

ARTICLE X

OFF-STREET AUTOMOBILE PARKING AND LOADING AND  
UNLOADING SPACES

Section 1000. Off-Street Automobile Parking and Loading and Unloading Spaces Required.

Off-street automobile parking and loading and unloading spaces shall be provided, as specified in this Resolution, for uses and structures hereafter established.

Any building or use that is subsequently enlarged shall meet the off-street parking and loading and unloading space requirements of this Resolution for the original building plus the addition made.

Section 1001. Plan and Design Standards.

The following are required plan and design standards for off-street parking and loading and unloading spaces:

1. Required area for each parking space. Each automobile parking space shall be not less than nine (9) feet wide and nineteen (19) feet deep. Adequate interior driveways shall connect each parking space with a public street. A maximum of one foot six inches of the required 19 feet may overhang a grassed area. This overhang cannot be over a sidewalk or right-of-way and must be arranged in such a way as to allow adequate front-to-front parking.
2. Interior driveways. Interior driveways, when used with ninety degree angle parking, shall be a least twenty-four (24) feet wide; when used with a sixty degree angle parking at least twelve (12) feet wide. When used with parallel parking or when there is no parking, interior driveways shall be at least ten (10) feet wide for one-way traffic and at least twenty (20) feet wide for two-way traffic.
3. Improvement of Off-Street Parking Lots. All off-street parking lots, whether public or private, for more than five vehicles shall meet the following standards:
  - a. They shall be graded to insure proper drainage, surfaced with concrete or asphalt at least two inches thick, installed on an approved base and maintained in good condition free of weeds, dust, trash and debris.
  - b. High intensity lighting facilities shall be so arranged that the source of any light is concealed from public view and from adjacent residential properties and does not interfere with traffic.
  - c. They shall not be used for the sale, repair, dismantling or servicing or storing of any vehicle, equipment, materials or supplies.
  - d. Each parking space shall be clearly demarcated by a painted stripe no less than three (3) inches wide running the length of each of the longer sides of the space or by curbing or by other acceptable method which clearly marks and delineates the parking space within the parking lot.

4. Location of required off-street parking spaces on other property. If the required automobile off-street parking spaces cannot reasonably be provided on the same lot on which the principal use is conducted, such spaces may be provided on other off-street property lying not more than four hundred (400) feet from the main entrance to the principal use. In this situation, the applicant shall submit, with his application for a building permit or occupancy permit, an instrument duly executed and acknowledged, which accepts the permanent availability of such off-street parking facilities to serve his principal use.
5. Sharing of required off-street parking spaces. One-half of the off-street parking spaces required by a use whose peak attendance will be at night or on Sundays may be assigned to a use that will be closed at night or on Sundays.
6. Off-street loading and unloading spaces. Off-street loading and unloading spaces shall have access from a public alley or, if there is no alley, from a public street. The space shall be so located that it causes a minimum of interference with the free movement of vehicles and pedestrians over a street, sidewalk or alley.

**Section 1002. Minimum Number of Off-Street Parking Spaces.**

The following are the minimum number of off-street parking spaces required. For uses not specifically listed, the off-street parking requirements shall be those of the most similar use:

1. Adult Entertainment Facilities. One space for each 25 square feet of gross building area or for every three (3) customer seats, whichever results in the greater number of parking spaces.
2. Automobile Sales and Service. One (1) space for two hundred (200) square feet of gross floor area.
3. Banks and professional offices. One (1) space for each two hundred (200) square feet of floor area.
4. Beauty parlors and barber shops. Two (2) spaces for each operator.
5. Churches. One (1) space for each four (4) seats in the main auditorium.
6. Food Stores. One (1) space per 200 square feet of gross floor area.
7. Funeral Parlors. One (1) space for each three (3) fixed seats and one space for each 25 square feet of floor area available for the accommodation of movable seats in the largest assembly room.
8. Furniture and appliance stores. One (1) space for each five-hundred (500) square feet of showroom.
9. Gasoline Service Stations. Three (3) spaces for each service bay, plus one (1) space for each attendant.
10. Hospitals, Nursing Homes and Similar Institutions. One space for each two (2) beds.
11. Hotels/Motels. One (1) space for each guest room, plus one (1) space for each two (2)

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employees on the largest shift.

12. Industrial Plants. One (1) space for each employee on the largest single shift, plus one (1) space for each company vehicle operating from the premises.
13. Libraries. One (1) space for each four hundred (400) square feet of gross floor space to which the public has access.
14. Lodges and Clubs. One (1) space for each 100 square feet of gross floor area.
15. Medical Offices. One (1) space for each 200 square feet of gross floor area.
16. Offices. One (1) space for each 250 square feet of gross floor area.
17. Places of Public Assembly Without Fixed Seating. One (1) space for each 25 square feet of floor area available for the accommodation of movable seats in the largest assembly room.
18. Places of Public Assembly With Fixed Seating. One (1) space for each three (3) seats.
19. Recreation Centers, Private. One (1) space per five (5) members but no less than 20 spaces, except that golf courses shall require a minimum of 20 spaces per nine (9) holes.
20. Recreation Centers, Public. A minimum of 20 spaces except that golf courses shall require a minimum of 20 spaces per nine (9) holes.
21. Residences. Two (2) spaces for each dwelling unit.
22. Residential Recreational Areas (Developed). One (1) space per five (5) lots as shown on the approved Concept Plan for the Subdivision.
23. Restaurants, night clubs, taverns and similar establishments serving food or beverages and providing patron use area. One (1) space for each 75 square feet of gross floor area.
24. Restaurants, drive-in, without area provided for patron use. One (1) space per 100 square feet of gross floor area, but not less than ten (10).
25. Retail Business, including general business, commercial or personal service establishments and shopping centers catering to retail trade, but not including offices or food stores. Five (5) spaces for each 1,000 square feet of gross floor area.
26. Rooming and Boarding Houses. One (1) space for each bedroom.
27. Schools, Public or Private Elementary and Day Care Centers. One (1) space for each employee, including teachers and staff members, plus off-street space for the safe and convenient loading and unloading of students, plus additional facilities for student parking taking into consideration the total number of students, the percentage of students driving automobiles and the parking requirements for stadium, gymnasium and auditorium use.
28. Schools, College, Trade and Vocational. Ten (10) spaces per classroom.
29. Wholesale and Warehousing. One space per 200 square feet of gross floor area devoted to office or display plus one space per 2,000 square feet of gross storage area.

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Section 1003. Off-Street Loading and Unloading Spaces.

On every lot on which a business, trade or industry use is hereafter established, space shall be provided as herein indicated for the loading and unloading of vehicles off the public street or alley. Such spaces shall have access to an alley or, if there is no alley, to a street. Minimum loading and unloading space requirements are:

1. Retail business. One (1) space of at least ten (10) by thirty (30) feet for each three thousand (3,000) square feet of gross floor area or fraction thereof.
2. Wholesale business and industry. One (1) space of at least ten (10) by fifty (50) feet for each ten thousand (10,000) square feet of gross floor area or fraction thereof.
3. Bus and truck terminals. Sufficient space to accommodate the maximum number of buses or trucks to be stored or be loaded or unloaded at the terminal at any one (1) time.

Section 1004. Commercial Vehicle Parking.

1. Commercial vehicle parking shall be allowed on property zoned and properly permitted for the business for which the commercial vehicle is to be used.
2. Except as provided herein no commercial vehicle shall be allowed to park in any AG, R-1100, R-1200, R-1400, R-1600, R-1100CZP, R-1200CZP, R1400CZP, R-MD and MH on property so zoned or on the streets abutting such property on Monday through Friday between 7:00 p.m. and 7:00 a.m. or on Saturdays or Sundays unless the vehicle is driven home by the occupant of said zoned residential property and meets the following conditions.
3. Any commercial vehicle under one and one-half (1-1/2) tons in gross volume weight shall be allowed to be parked in a carport or within a side yard or rear yard, or any commercial vehicle in an enclosed building or so located upon the premises as not to be readily visible from any public place or from any surrounding private property in accordance with other sections of this Resolution.
  - a. This section shall not apply to school buses parked on school property and church buses or other not-for-profit organization uses parked on the property of the church or other not-for-profit organization.
  - b. As used in this section, commercial vehicles specifically include the following:
    - 1) Any vehicle designed to haul more than one and one-half (1-1/2) tons.
    - 2) Any vehicle, other than a motor home, having more than two (2) axles.
    - 3) Any motorized construction equipment, except when located on private property on which related construction is in progress.
    - 4) Any bus designed to carry more than twenty (20) passengers.

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Section 1005. Administrative Variance.

In instances where an applicant shows specific and valid reasons why the requirements of Section 1002 or Section 1003 cannot reasonably be met, and where a reduction of not more than ten percent (10%) in such requirements will not adversely affect the spirit or intent of this Article, the City Clerk may administratively grant such reduction.

In instances where an applicant submits a study showing specific and valid reasons why the requirements of Section 1002 are not reasonable based upon the *Parking Generation Manual* by ITE (Institute of Traffic Engineers) the City Clerk may administratively grant such reduction as requested.