

Section 7.04 Off-Street Parking Regulations

A. **Parking for Buildings, Structures or Uses.**

All new development, additions to *buildings* or *structures*, or conversions of *use* for which a *UDO permit* is required by this UDO shall provide required *off-street parking areas* in accordance with the following regulations. Such *off-street parking areas* may be provided in either a *surface parking area* or a *parking garage*. If *off-street parking areas* are provided in a *parking garage*, such *parking garage* shall be located in compliance with the *development standards* of the applicable *district* of this UDO regarding *setback* and *landscaping*.

B. **Existing Parking Areas.**

Off-street parking areas shall not be reduced below the minimum requirement for such *use* as required by this UDO. Any *off-street parking areas* existing prior to the effective date of this UDO which were already below the standards established by this UDO shall not be further reduced.

C. **Location of Parking Areas.**

Off-street parking areas shall be located: (i) on the same *lot*; (ii) within the same *integrated center, business park, or industrial park*; or (iii) within three hundred (300) feet, of the *building, structure or use* served by the *off-street parking area* as allowed through the use of an Alternate Parking Plan as authorized in sub-section 7.04, E., 5., provided a *thoroughfare street* does not separate the *off-street parking area* from the *use* which it serves unless both the *use* and *off-street parking area* are located in the TV – Town Village *District* or (iv) on-street in accordance with the provisions of Section 3.03, B., 6. *Off-street parking* for any *use* shall be located within a *district* which permits the *use* for which the *off-street parking* is required. [Amended Ordinance #09-16]*, [Section Reference Modified Ordinance #09-16]*

D. **Design and Construction of Off-Street Parking Areas.**

The design and construction of all required *off-street parking areas* shall be in compliance with the stricter of the regulations contained in this Section 7.04, D., or the Town of Holly Springs' Engineering Design and Construction Standards (except for *agricultural uses* located in the R-30 *district*).

1. *Design of Parking Areas.*

- a. *Layout* - The layout of all *off-street parking areas* shall be in compliance with the requirements set forth in the Town of Holly Springs' Engineering Design and Construction Standards.

Section 7.04
Off-Street Parking Regulations

- b. Landscaping – Except individual *single family dwellings* or *two family dwellings*, the layout of all *off-street parking areas* shall comply with the design related regulations contained in sub-Sections 7.01, F. and 7.01, G. of Section 7.01 - Landscaping Regulations of this UDO.
 - c. Separation from *Buildings* – Except individual *single family dwellings* or *two family dwellings*, all *off-street parking spaces*, *off-street parking areas* and *interior access drives* shall maintain a minimum five (5) foot separation from the wall of a *building*.
 - d. Definition of Parking Spaces – Except individual *single family dwellings* or *two family dwellings*, all *off-street parking spaces* shall be provided with a raised curb, wheel stops or other devices to insure that motor vehicles do not encroach beyond the *off-street parking area* or into a required *yard*.
 - e. Length of *Driveway Stem* – Except individual *single family dwellings* or *two family dwellings*, the *driveway stem* into an *off-street parking area* shall be kept clear from the maneuvering movements necessary to support individual *off-street parking spaces* as specified in the Town of Holly Springs' Engineering Design and Construction Standards.
2. Surface of Parking Areas.
- a. All required *off-street parking areas* and any *driveway*, *interior access driveway* or *interior access drive* to and from such *off-street parking areas* shall be hard surfaced with asphalt, concrete or other material to provide a durable, dust-free surface, provided, however, a *temporary* or seasonal *use* permitted by the *general use district* in which such *temporary* or seasonal *use* is located may use an unimproved or gravel surface for the duration of the *temporary* or seasonal *use*. If a temporary gravel surface is provided, such gravel shall be removed and the *off-street parking area* shall be returned to its prior condition immediately upon cessation of the *temporary* or seasonal *use*. Curb and gutter shall be required on all *off-street parking areas* as specified in Section 3.02, G. of the Town of Holly Springs Engineering Design & Construction Standards. [Amended Ordinance #09-16]

E. Number of Off-Street Parking Spaces.

1. Minimum Number of Required *Off-Street Parking Spaces*. [Amended Ordinance #09-16, 12-05]*

Off-street parking for all *uses* shall be provided in accordance with the minimum requirements set forth in Table 7.04-C: Minimum ADA Parking Spaces and Table 7.04-D: Required Off-Street Parking. When the computation of required *off-street parking spaces* results in a fraction of one-half (1/2) or greater, the

number of required *off-street parking spaces* shall be rounded up to the next whole number. Provided, however:

- (a) In the TV: Town Village *District off-street parking*:
 - (1) may be reduced as set forth in Section 7.04, E., 2. Reduction in the Number of Required Off-Street Parking Spaces, provided that the *Director* may grant a reduction in the minimum required off-street parking spaces of up to fifty (50) percent of the minimum required as set forth in Table 7.04-D: Required Off-Street Parking. [Amended Ordinance #15-10]*
 - (2) shall be reduced at a rate of up to one-half (1/2) of the minimum required as set forth in Table 7.04-D: Required Off-Street Parking when a *public parking lot* is located within three hundred (300) feet of the *building, structure* or *use* served by the *off-street parking*. However, a waiver may be requested in accordance with Section 7.04, H. Waiver of Off-Street Parking Regulations to grant the provision of parking at the standard rate. [Section Reference Modified Ordinance #09-03]

2. Reduction in the Number of Required Off-Street Parking Spaces. [Added Ordinance #09-16]

A reduction of required *off-street parking spaces* may be granted so that the amount of impervious surface can be reduced.

The *Director* may grant a reduction in the minimum required *off-street parking spaces* of up to twenty-five (25) percent in all *districts* and shall take the following under consideration when making the decision:

- a. The nature and location of the proposed *building* or *structure*, and;
- b. The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed *building* or *structure* at one time, and;
- c. The quantity of existing public or private parking on the *lot* or in the *integrated center, business park* or *industrial park* that can reasonably be expected to be available when the *building* or *structure* is in use, or;
- d. The reduction of required *off-street parking spaces* will result in preserving existing vegetation on the property, or;
- e. A land banked area for future *off-street parking spaces* is provided on the *lot* or within the *integrated center, business park* or *industrial park* that is of sufficient size and layout to effect compliance with the basic minimum

Section 7.04
Off-Street Parking Regulations

requirements of this UDO is indicated on the approved plans. Such land banked area shall not be used for any form of *development* unless an amended alternate parking plan is submitted, and approved, that indicates compliance with the provisions of this sub-Section.

3. Increase in Intensity of Use.

Additional *off-street parking spaces* shall be required whenever a change of *use* of a *building, structure* or *lot* results in an increase in the minimum number of required *off-street parking spaces* to an extent of fifteen (15) percent or more of the number of *off-street parking spaces* existing on the *single use site, integrated center, business park* or *industrial park*, as the case may be.

4. Maximum Number of *Off-Street Parking Spaces*.

In order to minimize the impact of glare and heat buildup, reduce impervious surface area, storm water run-off and the level of pollutants from non-point sources, no single use site, *integrated center, business park* or *industrial park* shall provide a total number of *off-street parking spaces* in excess of one-hundred and ten (110) percent of the minimum number *off-street parking spaces* required by this UDO. In order to encourage shared parking and help reduce the visibility of parking areas, no more than seventy-five (75) percent of the total number of *off-street parking spaces* provided shall be placed between the front *building line* and the property line. However, a waiver may be requested in accordance with Section 7.04, H. Waiver of Off-Street Parking Regulations to grant up to one-hundred and fifty (150) percent of the minimum number of required off-street parking spaces; and, or to locate more than seventy-five (75) percent of the total number of *off-street parking spaces* between the front *building line* and the property line. In cases of residential projects, there shall be no maximum number of off-street parking spaces for single-family residential dwelling units, two-family residential dwelling units, or multifamily townhome dwelling units.

[Amended Ordinance #07-10, 14-07] [Section Reference Modified Ordinance #09-03]

5. Reduction for Combined *Off-Street Parking Areas*.

- a. Where an *integrated center, business park* or *industrial park* proposes *uses* with dissimilar peak time parking demands, an alternate parking plan may be approved in connection with a *development plan* or the issuance of a *UDO permit* in which a combined *off-street parking area* is provided. The total number of *off-street parking spaces* which are developed in a shared *off-street parking area* may be adjusted as indicated in Table 7.04-B - Parking Reduction Percentages. A land banked area within the *integrated center, business park* or *industrial park* of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO shall be indicated on the approved plans. Such land banked area shall not be used for any other form of development unless an amended

alternate parking plan is submitted, and approved, that indicates compliance with the provisions of this sub-Section.

- b. If, at a future date, it is determined by the *Director* that a shortage of *off-street parking spaces* exists and which shortage is adversely impacting surrounding properties, the *Director* shall notify the Owner in writing. The Owner shall have a period of not more than one-hundred and eighty (180) days from the date of receipt of such written notice in which to improve the land banked *off-street parking spaces* to comply with the provisions of this Section.
- c. The minimum total number of *off-street parking spaces* to be initially improved under an alternate parking plan shall be the greatest total number of *off-street parking spaces* calculated under the following scenarios:

Table 7.04-B - Parking Reduction Percentages					
Use	Weekday		Weekend		
	Daytime (6:00 a.m. to 6:00 p.m.)	Evening (6:00 p.m. to midnight)	Daytime (6:00 a.m. to 6:00 p.m.)	Evening (6:00 p.m. to midnight)	Nighttime (Midnight to 6:00 a.m.)
Hotel / Motel	75%	100%	75%	100%	75%
Office/Professional Service	100%	10%	10%	5%	5%
Industrial	100%	10%	10%	5%	5%
Food Sales and Service	50%	100%	100%	100%	10%
Retail	60%	90%	100%	70%	5%
Recreation	40%	100%	80%	100%	10%
Other	100%	100%	100%	100%	100%

Example: Assume an *integrated center* including an office building, multiple retail uses, and movie theater which, under the basic minimum requirements of the UDO, would be required to provide a total of 225 *off-street parking spaces* as set forth below.

	Basic Minimum	Weekday Daytime	Weekday Evening	Weekend Daytime	Weekend Evening	Weekend Nighttime
Office	50	50	5	5	3*	3*
Retail	100	60	90	100	70	5
Theater	75	40	75	60	75	8*
TOTAL	225	150	170	165	148	16

* **Note:** Numbers have been rounded up per the requirements of Section 7.04, E., 1..

Result: Under an alternate parking plan approval, the minimum total number of *off-street parking spaces* may be reduced from 225 *off-street parking spaces* to 170 *off-*

**Section 7.04
Off-Street Parking Regulations**

street parking spaces (the reduction alternative which requires the greatest number of *off-street parking spaces*). An area within the *integrated center* which can support the development of the 55 additional *off-street parking spaces* (225 – 170 = 55) shall be land banked and remain available for *improvement* in compliance with the regulations of this Section.

F. Required Parking for the Disabled.

Every *off-street parking area* and *parking garage* available to the public shall have *parking spaces* reserved for the use of physically handicapped persons as specified in Table 7.04-C: Minimum ADA Parking Spaces (as required by ADA Accessibility Guidelines for Buildings and Facilities, Chapter 4.1.2 (5)(a), published in the Federal Register, Volume 56, No. 144, dated July 26, 1991).

Table 7.04-C: Minimum ADA Parking Spaces	
<u>Total Parking Spaces Required</u>	<u>Minimum Number of Reserved Spaces</u>
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 – 1000	Two percent (2%) of the total number of <i>off-street parking spaces</i> .
1001 and over	Twenty (20), plus one (1) for each one hundred (100) <i>off-street parking spaces</i> over one thousand (1000).

G. Required Bicycle Parking. [Added Ordinance #09-03]

Every *off-street parking area* and *parking garage* available to the public shall have a minimum number of bicycle racks installed as specified in Table 7.04-D: Required Off Street Parking. A bicycle rack (or combination of racks) should be able to accommodate a minimum of five (5) bicycles. Bicycle racks shall be located as not to impede pedestrian and vehicular traffic as specified in the UDO. Bicycle racks shall be painted to match the primary *building* color.

TABLE 7.04-D: REQUIRED OFF-STREET PARKING

Note: All *uses* that fall within a General Land Use Category listed below shall provide the number of off-street parking spaces and Bicycle parking specified for that general land use category, unless otherwise specified below for a specific land use.

Example for Use of Table 7.04-D

<u>(General Land Use) Example:</u> <u>Recreation</u>	(Basic Requirement) Example: Three and one half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> .
(Reduction) Example: Grocery: 60,000 square feet [Added Ordinance #09-16]	(Minimum Requirement) Five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> = 300 spaces (Maximum up to 150% above the minimum requirement) = 450 spaces (Reduction up to 25% below the minimum requirement) = 225 (elimination of 75 spaces)
(Specific Land Use) Example: Theater	(Specific Requirement) Example: One (1) <i>parking space</i> for every three (3) seats.

<u>GENERAL LAND USE CATEGORY</u>	<u>MINIMUM OFF-STREET PARKING REQUIREMENT</u>
<u>Agriculture</u>	None required, provided that if in addition to the agriculture use there is space devoted to office, retail or other <i>accessory uses</i> specified elsewhere in these regulations, <i>off-street parking</i> required for such additional <i>accessory use</i> shall also be provided.
Plant Nursery (Wholesale), Sales Barn for Livestock or	One and one-quarter (1.25) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> .
<u>Automotive Sales & Service</u>	Three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> .
Automobile - Rental Service Automobile - Sales & Service Boat Sales, Service and Storage Motor Cycle /Scooter Sales, Service and Repair	Two (2) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> , plus one (1) <i>parking space</i> for each seven thousand (7,000) square feet of <i>outdoor display area</i> .

**Section 7.04
Off-Street Parking Regulations**

<p>RV and Camper Sales and Service Truck and Bus – Rental Truck and Bus – Sales and Service</p>	
<p>Automobile Repair – Major Automobile Repair – Minor Automobile Quick oil change facility <i>Gasoline Service Station</i> Muffler Shop Painting and Customizing Tire and Auto Service Center</p>	<p>Five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> devoted to retail sales or automotive supplies or parts, plus two (2) <i>parking spaces</i> per service bay, (a service bay shall not be considered a <i>parking space</i>), plus three (3) customer <i>parking spaces</i>.</p>
<p>Car Wash (automatic and self)</p>	<p>Stacking spaces per wash bay, as required for a drive-through facility, plus three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> devoted to office or retail sales.</p>
<p><u>Clothing Service</u></p>	<p>Three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i>.</p>
<p><u>Communication / Utilities</u></p>	<p>One (1), provided that if in addition to the communication / utility <i>use</i> there is space devoted to office, service, repair, retail or other uses specified elsewhere in these regulations, <i>off-street parking</i> required for such additional <i>use</i> shall also be provided.</p>
<p><u>Educational Use</u></p>	<p>Two and one-half (2.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i>.</p>
<p>Day Nurseries, <i>Child Care Centers</i>, Child Care Ministry, Kindergartens, Nursery Schools</p>	<p>One (1) <i>parking space</i> for each eight (8) pupils based upon maximum capacity plus one space per two (2) employees. [Amended Ordinance #09-16]</p>

**Section 7.04
Off-Street Parking Regulations**

Schools: Commercial, Trade Or Business	Ten (10) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> in the building, or forty (40) <i>parking spaces</i> per each one-thousand (1,000) square feet of classrooms, whichever provides the greater number of spaces. One (1) bicycle rack. [Amended Ordinance #09-03]
Schools: Public or Private	One (1) <i>parking space</i> for every five (5) seats in auditorium or assembly hall at maximum capacity calculated pursuant to Fire Code, plus:
Elementary and Junior High	Two and one-half (2.5) <i>parking spaces</i> per classroom. Three (3) bicycle racks. [Amended Ordinance #09-03]
High School	Two (2) <i>parking spaces</i> per classroom, plus one (1) parking space for each five (5) students. Three (3) bicycle racks. [Amended Ordinance #09-03]
<u>Food Sales and Service</u>	Three and one half (3.5) <i>parking spaces</i> for each one-thousand (1000) square feet of <i>gross floor area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Bar	Thirteen (13) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> .
Convenience Store	Three and one half (3.5) <i>parking spaces</i> per one-thousand (1000) square feet of <i>gross floor area</i> . If the <i>use</i> includes gasoline sales, <i>parking spaces</i> at gasoline pumps may be included in the calculation of required parking.
Grocery	Five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Nightclub	Thirteen (13) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> .
Restaurant: a. Sit Down or Fast Food (with or without a drive through)	One (1) <i>parking space</i> per each three (3) customer seats (including all indoor/ outdoor seating areas and bar areas) plus one (1) <i>parking space</i> per employee on the largest shift (minimum of five (5) <i>parking spaces</i> required). One (1) bicycle rack. [Amended Ordinance #08-11, Amended Ordinance #09-03]
b. Drive In	One (1) <i>parking space</i> per customer service unit, plus ten (10) parking spaces per one-thousand (1,000) square feet of <i>gross floor area</i> (minimum of four (4) additional <i>parking spaces</i> required). One (1) bicycle rack. [Amended Ordinance #09-03]

**Section 7.04
Off-Street Parking Regulations**

c. Fast Food, Drive-Through Only (No Seating)	Ten (10) <i>parking spaces</i> per one hundred (100) square feet of <i>gross floor area</i> (minimum of four (4) <i>parking spaces</i> required).
Tavern	Thirteen (13) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> .
Wholesale Produce Terminal	One and one-quarter (1.25) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> .
<u>Governmental Use</u>	Three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> . One (1) bicycle rack [Amended Ordinance #09-03]
Fire Station	Three (3) <i>parking spaces</i> for truck bay, plus a minimum of three (3) additional <i>parking spaces</i> .
Municipal / State Road Maintenance Facility	One (1) parking space per two (2) employees.
Penal or Correctional Institution	Three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> of office space, visitor space or other areas not accessible by inmates.
Police Station	Two (2) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Post Office	Three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> of customer service area, plus one (1) <i>parking space</i> per three-thousand (3,000) square feet of sorting and handling area. One (1) bicycle rack. [Amended Ordinance #09-03]
<u>Industrial Use</u>	All uses shall be assigned to the nearest use category listed below:
Assembly, Manufacturing, Or Similar Use	One (1) <i>parking space</i> for each one thousand (1,000) square feet of <i>gross floor area</i> devoted to such use. If, in addition, there is space devoted to office, retail or other uses specified elsewhere in these regulations, parking required for such additional use shall also be provided.

Section 7.04
Off-Street Parking Regulations

Distribution, Warehouse, Or Similar Use	One (1) <i>parking space</i> for each three thousand (3,000) square feet of <i>gross floor area</i> . If, in addition, there is space devoted to office, retail or other uses specified elsewhere in these regulations, parking required for such additional use shall also be provided. [Supplement #6 Ordinance #05-05 not Adopted by Town Council]
Self-storage (Mini) Warehouse	Five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> devoted to office space, plus one (1) <i>parking space</i> per resident / manager, plus one (1) <i>parking space</i> for each thirty (30) storage units. Required <i>off-street parking spaces</i> shall not be utilized as rental or leased spaces.
Wholesale Use	One and one-quarter (1.25) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> .
<u>Miscellaneous</u>	Three and one half (3.5) <i>parking spaces</i> for each one-thousand (1000) square feet of <i>gross floor area</i> .
Artificial Lake	If, in addition to the <i>artificial lake</i> , there is space devoted to office, retail, park or other <i>uses</i> specified elsewhere in these regulations, parking required for such additional <i>use</i> shall also be provided.
Bed & Breakfast	Two (2) <i>parking spaces</i> for the <i>dwelling unit</i> , plus one (1) <i>parking space</i> per guest room, plus one (1) <i>parking space</i> per employee.
Boarding House	One (1) <i>parking space</i> for each two (2) beds.
Bus Station	Two (2) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Cemetery	<i>Parking spaces</i> shall be provided for any crematory or funeral home on the <i>lot</i> .
Clinic: Medical, Dental or Optometrists	Five (5) <i>parking spaces</i> per one-thousand (1000) square feet of <i>gross floor area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Cottage Business / Residential	Zero (0) additional <i>parking spaces</i> beyond that required for the <i>dwelling unit</i> .
Cottage School	Zero (0) additional <i>parking spaces</i> beyond that required for the <i>dwelling unit</i> .

**Section 7.04
Off-Street Parking Regulations**

Crematory	Twenty (20) <i>parking spaces</i> per one-thousand (1,000) square feet of area devoted to chapels, parlors or assembly rooms. [Supplement #6 corrected typographical error]
Electrical / Electronics Repair	Two (2) <i>parking spaces</i> per one-thousand (1000) square feet of <i>gross floor area</i> .
Farm Equipment Sales and Service	Two (2) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> , plus one (1) <i>parking space</i> for each seven thousand (7,000) square feet of <i>outdoor display area</i> .
Funeral Home	Twenty (20) <i>parking spaces</i> per one-thousand (1,000) square feet of area devoted to chapels, parlors or assembly rooms. [Supplement #6 corrected typographical error]
Hospital	One (1) <i>parking space</i> for each two (2) patient beds. Two (2) bicycle racks. [Amended Ordinance #09-03]
Hotel / Motel	One (1) <i>parking space</i> for each rental sleeping unit. If, in addition to sleeping units, there are other uses or accessory uses located within or operated in conjunction with the <i>hotel</i> or <i>motel</i> , such as ballrooms, meeting rooms, dining areas, retail stores, auditoriums, restaurants, night clubs, and the like, additional <i>parking spaces</i> , calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of <i>gross leasable floor area</i> for such uses located within or operated in conjunction with the <i>hotel</i> or <i>motel</i>).
Kennel, Veterinary Hospital, etc. [Added Ordinance #10-13]*	Three and one half (3.5) <i>parking spaces</i> per one-thousand (1000) square feet of <i>gross floor area</i> .
Manufactured Home Sales	Two (2) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> , plus one (1) <i>parking space</i> for each seven thousand (7,000) square feet of <i>outdoor display area</i> .
Mineral Extraction, Borrow Pit, Topsoil Removal and Storage Areas	<i>Parking spaces</i> shall be provided for any office space, vehicle service areas, or any other <i>use</i> provided for elsewhere in this Table.
Mortuary	Twenty (20) <i>parking spaces</i> per one-thousand (1,000) square feet of area devoted to chapels, parlors or assembly rooms. [Supplement #6 corrected typographical error]
Print Shop	Two (2) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> , plus three and one half

**Section 7.04
Off-Street Parking Regulations**

	(3.5) <i>parking spaces</i> per one-thousand (1000) square feet devoted to office or related retail activities.
Publishing	Two (2) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> , plus three and one half (3.5) <i>parking spaces</i> per one-thousand (1000) square feet devoted to office or related retail activities.
Rehabilitation Center	One (1) <i>parking space</i> for each two (2) patient beds.
Roadside Food Sales	Two and one-half (2.5) <i>parking spaces</i> per one-thousand (1,000) square feet of area devoted to food stands.
Sanitarium	One (1) <i>parking space</i> for each two (2) patient beds.
Sign Painting	Two (2) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> , plus three and one half (3.5) <i>parking spaces</i> per one-thousand (1000) square feet devoted to office or related retail activities.
Tool or Equipment Rental	Two (2) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> , plus one (1) <i>parking space</i> for each seven thousand (7,000) square feet of <i>outdoor display area</i> .
Tourist Home	Two (2) <i>parking spaces</i> for the <i>dwelling unit</i> , plus one (1) <i>parking space</i> per guest room, plus one (1) <i>parking space</i> per employee.
<u>Office / Professional Service</u>	Three and one half (3.5) <i>parking spaces</i> per one-thousand (1000) square feet of <i>gross floor area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Bank Machines – Walk-up, Drive-Through or Freestanding	One (1) <i>parking space</i> for each walk-up, drive-through or freestanding bank machine in addition to parking required for a Bank/Savings and Loan, Credit Union. [Amended Ordinance #09-16]*
Bank / Savings and Loan, Credit Union	Four (4) <i>parking spaces</i> per one-thousand (1000) square feet of <i>gross floor area</i> , plus one (1) <i>parking space</i> for each walk-up, drive-through or freestanding bank machine, plus stacking spaces as required for a drive-through facility for any drive-through or freestanding bank machine accessible from an automobile. One (1) bicycle rack. [Amended Ordinance #09-03]
<u>Personal Service</u>	Three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> .

**Section 7.04
Off-Street Parking Regulations**

Health Spa or Fitness Center	Five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> . If, in addition, there are other uses or accessory uses located within or operated in conjunction with the health spa or sports club, such as dining areas, restaurants, night clubs, retail stores and the like, additional <i>parking spaces</i> , calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of <i>gross leasable floor area</i> for such uses located within or operated in conjunction with the health spa or sports club). Two (2) bicycle racks. [Amended Ordinance #09-03]
<u>Public Facilities</u>	Three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> of any office/professional, retail, educational or other related <i>use</i> in an enclosed <i>building</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Auditoriums, Assembly Halls, Recital Halls	One (1) <i>parking space</i> for each four (4) seats at maximum capacity calculated pursuant to Fire Code. One (1) bicycle rack. [Amended Ordinance #09-03]
Community Centers, Museums	Two and one-half (2.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
<i>Religious Uses</i>	One (1) <i>parking space</i> for each four (4) permanent seats in the sanctuary. One (1) bicycle rack. [Amended Ordinance #09-03]
<u>Recreation</u>	Three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> .
Aerobics Studio	Four (4) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Amusement Park	Five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> within buildings plus one and one-half (1.5) <i>parking spaces</i> per one-thousand (1,000) square feet of site area accessible to the public, exclusive of the <i>parking area</i> . Two (2) bicycle racks. [Amended Ordinance #09-03]
Ball or Soccer Fields	One (1) <i>parking space</i> for every on-field player per team (based upon highest potential number if multipurpose fields), plus one (1) <i>parking space</i> for every on-field official, plus one (1) <i>parking space</i> for every four (4) seats in permanent stands (if any), plus thirteen (13) <i>parking spaces</i> per one-thousand (1,000)

Section 7.04
Off-Street Parking Regulations

	square feet of <i>gross floor area</i> of lounge/bar area (if any), plus three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> devoted to office <i>use</i> , concession stands or other related <i>uses</i> (if any). One (1) bicycle rack per field. [Amended Ordinance #09-03]
Banquet Hall	One (1) <i>parking space</i> for every five (5) seats in a banquet facility at maximum capacity calculated pursuant to Fire Code.
Bowling Alley	Four (4) <i>parking spaces</i> for each alley/lane. If, in addition, there are other uses or accessory uses located within or operated in conjunction with the bowling alley, such as restaurants, night clubs, and the like, additional <i>parking spaces</i> , calculated based upon the parking requirements for that specific <i>use</i> , shall be provided (calculation shall be based upon the total square feet of <i>gross leasable floor area</i> for <i>uses</i> located within or operated in conjunction with the bowling alley). One (1) bicycle rack. [Amended Ordinance #09-03]
Campground	One (1) <i>parking space</i> at each campsite, plus three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> for office or other related uses (minimum of three (3) <i>parking spaces</i>).
Dance Studio	Thirteen (13) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Fairgrounds	Five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> within <i>buildings</i> plus one and one-half (1.5) <i>parking spaces</i> per one-thousand (1,000) square feet of site area accessible to the public, exclusive of the <i>parking area</i> .
Golf Course	Six (6) <i>parking spaces</i> per hole, plus three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> devoted to office or related retail <i>uses</i> .
Golf Driving Range (not part of a golf course)	One (1) <i>parking space</i> per tee, plus three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> devoted to office or related retail <i>uses</i> .
Miniature Golf – Indoor or Outdoor	Two (2) <i>parking spaces</i> for each golf hole, plus one (1) space per each one hundred (100) square feet

**Section 7.04
Off-Street Parking Regulations**

	devoted to <i>accessory</i> retail or amusement establishments. One (1) bicycle rack. [Amended Ordinance #09-03]
Outdoor Commercial Recreation Enterprise	Five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> within <i>buildings</i> plus one and one-half (1.5) <i>parking spaces</i> per one-thousand (1,000) square feet of site area accessible to the public, exclusive of the <i>parking area</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Private Camp	Three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> devoted to office <i>use</i> or other related <i>uses</i> , plus one (1) <i>parking space</i> for each two (2) beds.
Private Recreation Development	Five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> within <i>buildings</i> plus one and one-half (1.5) <i>parking spaces</i> per one-thousand (1,000) square feet of site area accessible to the members, exclusive of the <i>parking area</i> . One (1) bicycle rack. [Amended Ordinance #09-03] [Amended Ordinance #09-16]*
Recreation camp, picnic grounds, fishing lake, botanical and zoological garden [Added Ordinance #09-16]*	Three and one-half (3.5) <i>parking spaces</i> per acre of <i>open space</i> plus any additional spaces required for other <i>uses</i> .
Riding Stables or Trails	One (1) <i>parking space</i> per three (3) horse stalls.
Skating Rink (Ice and Roller) – Indoor or Outdoor	Five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> in the <i>building</i> or <i>structure</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Swimming Pool, Private or Public	Ten (10) <i>parking spaces</i> per one-thousand (1,000) square feet of water area, plus three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> devoted to office or related retail <i>uses</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Tennis / Racquet Club – Indoor or Outdoor	Four (4) <i>parking spaces</i> per game court, plus five (5) <i>parking spaces</i> per one-thousand (1,000) square feet of the remaining <i>gross floor area</i> in the <i>building</i> devoted to office or related retail <i>uses</i> . One (1) bicycle rack. [Amended Ordinance #09-03]
Theater – Indoor	One (1) <i>parking space</i> for every three (3) seats. One (1) bicycle rack. [Amended Ordinance #09-03]

**Section 7.04
Off-Street Parking Regulations**

Theater – Outdoor	In addition to parking spaces provided for service units, three and one-half (3.5) <i>parking spaces</i> per one-thousand (1,000) square feet of <i>gross floor area</i> in <i>buildings</i> (minimum of five (5) <i>parking spaces</i>). One (1) bicycle rack. [Amended Ordinance #09-03]
<u>Residential</u>	Minimum of two (2) <i>parking spaces</i> per <i>dwelling unit</i> . [Amended Ordinance 14-07]*
<i>Apartments and Condominiums, Multifamily Dwellings</i>	1.75 <i>parking spaces</i> per <i>dwelling unit</i> ; plus an additional ten (10) percent of the total amount of spaces required for the entire project on a per unit basis as guest parking. All guest parking shall be located as such that all residents will be able to enjoy the use of guest parking and that the guest parking spaces be dispersed throughout the project. [Added Ordinance #09-02]
<i>Assisted Living Facility</i> [Added Ordinance #09-13]*	One (1) <i>parking space</i> for each two (2) beds.
<i>In-law Suite</i> [Added Ordinance #10-11]*	One (1) parking space
<i>Nursing Home</i>	One (1) <i>parking space</i> for each two (2) beds. One (1) bicycle rack. [Amended Ordinance #09-03]
<i>Rest Home</i>	One (1) <i>parking space</i> for each two (2) patient beds. One (1) bicycle rack. [Amended ordinance #09-03]
<i>Townhouse, Multifamily Dwellings</i>	Two (2) <i>parking spaces</i> per <i>dwelling unit</i> ; plus an additional ten (10) percent of the total amount of spaces required for the entire project on a per unit basis as guest parking. All guest parking shall be located as such that all residents will be able to enjoy the use of guest parking and that the guest parking spaces be dispersed throughout the project. [Amended Ordinance #07-10] [Amended Ordinance #08-03, Amended Ordinance #09-02]
<u>Retail</u>	Three and one half (3.5) parking spaces per one-thousand (1000) square feet of <i>gross floor area</i> , provided, however, that in no case shall any individual use provide less than a total of five (5) parking spaces. One (1) bicycle rack. [Amended Ordinance #09-03]

**Section 7.04
Off-Street Parking Regulations**

<p>Hardware / Paint / Home Improvement Store</p>	<p>Three and one half (3.5) <i>parking spaces</i> per one-thousand (1000) square feet of <i>gross floor area</i> plus one and one quarter (1.25) <i>parking spaces</i> per one-thousand (1,000) square feet of integral garden center area. [Amended Ordinance #08-11]</p>
<p><i>Integrated Centers</i> (containing multiple retail uses)</p>	<p>If the total <i>gross leasable floor area</i> of an <i>integrated center</i> is less than 400,000 square feet, four (4) <i>parking spaces</i> per one thousand (1,000) square feet of <i>gross leasable floor area</i> shall be required, plus two (2) bicycle racks to be located throughout the project area, [Amended Ordinance #09-03]</p> <p>If the total <i>gross leasable floor area</i> of an <i>integrated center</i> is greater than 400,000 square feet, but less than 600,000 square feet, four and one half (4.5) <i>parking spaces</i> per one thousand (1,000) square feet of <i>gross leasable floor area</i> shall be required, plus three (3) bicycle racks to be located throughout the project area, [Amended Ordinance #09-03]</p> <p>If the total <i>gross leasable floor area</i> of an <i>integrated center</i> is greater than 600,000 square feet, five (5) <i>parking spaces</i> per one thousand (1,000) square feet of <i>gross leasable floor area</i> shall be required plus four (4) bicycle racks to be located throughout the project area. [Amended Ordinance #09-03]</p> <p>Provided, however: in no case shall any <i>integrated center</i> provide less than five (5) <i>parking spaces</i>: and, <i>Out lots</i> with an individual use shall provide <i>parking spaces</i> as required for the individual use by this Section and such calculation shall be separate from the calculation of the <i>gross leasable floor area</i> calculation of the <i>integrated center</i>.</p> <p>The following individual uses, either on an <i>out lot</i> or within the <i>primary building</i>: grocery store; hardware / paint / home improvement store; theaters; bowling alley; bar; tavern; or, night club; shall provide <i>parking spaces</i> as required for the individual use by this Section and such calculation shall be separate from the calculation of the <i>gross leasable floor area</i> calculation of the <i>integrated center</i>. [Amended Ordinance #07-10]</p>

<u>Uses Not Specified</u>	For any use not specified above, specific requirements shall be determined by the <i>Director</i> and shall be based upon requirements for similar uses, expected demand and traffic generated by the proposed use, and other information from appropriate traffic engineering and planning criteria.
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H. Waiver of Off-Street Parking Regulations. [Amended Ordinance #09-03]*

In order to avoid undue hardship and to expedite the zoning approval process for developments within the Town of Holly Springs and its extraterritorial jurisdiction, a *waiver* of any of the Off-Street Parking requirements contained in Section 7.04, E., 4., Maximum Number of Off-Street Parking Spaces may be heard and determined in connection with either: (i) a petition for zoning map change; (ii) as part of a *development plan* for Architectural and Site Design Review; or, (iii) in connection with a Master Plan or Preliminary Plan review of a *subdivision*. Such request for *waiver* shall be filed in accordance with the requirements of Section 9.09 – Decision Matrix of this UDO, provided that the determination of the request for *waiver* shall be based upon the findings specified below. [Section Reference Modified Ordinance #09-16]*

A *waiver* of the Off-Street Parking requirements contained in Section 7.04, E., 4., may only be granted upon making the following findings: [Section Reference Modified Ordinance #09-16]*

1. A parking demand study completed by a third party that provides evidence regarding:
 - a. Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,
 - b. Number of employees on the largest shift; and,
 - c. Minimum number of spaces needed to meet the parking demand for the specific use; and,
2. The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts; and,
3. The proposed development is consistent with the intent of the *Comprehensive Plan*; and,
4. The proposed development is consistent with the intent and purpose of this UDO.

All findings specified above for the granting of a *waiver* of *Off-Street Parking Regulations* shall be reduced to writing, signed by the *Director* and retained as a part of the permanent record of the determination. [Amended Ordinance #07-10]