

ARTICLE III ♦ ADDITIONAL REQUIREMENTS AND STANDARDS

Chapter 30—Parking and Loading Requirements

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§30.010 Purpose and Intent

1. In order to relieve traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to ensure the proper and uniform development of parking areas throughout the City of Newnan, parking and loading spaces for every use shall be provided in accordance with the requirements established in this Chapter.
2. For any parking lot, garage, vehicle storage area operated on a commercial basis, reconfiguration of an existing parking lot or any other off-street parking area required in this Chapter (but excluding off-street parking for detached dwellings), a plan shall be submitted to the Planning Department to review for compliance with these regulations and any other applicable ordinances. Any such parking plan shall meet the minimum submittal requirements as provided in Chapter 30, §30.050, subsection 7.
3. To provide minimum standards for on-street parking for fully operational motor vehicles only as it may be permitted by this Ordinance.

§30.020 Definitions Referenced

The definitions of certain terms referenced in these Sections are set forth in Chapter 3, "Definitions" of this Ordinance, as amended.

§30.030 Applicability

The provisions of this chapter shall apply to all buildings, structures, and uses within the City of Newnan. Where there is a conflict between the terms and/or requirements contained in this chapter and another chapter contained in this Ordinance, as amended, or any other ordinance, code, or regulation of the City of Newnan, Georgia, the more strict shall apply.

§30.040 General Provisions

1. Every use or structure instituted, constructed, or erected hereinafter the adoption of this Ordinance shall provide off-street parking facilities in accordance with the requirements of this chapter for the use of occupants, employees, visitors, or patrons.

2. Any building or structure may be modernized, altered, repaired, or substantially rebuilt for any reason, provided there is no increase in floor area or capacity and there is no change of use without providing additional off-street parking facilities.
3. Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking facilities shall be provided as required for such new use.
4. When any building, structure, or premises has an addition of dwelling units, addition of gross floor area, an increase in seating capacity, or an increase of any other unit of measurement specified herein for required parking facilities, which creates a need for an increase of more than fifteen (15) percent in required off-street parking, additional facilities as required herein shall be provided only for such increase in use.
5. Zoning district and use requirements are set forth in Chapter 21 of this ordinance, Table 21.04.
6. The construction of a new parking lot or the modification of an existing parking lot will require a parking lot permit. Any restriping or improvements, other than for maintenance purposes, to an existing parking lot requires approval of a parking lot permit by the City's Engineering Department.

§30.050 Off-Street Parking Standards

1. Location of Off-Street Parking Facilities
 - a. Required off-street parking facilities shall be located on the same lot as the building to be served unless otherwise provided by this Ordinance.
 - b. Required off-street parking spaces for any use shall be located no more than 400 feet from the use they are intended to serve. This standard does not apply to auditoriums, stadiums, assembly halls, gymnasiums, and other places of assembly; industrial uses; and hospitals.
 - c. An off-street parking space shall be located:
 - 1) Off the public right-of-way;
 - 2) where the lot abuts a major street or any other street intersection considered hazardous because of inadequate sight distance or heavy traffic and so arranged that it will not be necessary for the vehicle, when exiting from the space, to back into said street; and
 - 3) accessible by a driveway meeting the requirements between the space and the public street.

For detached single-family dwellings and for each side of a duplex dwelling, a driveway may serve as off-street parking space, provided that portion of the driveway used for parking is off the public right-of-way.

2. Off-Street Parking Space

An off-street parking space shall have a minimum overhead clearance of seven and a half (7.5) feet and other minimum dimensions as follows:

Table 30.01 Parking Space Dimensional Requirements	
Type of Space	Size of Space
Standard angle space:	18 ft. length, 9.0 ft. width.
Compact-car angle space:	15 ft. length, 7.5 ft. width.
Standard parallel space:	18 ft. length (end), 22 ft. length (interior), 8.0 ft. width.
Compact-car parallel space:	15 ft. length (end), 19 ft. length (interior), 7.0 ft. width.

3. Adjustment to the Number of Parking Spaces

- a. Parking lots with twenty (20) or more spaces may substitute up to forty (40) percent of all required parking spaces to be designed and designated for compact cars.
- b. Parking lots with forty (40) or more spaces may replace standard spaces with motorcycle spaces. One regular space may be replaced for each 40 required spaces. Motorcycle spaces shall be a minimum size of 3 feet by 6 feet.
- c. Commercial, institutional, office or industrial uses may increase the number of parking spaces up to and not to exceed fifty percent (50%) over the minimum number or parking spaces as listed in Table 30.02, except in those uses where a maximum number of parking spaces are stipulated in Table 30.02. Impervious pavement can be used if the increase in the number of parking spaces is ten percent (10%) or less over the minimum number of parking spaces. If the increase is more than ten percent (10%) over the minimum number of parking spaces, all of the added parking spaces must be approved pervious surface materials. Any adjustment to increase the number of parking spaces above the minimum required number of parking spaces must comply with landscaping, buffers and screening requirements for parking areas.

4. Aisle Width

Aisles between parking rows shall be provided at the following dimensions:

- a. 90° parking, 24 feet.
- b. 60° parking, 18 feet.
- c. 45° parking, 13 feet.

5. Change in Off-Street Parking or Loading Area

Area reserved for off-street parking or loading in accordance with the provisions of this chapter shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified, except where equivalent off-street parking or loading space is provided.

6. Requirements Applicable to All Uses

For uses not specifically mentioned in Table 30.02, "Off-Street Parking Requirements" of this Chapter, the requirements for off-street parking and loading facilities shall be determined by the Zoning Administrator.

7. Off-Street Parking Plans

Off-street parking plans shall, at a minimum, include the following information:

- a. The number of parking spaces;

- b. The percentage of required spaces to be designated for use only by compact cars or motorcycles;
- c. The arrangement and dimension of parking aisles;
- d. The location of driveway entrances;
- e. Provisions for vehicular and pedestrian circulation;
- f. The location of sidewalks and curbs on and abutting the property;
- g. The location of utilities, barriers, shelters, and signs;
- h. The location of landscaped areas or a landscape plan on another sheet;
- i. Typical cross sections of pavement;
- j. Stormwater drainage facilities; and
- k. Any other relevant information requested by the Planning Department, as provided for in these regulations.

§30.060 Off-Street Parking Requirements

There shall be provided at the time of the erection of any building or structure, minimum off-street parking, plus drives and maneuvering space sufficient for ingress and egress by an automobile of standard size, in accordance with the following Table 30.02. When a building or structure is enlarged or increased in capacity by adding dwelling rooms, guest rooms, floor area or seats, minimum off-street parking shall be provided for such additional rooms, floor area or seats. All development within the CBD (Central Business District) is exempt from parking requirements.

Table 30.02 Off-Street Parking Requirements	
Residential Uses	Required Spaces
Detached Dwellings	Two (2) spaces per dwelling unit
Two (2) Family or Duplex Dwellings	Two (2) spaces per dwelling unit
Triplex Units	One (1) space per bedroom
Quadriplex Units	One (1) space per bedroom
Townhouses (fee simple)	Two (2) spaces per dwelling unit
Dwellings, Multi-Family (i.e. apartments)	One and one-half (1.5) spaces per dwelling unit
Dwellings, Multi-Family—Elderly or Disabled	One-half (0.5) space per dwelling unit
Accessory Apartment	One (1) space
Family Accessory Apartment	One (1) space
Family Accessory Apartment—Elderly or Disabled	One-half (0.5) space per dwelling unit
In-Law Residence	One (1) space per dwelling unit
Fraternity or Sorority	One (1) space per bed
Institutional Uses	Required Spaces
Theaters, Auditoriums, Stadiums, Arenas and Other Places of Public Assembly	One (1) space per each three (3) seats or for each five (5) feet length of bench seating.
Hospital	Four (4) spaces per bed plus 0.72 spaces per employee.
College or University	0.30 spaces per student population and 1 space per employee
Child Day Care Center	Four (4) spaces per 1,000 sq. ft. GFA
Group Home, Class I through IV	One (1) space per employee plus one (1) space per ten (10) children or one (1) space per six (6) adults.
Cultural Facilities Including Museums, Galleries, etc.	One (1) space per four (4) seats or One (1) space per 1000 square feet of gross floor area
Schools, Elementary, Middle, or Junior High	2.5 spaces per employee

Table 30.02 Off-Street Parking Requirements	
Schools, High	0.26 spaces per student population and 1.2 spaces per employee
Nursing, Retirement, or Dependent Living Facilities	One (1) space per three (3) beds
Independent Living Facilities	One and one-half (1.5) spaces per unit
House of Worship, Without Accessory Facilities	7 spaces per 1,000 sq. ft. GFA
Civic, Social Service, or Fraternal Organizations	One (1) space per 250 square feet of gross floor area
Other Institutional Uses	One (1) space per 250 square feet of gross floor area
Office Uses	Required Spaces
General, Professional, and Medical Offices	One (1) space per 250 square feet of GFA plus one (1) space per employee.
Commercial Uses	Required Spaces
Funeral Home or Mortuary	One (1) space per 75 square feet of public area plus one (1) space per employee plus one (1) space per hearse, ambulance, and company vehicle.
Furniture Store	One and one-half (1.5) spaces per 1000 square feet of GFA
Gas Station, Self-Serve	One (1) space per employee
Gas Station, Full Service	One (1) space per gas pump plus one (1) space per each grease rack or service bay plus one (1) space per employee.
Grocery Store	One (1) space per 250 square feet of customer area
Health Club	One (1) space per 200 square feet of GFA
Convenience Store	Three (3) spaces per 1000 square feet of GFA
Hardware Store	One (1) space per 400 square feet of GFA
Commercial Uses Continued	Required Spaces
Heliport	One (1) space per 1000 square feet of operational area
Helistop	Minimum five (5) spaces
In-Home Occupation	One (1) space minimum and maximum
Hotels and Motels	One (1) space per room or suite
Kennel	One (1) space per 400 square feet; four (4) spaces minimum
Laundromat	One (1) space per two (2) washing and drying machines
Library	One (1) space per 300 square feet of patron area
Automobile Repair and Maintenance Shop, Short Stay	One (1) space per employee plus one (1) space per two (2) service bays
Automobile Repair and Maintenance Shop, Long Stay	One (1) space per service bay plus one (1) space per 2 mechanics
Automobile Sales	Five (5) spaces per 1000 square feet of indoor display area plus one (1) space per service bay
Financial Institutions	One (1) space per 200 square feet of gross floor area
Restaurants	One (1) space per 75 square feet of GFA
Barber or Beauty Shop	One (1) space per chair plus one (1) space per 2 employees
Amusement Facility, Indoor	One (1) space per 400 square feet of GFA
Amusement Facility, Outdoor	To be determined by the Planning Commission upon a written recommendation from staff.
Car Wash, Self-Serve	One (1) space per bay
Night Club, Lounge, Bar	One (1) space per 200 square feet of gross floor area
Retail Establishments, Not Otherwise Classified	One (1) space per 250 square feet of NLS
Motion Picture Theatres	One (1) space per three (3) seats

Table 30.02 Off-Street Parking Requirements	
Shopping Centers, Less than 20,000 Square Feet	<ul style="list-style-type: none"> • Five (5) spaces per 1000 square feet NLS minimum • Five and one-half (5.5) spaces per 1000 square feet NLS maximum
Shopping Centers, 20,000 to 400,000 Square Feet	<ul style="list-style-type: none"> • Four (4) spaces per 1000 square feet NLS minimum • Four and one-half (4.5) spaces per 1000 square feet NLS maximum
Shopping Centers, 400,000 to 600,000 Square Feet	<ul style="list-style-type: none"> • Four (4) spaces per 1000 square feet NLS minimum • Five (5) spaces per 1000 square feet NLS maximum
Shopping Centers, Greater than 600,000 Square Feet	<ul style="list-style-type: none"> • Five (5) spaces per 1000 square feet NLS minimum and maximum
Wholesale and Outlet Centers	0.25 spaces per 1000 square feet for the wholesaling or retail portion plus additional spaces for other associated uses pursuant to this Chapter.
Automobile Rental	One (1) space per 400 square feet of GFA plus one (1) space per leasing agent.
Other Commercial Uses, Not Elsewhere Classified	One (1) space per 250 square feet of GFA
Industrial Uses	Required Spaces
Research and Other Laboratories	One (1) space per 400 square feet
Manufacturing and Warehousing	0.25 spaces per 1000 square feet for the manufacturing or warehousing floor area plus one (1) space per 400 square feet for accessory offices
Other Industrial Uses	One (1) space per 400 square feet of GFA
Self Storage	0.25 spaces per 1000 square feet of warehouse space not served by a bay, plus one (1) space per 400 square feet for accessory offices

Accessory or Other Uses	Required Spaces
Indoor Recreation Including: <ul style="list-style-type: none"> • Swimming Pools • Tennis or Racquetball Courts • Bowling Alley • Other Indoor Recreation Uses 	As follows: <ul style="list-style-type: none"> • One (1) space per 75 square feet of water • Three (3) spaces per court • Three (3) spaces per each lane • One (1) space per 200 square feet of GFA
Outdoor Recreation Including: <ul style="list-style-type: none"> • Golf Course • Driving Range • Riding Academy and Stables • Swimming Pool • Swimming Pool (PD, MXD) • Tennis or Other Racquet Court • Tennis Court (PD, MXD) 	As follows: <ul style="list-style-type: none"> • Twelve (12) spaces per hole • 1.2 spaces per tee • One (1) space per horse stall • One (1) space per 75 square feet of water • One (1) space per 100 square feet of water • Three (3) spaces per court • Two (2) spaces per court

§30.070 Shared Parking

1. Joint use of up to fifty (50) percent of required parking spaces may be permitted for two (2) or more uses located on the same parcel or adjacent parcels, provided that the developer can demonstrate that the uses will not substantially overlap in hours of operation or in the demand for shared spaces. Proof of claim for non-overlap by the developer shall be substantiated by a report by a certified parking consultant which shall provide, at a minimum:
 - a. Number of spaces anticipated to be used by each shared use. Numbers provided shall be verifiable via data provided by ITE, ULI, APA, or NPA.

- b. Anticipated distribution of parking utilization by each shared use by hour of operation over a twenty-four hour period and over a seven-day week.
 - c. A short narrative describing the anticipated dynamics of the shared parking scenario.
2. Any sharing of required parking spaces by uses located on different parcels shall be guaranteed by a legally binding written agreement between the owner of the parking area and the owner of any use located on a different parcel and served by the parking area. The agreement shall be reviewed and approved in accordance with Chapter 30, §30.070, subsection 1 and filed with the City of Newnan Planning Department.

§30.080 Parking Barriers

Barriers such as wheel blocks, curbs, walls, or fences shall be located along the perimeter of parking lots, garages, and other vehicle storage areas except at entrances and exits indicated on approved parking plans. These barriers shall be designed and located to prevent parked vehicles from extending beyond property lines and from hanging over any sidewalk or other pedestrian path.

§30.090 Landscaping, Buffers, and Screening

Landscaping, buffer, and screening requirements for parking areas are provided in the "Tree Preservation and Landscaping Ordinance" included in the Code of Ordinances of the City of Newnan.

§30.100 Restrictions on Use of Off-Street Parking and Loading Spaces

Dedicated parking spaces shall be used for the parking of motor vehicles only unless otherwise specified in this Ordinance. The storage of merchandise or materials, or the repair of motor vehicles, or any kind of equipment, except for the temporary storage of construction material and equipment while work is taking place on the structure where the off-street parking is located, is prohibited in all off-street parking and loading spaces, including required and non-required spaces.

§30.110 Remote Parking Area

1. Definition and Purpose

A remote parking area is an uncovered, ground-level area used to meet the parking needs of a use permitted in the same district but separate and distinct from the principal lot. A private remote parking area may be established for the purpose of accommodating required or overflow parking for a specific use in a manner consistent with the character of the surrounding properties

2. Establishment

A remote parking area may be established to satisfy the parking needs of a use permitted in the same district only if the space available on the principal lot does not meet the requirements of Table 30.02 or if a reasonable shared parking arrangement cannot be made. This provision shall not be construed as to permit a reduction in the number of parking spaces required on the principal lot by this ordinance.

3. Location Requirements

Remote parking areas shall be located within reasonable walking distance of the principal lot. The parking area shall be located and its entrances and exits so arranged that vehicular and pedestrian traffic through surrounding residential areas will not be increased over that caused by existing on-street parking and through traffic.

4. Yard and Site Requirements

- a. Setbacks requirements are not applicable as buildings or other structures are not permitted on the lot.
- b. There are no lot width or area requirements for remote parking areas; except that a lot shall not be altered in shape or further subdivided in such a manner that either the minimum requirements of the district are no longer met or any existing nonconformity is increased in scope.

5. Screening

A remote parking area shall be screened from adjacent residentially zoned and/or used property by a masonry wall or planted buffer strip not less than six (6) feet in height. Such screening shall also be provided along public rights-of-way, except that where necessary to meet vision clearance requirements, such screening shall be only three (3) feet in height. The height of screening along public rights-of-way shall be measured from either street level or ground level.

6. Signs and Lighting

- a. Signs—One (1) sign indicating each entrance or exit shall be permitted, but no such sign shall have an area of more than one (1) square foot. In addition, one (1) sign indicating restrictions on the use of the property shall be permitted at each entrance, but no such sign shall have an area of more than three (3) square feet. The above signs may be located adjacent to the public right-of-way but shall not be located within five (5) feet of any other property line.
- b. Lighting—Lighting of remote parking areas shall be adequate to assure the safety and convenience of persons using the parking area. Lights shall be so shielded and directed as to prevent glare into surrounding residential areas.

§30.120 Provision for On-Street Parking

The provision of on-street parking in new development or redevelopment shall be appropriate for the street type as well as the design of the development proposed. Applicants wishing to provide such parking shall discuss plans with the Planning Director and City Engineer prior to submitting plans.

§30.200 Loading Standards and Requirements

1. Off-Street Loading Requirements. Off-street Loading Requirements

Off-street loading requirements for development in the City of Newnan shall be governed by the following table:

Table 30.03 Required Loading Spaces—By Use		
Land Use	Gross Floor Area (Square Feet)	Loading and Unloading Spaces Required

		10' x 25' Berths	10' x 50' Berths
Office, Restaurant, Hotel or Motel	10,000 to 99,999	1	0
	100,000 to 149,999	0	1
	150,000 or Over	0	2
Retail Establishment, Shopping Center, Industrial Use, or Any Other Use	0 to 4999	1	0
	5000 to 19,999	0	1
	20,000 to 49,999	0	2
	50,000 to 79,999	0	3
	80,000 to 99,999	0	4
	100,000 to 149,999	0	5
	150,000 or Over	0	6

2. Configuration of Off-Street Parking and Loading Ingress and Egress

- a. Access to and from off-street parking and loading spaces shall be provided by means of clearly defined entrance and exit drives from public rights-of-way or private streets to clearly limited and defined maneuvering lanes, which, in turn, provide access to individual off-street parking or loading spaces. Off-street parking and loading spaces must be designed so as not to interfere with the normal movement of vehicles and pedestrians on the public right-of-way.
- b. Layout configurations which require backing directly onto a street from a parking or loading space are strictly prohibited, except for single- or two-family residential.

3. Commercial Vehicle Parking in Residential Areas

Parking of vehicles used for commercial purposes must conform to the requirements contained in Chapter 22, Sec. 22.040 of this Ordinance. This shall not be construed as to prevent the temporary parking of delivery trucks, moving vans, and similar vehicles which deliver goods and services while in the process of delivering said goods and services.