

ARTICLE IX

PARKING AND LOADING REQUIREMENTS

It is the intent of this Ordinance that all buildings, structures and uses of land shall provide off-street parking and loading space in an amount sufficient to meet the needs caused by the building or use of land and that such parking and loading spaces be so oriented that they are in fact readily useable for such purposes.

Section 9.1 PROVISION REQUIRED

Each use of land and each building or structure hereafter constructed or established, and each addition to a structure in excess of three hundred (300) square feet, except as herein provided, shall provide off-street parking and loading according to the standards set forth herein. When an addition is made to a building non-conforming as to parking or loading requirements, a conforming amount of parking or loading shall be supplied based upon the size of the addition.

Section 9.2 ADDITIONS TO BUILDINGS

No addition to an existing building shall be constructed which reduces the number of spaces, area or usability of existing parking or loading space unless such building and its addition conform with the regulations for parking and loading contained herein.

^{2 3} Section 9.3 SURFACES

All off-street parking and loading spaces, access and aisles shall be provided with a paved, dust free surface in all zoning classifications except as specifically allowed in residential zoning classifications. Parking on a non-paved graveled surface may be allowed in the BG, LM and HM zoning classifications if authorized by a Special Use Permit approved by the City Council.

Section 9.4 DIMENSIONS

For the purpose of this Ordinance, a parking space shall be at least one hundred eighty (180) square feet [nine (9) feet x twenty (20) feet] in size, and shall be of useable and convenient shape, orientation and grade. Access and aisles shall be a minimum of twenty- two (22) feet wide between rows of parking spaces. Loading spaces shall be at least twelve (12) feet wide and sixty (60) feet long for industrial and warehouse type uses but may be twelve (12) feet wide and thirty (30) feet long for retail, service and institutional establishments.

⁴ Section 9.5 PARKING AND LOADING REQUIREMENTS

All uses of land and buildings shall provide off-street parking and loading space on the same lot as such use or building, and said parking or loading space shall have convenient and unobstructed pedestrian access across said lot to a principal entrance to the building or use as hereinafter set forth. Where a lot is located within the Downtown Overlay District and a proposed use is unable to meet the minimum requirements set forth in this Article, the applicant for such use must provide to the Planning Department proof of adequate off-site parking by agreement with other property owners or will be required to enter into an agreement with the City for the use of City-owned parking spaces.

<u>USE</u>	<u>PARKING REQUIRED</u>	<u>LOADING SPACE REQUIRED</u>
Dwellings	Two for each.	None.
Apartments/Duplexes	Two per dwelling unit.	One for the first ten units, one for each 20 units thereafter.
Breweries which provide manufacturing only	Four spaces per each 10,000 square feet of gross floor area or major fraction thereof plus one space for each employee on the largest shift.	Sufficient to allow for complete off-street loading but in no event less than required for a warehouse
Breweries which provide facilities tours or other events which are open to members of the public	The minimum spaces required for breweries which provide manufacturing only plus 15 additional spaces per 1,000 square feet of tasting room space, including any outdoor patio area	Sufficient to allow for complete off-street loading but in no event less than required for a warehouse
Condominiums	Two per unit.	Same as for Apartments.
Medical and Dental Offices	Five spaces per practitioner.	None.
Restaurants	One per each 2.5 seats.	One.
Retail Stores	One per each 250 square feet of gross sales space.	One for first 5,000 square feet plus one for each additional 30,000 square feet or fraction thereof.
Furniture and Appliance Stores	One per each 500 square feet of gross sales and repair space.	One for first 5,000 square feet plus one for each additional 20,000 square feet or major fraction thereof.
Funeral Homes and Motuaries	One for each three seats in chapel or one per 50 square feet of public area whichever is greater.	One for each hearse, ambulance, or other non-passenger vehicle.
Real Estate Sales Offices	Two for first 200 square feet plus one for each 100 square feet of office and public space.	None.

<u>USE</u>	<u>PARKING REQUIRED</u>	<u>LOADING SPACE REQUIRED</u>
Small Item Service & Repair Shops	One space for each 200 square feet of gross floor area.	One.
Beauty and Barber Shops	Three per operator.	None.
Automobile or Machinery Sales and Service Garage	One for each 400 square feet of floor area.	One for each 5,000 square feet of gross floor area.
Bowling Alleys, Intensive Sports and Recreation Establishments and Dance Halls	Five for each bowling lane, one for each three fixed seats or one for each 100 square feet of gross floor area of public space as appropriate.	None unless restaurant attached, then one space.
Roller & Ice Rinks	One per 200 square feet of gross floor area.	None unless restaurant attached, then one space.
Banks, Professional and General Offices	One for each 250 square feet of floor area for first 100,000 square feet. Over 100,000 square feet, one for each 300 square feet of floor area.	None.
Hospital and Rest Homes	One for each two beds and one space per employee in same shift.	One space for the first square feet of floor area plus one for each additional 150,000 square feet or fraction thereof.
Hotels and Motels	One and one-half space per unit plus one per one employee on the same shift.	One space for the first 40,000 square feet of floor area plus one for each additional 150,000 square feet or fraction thereof.
Clubs or Organization halls	One space per 100 square feet of assembly space, plus one space per two employees.	None.

<u>USE</u>	<u>PARKING REQUIRED</u>	<u>LOADING SPACE REQUIRED</u>
Wholesale Stores	One space for each 400 square feet of gross floor area.	One space for the first 6,000 square feet of gross floor area plus one space for each additional 20,000 square feet or fraction thereof.
Warehouses	Four spaces for the first 5,000 square feet of gross floor area plus one additional space for each 5,000 square feet or fraction thereof.	Two spaces for the first 5,000 square feet of gross floor area plus one space for each additional 10,000 square feet or fraction thereof.
Places of Public Assembly (Buildings)	One space per each five seats in main assembly area, or one space for each 50 square feet where fixed seats are not provided.	None.
Churches	One space for each four seats in main assembly area.	None.
Libraries and Similar Uses	One space for each 400 square feet of gross space to which the public has access.	One space for the first 5,000 square feet of gross floor area plus one additional space for each additional 10,000 square feet or fraction thereof.
Schools (All)	One space for each teacher and employee plus one space for each 100 square feet of seating space in auditoriums or multi-purpose rooms, whichever is greater.	None.
Manufacturing, Freight Terminals	Four spaces per each 10,000 square feet of gross floor area or major fraction thereof plus one space for each employees on the largest shift.	Sufficient to allow for complete off-street loading but in no event less than required herein for a warehouse.

Section 9.6 USES NOT LISTED

For any use not listed in Section 9.5, the Council, upon recommendation of the Planning Commission shall determine the proper requirements by classifying the proposed use among the uses specified in Section 9.5 so as to assure equal treatment. In making any such determination, the Board shall follow the principles set forth in the statement of purpose at the beginning of this Article.

¹Section 9.7 OFF CAMPUS STUDENT PARKING LOTS

Purpose. This Ordinance is designed to provide requirements for high school off-campus student parking lots, to regulate and insure that these lots are operated to provide safe, orderly and organized parking facilities which do not threaten the health, safety and welfare of students parking off the school campus, and to eliminate areas which might be used for illegal drug transactions and other illegal activities beyond the supervision of school administrators.

Permit Required. Any person or legal entity desiring to operate a student parking lot shall secure a permit from the Planning Director of the City of Lawrenceville. A Student Parking Lot for purposes of this Ordinance is any area where students pay fees to park cars off the school campus while attending classes.

STANDARDS FOR ISSUANCE OF A PERMIT

In order to be entitled to a permit, the applicant shall meet the following standards:

- (1) Submit to the Planning Director an application fee for a Student Parking Lot permit on a form provided by the Planning Director.
- (2) Pay an annual fee of Two Hundred Fifty Dollars (\$250.00). All permits must be renewed annually. The permit year shall run from August 1 to July 31 to coincide with the school year.
- (3) All Student Parking Lots shall be constructed, paved and marked according to the construction of all other commercial parking areas within the City.
- (4) All parking spaces shall be numbered consecutively beginning with the number one (1) so that each parking place can be readily and uniquely identified.
- (5) All Student Parking Lots shall be monitored by a full-time employee to insure the safety of students, to protect the property of students and to insure that illegal activities are not conducted in

Student Parking Lots. These parking attendants shall be on duty continuously from one (1) hour before school begins until one (1) hour after school ends.

- (6) Each student renting a space in the Student Parking Lot shall be assigned to a specific numbered space and a report shall be filed with the Planning Director and the office of the principal of the school identifying the student by name and residence address, the student's license plate and the designated parking space.
- (7) Applicants shall be required to post at the pedestrian exits of the parking lot permanent maps showing the proper means of ingress and egress to the school.
- (8) Applicants shall have insurance for the parking facility to insure against liability for property damage and personal injury in a sum not less than One Hundred Thousand Dollars (\$100,000.00).

PENALTIES FOR VIOLATION

It shall be illegal for any person to operate or property owner to allow a person to operate a student parking lot on their property without a permit. Violations of this Ordinance shall be punishable by the issuance of a citation and summons to Municipal Court. Any person found guilty of violating this Ordinance shall be fined an amount not to exceed Five Hundred Dollars (\$500.00) per day per occurrence and/or probation or community service.

EFFECTIVE DATE

This Ordinance shall become effective August 1, 2000, and all student parking lots shall be required to be in compliance with this Ordinance on and after that date.

SEVERABILITY

In the event that any portion of this Ordinance shall be declared in violation of any superior law or the Constitution of the United States or of the State of Georgia, the remaining sections shall remain in full force and effect as if they had been separately adopted.

¹Ordinance to Amend the City of Lawrenceville Zoning Ordinance Section IX Parking and Loading Requirements Pertaining to Off Campus Student Parking at Local High School was adopted on May 1, 2000.

²Ordinance to Amend the City of Lawrenceville Zoning Ordinance Section 9.3 pertaining to parking surfaces was adopted on December 3, 2012.

³Ordinance to Amend the City of Lawrenceville Zoning Ordinance Section 9.3 pertaining to parking surfaces in BG was adopted on July 1, 2013.

⁴Ordinance to Amend the City of Lawrenceville Zoning Ordinance Section 9.5 pertaining to parking in the Downtown Overlay District and parking requirements for Breweries was adopted on May 02, 2016.

