vehicles that exceed standard passenger vehicle size, such as limousines, or other large commercial vehicles are not permitted to be stored or parked outdoors overnight on a residential lot or parcel.

2. Non-residential Lots or Parcels

On non-residential lots or parcels, commercial vehicles with the logo of the commercial business painted on or applied to the vehicle that are being operated and stored in the normal course of business, such as signs located on delivery trucks, promotional vehicles, moving vans, and rental trucks, are permitted to be stored on the lot or parcel in areas related to their use as vehicles, provided that the primary purpose of such vehicles is not the display of signs. All such vehicles shall be in operable condition.

B. Recreational Vehicles

1. No stored recreational vehicle may be used for living, sleeping, or housekeeping purposes in any district and shall not be hooked up to any public or private utilities excluding electric.

2. All recreational vehicles shall be maintained in mobile condition. No recreational vehicle may be parked or stored in such manner as to create a dangerous or unsafe condition on the lot or parcel where it is parked or stored. If the recreational vehicle is parked or stored, whether loaded or not, so that it may tip or roll, it is considered to be a dangerous and unsafe condition.

3. Maximum storage of recreational vehicles on any residential property is limited to no more than two.