



716.01 Purpose

These standards are intended to provide the reasonable provision of future off-street parking within the City of Marietta; to restrict temporary storage of vehicles and recreational vehicles in residential districts; to alleviate any unnecessary traffic congestion which could result from on-street parking; and to encourage development and usage of off-street parking facilities.

716.02 Street access and curb cuts

- A. Each building shall be located on a lot or parcel which abuts a public street for at least 30 feet or has access to a public street by means of a recorded access easement if approved by the Development Services Director and Public Works Director.
- B. Street access and curb cuts for service drives, entrances, exits and other similar facilities on public streets in other than residential districts shall be approved by the Public Works Director. Curb cuts constructed for new driveways to developments on arterial and collector streets shall be aligned directly across from existing curb cuts. The Public Works Director may approve other locations when it is determined that alignment with an existing curb cut is not appropriate. No curb cuts shall be located within 40 feet of any intersection or within 30 feet of another curb cut measured along the curb line. A curb cut shall be no greater than 30 feet in width, and no closer than 20 feet to any property line unless approved by the Public Works Director.
- C. All entrances or exits of any street or drive, public or private, from or to any state highway shall be approved by the state highway department prior to the construction of such street or drive, or the issuance of any development permit for any improvement to be served by such street or drive.
- D. No curb cuts for commercial developments may be placed along residential streets.

716.03 Street improvements

- A. The Public Works Director may require improvements such as the widening of streets and/or rights-of-way or the addition of curbs and gutters, in order to accommodate the increased traffic due to proposed developments.
- B. Existing streets shall be connected and extended throughout the limits of proposed developments. If such street is already used primarily for residential access, requested street improvements to provide access to a proposed non-residential use must be approved by the Board of Zoning Appeals before being connected, extended or in any way provided access to the non-residential use.

716.04 Corner visibility clearance

In all districts except CBD, no fence, structure, sign, planting or other obstruction (above a height of 3 feet) shall be maintained within 15 feet of the intersection of the right-of-way unless approved by the Public Works Director.



716.05 Private streets

Private streets within any district shall not be used to satisfy the off-street parking requirements of this article. Private streets within any district shall be assigned names and locations and names of such streets shall be shown on plans required for the issuance of building and development permits. All private street names shall be approved by the Development Services Director to avoid conflicting street names. Section 726.04 further controls private streets and their standards.

716.06 Private Alleys

The use of alleys may be deemed appropriate in specifically designated development areas according to the regulations set forth in this section. Private alley's should only be included within developments as a secondary means of access to the rear or sides of buildings, and should not be substituted as a primary street. The developer is required to install "No Parking" signs on all alleyways. All developments for which alleys are proposed shall be reviewed and approved by City Council at a regularly scheduled meeting as a separate item on the agenda.

- A. Private alleys may provide access to the side or rear of individual residential units where approved by the Public Works Director or his/her designee on a case-by-case basis. The design for alleys shall meet all requirements of Local Streets unless identified herein. Curbs, gutters, and sidewalks are not required for alleys but may be necessary to provide adequate drainage or where pedestrian movement is necessary. All alleys shall include an access and utility easement including the travel-way, curb, gutter, and sidewalk plus 5' on both sides; in no case shall the access and utility easement be less than 20'.
- B. In all cases, the travel-way for alleys shall not be less than 14' in width for one-way access and not less than 20' in width for two-way access. The travel-way is defined as the paved surface intended for travel between curbs and excludes gutters. For one-way alleys the travel-way includes the entire roadway excluding gutters, for two-way alleys the travel-way includes one-half of the roadway excluding gutters. When designing for emergency vehicles greater than 30' in length the entire roadway excluding gutters may be considered the travel-way.
- C. Unless adequate drainage for the 25-year storm event is demonstrated, curbs and gutter-spread calculations will be required on alleys. Gutter spread is the width of storm water pooled or channelized in the travel-way for the 25-year storm event. Where gutters are used, the design must demonstrate that the gutter spread does not exceed one-half of the travel-way. Where gutters are not used the design must demonstrate that the gutter spread does not exceed one-third of the travel-way. Grate inlets are to be designed with a factor of safety of 2.0 to account for partial blockages from debris. Where drainage problems on low-points on alleys could cause flooding of buildings the 100-year design storm will be used.
- D. "No Parking" signs must be installed along alleys except locations where there is marked parking outside of the travel-way. All dead-end alleys must provide a turnaround for the largest design vehicle on the alley conforming to the AASHTO publication - A Policy on Geometric Design of Highways and Streets, latest edition. "No Parking" signs must also be installed at turnarounds.
- E. The radii at street intersections or at any other location along alleys shall not be less than 7.5' as



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measured along the edge of the travel-way. In addition to the minimum radii, minimum turning paths must be provided for a 7' wide by 19' long Passenger Car (P) Design Vehicle as identified in the AASHTO publication - A Policy on Geometric Design of Highways and Streets, latest edition. When using the Passenger Car Design Vehicle template an additional 2.5' of maneuvering room must be provided outside of both the path of front outside overhang and rear inside wheel path, this maneuvering room shall be included within the travel-way.

- F. The Public Works Director, the Fire Chief, or their designees may require the turning path for a 30' Single-Unit Truck Design Vehicle (SU) or other design vehicle to be used for design of alleys. All design vehicles greater than the Passenger Car Design Vehicle shall have additional maneuvering room as described above except that total width of the maneuvering room plus the vehicle width shall not be less than the travel-way; however, in no case other than when using the Passenger Car Design Vehicle (P) shall the additional maneuvering room be less than 3' along both the path of the rear inside wheel and the front outside overhang.
- G. All alleys shall be designed to maintain an un-obstructed line of sight to allow safe passage where alleys change direction (i.e.: comers or bends in alley) and at intersections. Where alleys enter roads classified as local streets or greater, the intersection sight distance shall accommodate the requirements identified in the AASHTO publication - A Policy on Geometric Design of Highways and Streets, latest edition. Where an alley changes direction or intersects another alley, the un-obstructed sight distance shall be at least 70' from the driver's eye point. The driver's eye point shall be located in the center of the travel-way perpendicular to a point measured 8' from the intersection of the travel-way edges at the intersection.
- H. Adequate emergency vehicle access must be included in all projects as required by the International Fire Code. When designing alleys, attention is called to the latest International Fire Code, chapter 5: Fire Service Features.
- I. Rear yard garbage pick-up is required in all developments for which alleys are approved, and adequate sanitation vehicle access must be included in all projects. The Single-Unit Truck Design Vehicle (SU) shall be used for determining access for a sanitation vehicle. Any dead-end alley where sanitation vehicle access is necessary shall have an adequate means to turnaround if the alley is greater than 30' in length.

Where alleys are used the Public Works Director, the Fire Chief, or their designees may require additional criteria to be met.

716.07 Parking spaces required

The required number of parking spaces shall be provided on the same lot with the use it serves, except:

- A. If vehicular parking or storage space required cannot be reasonably provided on the same lot on which the principal use is conducted, the Board of Zoning Appeals may permit such space to be provided on other off-street property, provided such space lies within 400 feet of the main entrance of such principal use and meets the storage requirements set forth in 710.07. Such vehicular parking space shall be associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner.



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- B. The required parking spaces of any number of separated uses may be combined in one (1) lot, but the required spaces assigned to one use may not be assigned to another use at the same time, except that churches, theaters, or assembly halls whose peak attendance will be at night or on Sunday may be assigned to a use which will be closed at night or on Sunday.
- C. No street parking spaces may be allowed as meeting the parking requirement except in the CBD district. There shall be no required parking spaces in the CBD district except as provided in section 708.18(G).
- D. No parking area may be used for the sale, repair, dismantling, servicing or long term storage of any vehicle or equipment.
- E. Required spaces. Table J enumerates the minimum off-street parking provision standards for all properties within the City. If a building or development contains multiple uses, the number of spaces required shall be calculated by summing the amount required by each individual use. Parking areas are encouraged to be set to the side or rear of the primary building in such a manner as to reduce visibility from the street (see individual zoning districts for density bonuses relating to parking location and/or structures).
- F. If required parking is provided exclusively in the rear yard, then the required front yard setback may be reduced 50%.
- G. Where parking spaces are provided in on-site underground or deck parking, a bonus floor area of 350 square feet for each provided parking space shall be allowed.
- H. Any entity that retrofits an existing site without vehicular or pedestrian interconnection to provide permanent access to adjacent sites' parking and sidewalks, provided said access is to separate developments owned by separate entities, shall be allowed a 10% reduction in required parking.
- I. All developments wherein the front door is located within 250 feet of a public transit stop shall be allowed a 10% reduction in required parking.

TABLE J. MINIMUM OFF-STREET PARKING REQUIRED

COMMERCIAL USES	SPACES REQUIRED
Animal hospital; kennel	One per 400 square feet
Appliance sales and repair	One per 500 square feet
Art gallery	One per 400 square feet
Auto parts store	One per 500 square feet
Automobile sales	One per 200 square feet of repair space plus one per 400 square feet of showroom/office
Automobile service and repair	One per 250 square feet of office space plus two per service bay
Bank; credit union; savings and loan	One per 300 square feet
Bed and breakfast inn	Two for the owner-operator plus one per guest bedroom



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Carpet or floor covering store	One per 300 square feet of retail sales and office area, plus if applicable, warehouse requirements for designated storage, receiving, and shipping area
Car wash, staffed or automated	Two stacking spaces for each car wash lane plus two drying spaces per lane
Clinics	One per 350 square feet
Contractor's establishment	One per 300 square feet of office space and one per 2,000 square feet of outdoor storage
Convenience store	One per 200 square feet (not including spaces at fuel pumps)
Day care center (child & adult)	One per 350 square feet
Funeral home or mortuary	One space per four seats in largest chapel (18 inches per bench seat)
Furniture and home furnishing store	One per 600 square feet of retail sales and office area, plus if applicable, warehouse requirements for designated storage, receiving, and shipping area
Grocery store	One per 300 square feet
Hardware store	One per 400 square feet
Health or fitness club	One per 200 square feet
Hotel, extended stay	1.5 per unit lodging unit
Hotel or motel	One per unit plus one per 200 sq. ft. of accessory uses such as convention halls, banquet rooms, lounges, restaurants and the like
Laundromat	One for each three washer/dryer combinations
Nightclub; dance hall	One per 125 square feet
Nursery or garden center	One per 300 square feet plus one per 1,500 square feet outdoor sales, display or greenhouse area
Office, business/professional	One per 350 square feet
Office, medical/dental/chiropractic	One per 300 square feet
Open air sales	One per 250 square feet of indoor floor space plus one per 600 square feet of outdoor sales
Personal service establishment	One per 250 square feet
Photofinishing laboratory/studio	One per 300 square feet
Restaurant; bar; tavern	One per 175 square feet
Retail store	One per 250 square feet
Self storage facility; mini-warehouse	One per 40 storage units
Shopping center	One per 275 square feet
INDUSTRIAL USES	SPACES REQUIRED
Manufacturing; processing; assembling	One per 1,300 square feet
Warehouse; distribution; factory output	One per 2,000 square feet
Wholesale	One per 1,000 square feet
GOVERNMENT – INSTITUTIONAL USES	SPACES REQUIRED
Churches; auditoriums; nonprofit club or lodge; and other places of assembly	One per four seats (18 inches per bench seat) in room with greatest seating capacity or one per 40 square feet in largest assembly area without fixed seating



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Group home	One per two residents
Government office	One per 300 square feet
Hospital	One per two beds
Library	One per 400 square feet
Museum	One per 500 square feet
Nursing home; sanitarium; assisted living facility	One per four beds
Post office	One per 200 square feet
Rest homes and personal care homes	One per four beds
Public and private colleges, universities and trade schools	25 spaces plus 8 spaces per classroom
Public and private elementary schools or day care centers	5 spaces plus 2 per classroom
Public and private secondary schools	15 spaces plus 6 per classroom
RESIDENTIAL USES	SPACES REQUIRED
Apartment unit, one bedroom	1.5 per unit plus 0.2 per unit for guest space
Apartment unit, two bedroom	Two per unit plus 0.2 per unit for guest space
Apartment unit, three bedroom	Two per unit plus 0.2 per unit for guest space
Residence within building containing a non-residential use	One per unit
Single family detached	Two per unit
Single family attached	Two per unit plus 0.2 per unit for guest space
RECREATIONAL FACILITIES	SPACES REQUIRED
Amusement park	Number to be determined per parking generation study funded by applicant and approved by the Director of Development Services
Athletic field	20 per field
Billiard hall/amusement arcade	One per 200 square feet
Bowling alley	Two per each bowling lane (add parking for billiard hall/amusement arcade, if provided)
Community center	One per 300 square feet
Golf course	2.5 per hole
Golf driving range, principal use	0.75 per tee
Gymnasium	One per four seats (18 inches per bench seat)
Ice or roller skating rink	One per 200 square feet
Miniature golf	Two per hole
Stadium; sport arena	Number to be determined per parking generation study funded by applicant and approved by the Director of Development Services
Swimming pool, public amenity	One per 125 square feet of surface water area
Swimming pool, subdivision amenity	One per 150 square feet of surface water area
Tennis or racquet ball court	Two per court
Theater; cinema	One per four seats (18 inches per bench seat)

(Ord. No. 6888, 12/14/2005, § 1; Ord. No. 6921, 6/14/2006, § 1)



716.08 Surface parking standards

- A. The parking of any vehicle (including, but not limited to trailers and boats) on any lot in any district on other than a surface treated and hardened to accommodate vehicles up to 8,000 pounds GVWR (Gross Vehicle Weight Rating) is prohibited.
- B. Minimum standards for surfaces treated and hardened to accommodate vehicles up to 8,000 pounds are as follows:
 - 1. *Concrete.* 4 inches of 2,500 psi concrete with control joints at least every 30 feet, or if no control joints are utilized, then wire reinforcement throughout.
 - 2. *Asphalt.* Binder and topping course mixes at least 3" thick.
 - 3. *Brick.* Bricks laid in a 2" inch concrete base.
- C. A parking plan for all uses shall be submitted with the building plans. The Development Services Director and Public Works Director shall review the proposed parking plan to insure its conformance with all applicable provisions of this article. Occupancy or use of a building shall not be allowed until the parking facilities are completed in accordance with the approved plan. The provisions of the required spaces on a temporary basis on a hard surfaced sub-base (subgrade plus an asphalt first layer or bound crushed stone aggregate) shall satisfy this requirement. All parking facilities including entrances, exits and maneuvering areas shall comply with the following:
 - 1. Design of parking areas, including space and driveway arrangement, shall conform to the geometric design standards of the Institute of Traffic Engineers, which is hereby incorporated by reference as though fully set forth herein. The City Clerk shall maintain a copy of said standards of the Institute of Traffic Engineers on file for inspection by the public.
 - 2. Have access to a public street and be graded and paved. Curbing may be required when needed for effective drainage control to prevent damage to abutting property or public streets, subject to approval by the Public Works Director.
 - 3. Have all spaces marked with paint lines, curb stones or other similar designations (single-family residential uses are exempt if fewer than 3 spaces are provided).
 - 4. Provide individual parking spaces with dimensions not less than 9 feet wide and 20 feet deep, exclusive of passageways. In the cases of 25 or more required parking spaces 25% of the required spaces may be of an area not less than 8 feet x 16 feet.
 - 5. Provide interior drives with a minimum width of 20 feet which connect each space with a public street.
 - 6. Parking areas established within a residential district for a permitted non-residential use shall provide visual screening between vehicle use areas, including all accessways, and the abutting residential property. Such screening may consist of a wall or solid fence no less than five feet in height and/or a vegetative row of hedges and trees sufficient in nature to provide continuous visual screening. Such screening improvements shall be located upon a non-paved surface at least 5 feet in width and are subject to approval by the Development Services Director. See standards set forth in Section 712.08 (Tree Protection and Landscaping) for landscaping requirements.
 - 7. Adequate lighting shall be provided if the facilities are to be used at night. Such lighting shall be arranged and installed so as not to reflect or cause glare on abutting properties.
 - 8. No parking or loading area shall be established in the required front yard of any residential district except for a single family residential use; no more than 35 percent of the required front yard may be paved or used for parking in such case.
 - 9. The parking areas shall be permanently maintained by the owners or the occupants for their invites or licensees so long as the use(s) exists.



(Ord. No. 6888, 12/14/2005, § 1)

716.09 Parking in residential districts

- A. Business vehicles under 8,000 pounds GVWR (Gross Vehicle Weight Rating) shall be allowed to park in the side or rear yard of the residentially zoned property. Business vehicles weighing or exceeding 8,000 pounds GVWR (Gross Vehicle Weight Rating) shall be allowed to park in residentially zoned property during daylight hours, but not overnight or on Saturdays or Sundays. Daylight hours shall mean 30 minutes after dawn to 30 minutes before sunset.
- B. No recreational vehicle or trailer of any type shall be allowed to park in the front of the principal structure in a district zoned for residential purposes. If the property is located on a corner lot, no parking of the vehicle may occur within 20 feet of the rear side that abuts a public street.
- C. Vehicle repair may not be conducted on vehicles located on any public street. This prohibition shall not apply to emergency repairs taking less than 24 hours to complete.
 (Ord. No. 6888, 12/14/2005, § 1)

716.10 Off-street loading requirements

Where required, off-street loading/unloading spaces shall be provided on the same or adjoining premises with the facility it serves, either inside or outside a building. A loading/unloading berth shall have a minimum dimension of 12 feet by 35 feet by 14 feet overhead clearance. Such facilities must be designed so that no truck/vehicle maneuvering occurs on the public right of way, nor in areas designated for the parking of vehicles, except in the Central Business District in which case designated loading/unloading zones may also be utilized. Further, except in designated loading/unloading zones in the Central Business District, no truck/vehicle shall utilize any part of the public right of way to load/unload any product, equipment, or goods. Loading areas must be adequately screened from residentially zoned properties, subject to approval from the Development Services Director.

TABLE K. OFF-STREET LOADING REQUIREMENTS

USE	REQUIRED LOADING SPACES
Retail and vehicle sales operations, including accessory uses within hotels or office buildings	One per 20,000 square feet of gross floor area (or fraction thereof)
Office buildings and hotels	One per 75,000 square feet of gross floor area (or fraction thereof)
Industrial, manufacturing, warehouse and distribution uses	One per 40,000 square feet of gross floor area (or fraction thereof)

(Ord. No. 6888, 12/14/2005, § 1)