

Article VIII. Parking and Loading Regulations

157.123. PARKING REQUIREMENTS

A. General Requirements.

1. Permanent off-street parking for all structures and uses of land shall conform to the minimum requirements of this section, with the exception that parking for individual single-family residences are exempt from the requirements of § 157.123(I). These standards, to be used as a guide to the Zoning Administrator, are based on parking standards for general land use categories, the developer is ultimately responsible for ensuring that sufficient parking is provided.
2. Off-street parking facilities provided to comply with the provisions of this Article shall not be reduced below the requirements of this Article.
3. In sections of the Central Business District (CBD) that are west of Market Street, north of Clyburn Lane, and south of Lafayette Street, no off-street parking will be required for all uses, except that adequate off-street parking and unloading spaces must be provided, in compliance with this Article, for churches, daycare centers, schools, and residences.
4. Off-street parking is permitted in yard and setback areas required by this Zoning Ordinance, but shall not be permitted in any required buffer area.

B. Calculation of Off-Street Parking Requirements.

1. The number of parking spaces required shall be calculated so that fractional portions of parking spaces are considered a full space.
2. Calculation for required off-street parking for any bar, lounge, nightclub, or restaurant shall include all seats located in outdoor seating areas.

C. Change or Expansion of an Existing Use.

1. Change in the use of an existing structure or site shall require compliance with the minimum parking requirements applicable to the new use.
2. Any expansion of an existing building or use shall require review by the Zoning Administrator to determine additional off-street parking necessary to accommodate the expansion area or change, per the requirements of § 157.123(I) – *Off-street Parking Table*.
3. Any addition of dwelling units, personnel, seats, chairs, or other similar changes shall require review by the Zoning Administrator to determine additional parking

necessary to accommodate that addition or change, per the requirements of § 157.123(l) – *Off-street Parking Table*.

- D. Parking for Uses Not Listed in Table.** Parking for uses not expressly provided for in *section 157.123(l) - Off-street Parking Table* shall be determined by the Zoning Administrator, who shall apply the unit of measurement set forth in the table for a use that he deems to be most similar to the proposed use.
- E. Multiple Uses.** Combined parking areas serving two or more principal uses shall contain spaces equal in number to the total of spaces required for all principal uses served. This requirement is also in effect if the principal uses are the same or have the same parking requirements.
- F. Location of Parking.**
1. **Multi-Family Uses.** Parking for multi-family uses shall not be allowed between the street right-of-way and the residential structure. Required parking spaces shall be located within the structure, interior to the site and framed by buildings, or in the rear of the lot and screened from view from adjacent rights-of-way except for the street providing entrance to the parking area. Additional parking may be allowed along the street, parallel to the movement of traffic, if provided for within the design of the street.
 2. **Non-Residential Uses.** Required off-street parking must be provided on the same lot or parcel or within 500 feet of the principal use for which it is required, in a parking facility the title to which and/or easement for the use of which runs with and/or is appurtenant to the title of such principal use, offsite in an area approved by the city as shared parking for the use, or where such parking is to be provided by a public garage or facility, approved by the Zoning Administrator. Shared parking areas are encouraged and shall be permitted whenever the Zoning Administrator determines that the minimum parking requirements can be met for each use based upon the number of spaces needed for each use, the frequency of the use of spaces by each use, and the timing of the use of spaces for each use.
- G. Parking in the Central Business District.** City parking lots may be used to satisfy the off-street parking requirements for residential uses located on the upper floors of commercial buildings in the Central Business District (CBD) per review and approval by the Zoning Administrator. Parking for commercial, public and office uses shall not be allowed between the street right-of-way and the primary structure.
- H. Off-Street Parking Requirements.**

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Use	2012 NAICS	Off-Street Parking Requirements
RESIDENTIAL USES		
All Residential Uses, including Manufactured Home Parks (except Multi-Family Dwellings)	NA	1.0 space per bedroom
Multi-Family Dwellings	NA	1.0 spaces per bedroom
ACCESSORY USES TO RESIDENTIAL AND NON-RESIDENTIAL USES		
Accessory Apartment to Residential Use	NA	1.0 per apartment
Upper Story Residential above Non-Residential Use	NA	1.0 per Dwelling Unit
ACCOMMODATION AND FOOD SERVICES		
Bed and Breakfast Inns	721191	1.0 per guestroom, 2 spaces for owner, 1 space per staff member
Drinking Places	7224	1.0 per 150 sf GFA
Full and Limited Service Restaurants	7221 7222	1.0 per 150 sf GFA
Hotels and Motels	72111	1.1 per rental unit
Rooming and Boarding Houses	72131	1.0 per bedroom
RV Parks and Recreational Camps	7212	By Administrative Review
Special Food Services, except for Mobile Food Services (NAICS 72233)	7223	1.0 per 350 sf GFA
ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES		
All Administrative and Support and Waste Management and Remediation Services (except as listed below)	561 562	1.0 per 500 sf GFA
Business Support Services	5614	1.0 per 300 sf GFA
Landscape and Horticultural	56173	1.0 per 1,000 sf GFA
Remediation and Other Waste Treatment and Disposal	5629	1.25 spaces per employee
Salvaging and Scrap Steel Cutting	56292	1.0 per 300 sf GFA
AGRICULTURE, FORESTRY, FISHING AND HUNTING		
Support Activities for Crop Production and Forestry	1151 1153	1.0 per 1,000 sf GFA
ARTS, ENTERTAINMENT AND RECREATION		
All other Amusement and Recreation Industries	71399	By Administrative Review
Amusement Parks and Arcades	7131	By Administrative Review
Arboreta and Botanical Gardens	71213	1.2 per 1,000 sf GFA
Bowling Centers	71395	5.0 per lane
Fitness and Recreation Sports Centers	71394	1.0 per 300 sf GFA
Golf Courses (public and private) and Country Clubs	71391	1.0 per 4 members based on maximum anticipated membership
Historical Sites	71212	1.2 per 1,000 sf GFA
Horse Racing, Training Only	711212	By Administrative Review
Independent Artists, Writers and Performers	7115	1.0 per 350 sf GFA
Marinas	71393	1.5 per slip or berth
Museums and Art Galleries (not retail)	71211	1.2 per 1,000 sf GFA
Nature Parks	71219	1.2 per 1,000 sf GFA
Other Gambling Industries	713290	By Administrative Review

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Use	2012 NAICS	Off-Street Parking Requirements
Performing Arts Companies	7111	1.0 per 300 sf GFA
Public Parks, Playgrounds and Community Centers	71399	By Administrative Review
Spectator Sports (Commercial)	7112	By Administrative Review
Tennis and Swimming Clubs	71391	1.0 per 4 members based on maximum anticipated membership
Zoos	71213	1.2 per 1,000 sf GFA
CONSTRUCTION		
All Construction Uses	236-238	1.0 per 1,000 sf GFA
EDUCATIONAL SERVICES		
All Educational Uses (except Elementary and Secondary Schools)	6112-6117	5.0 per classroom, plus 2 per admin. office
Elementary Schools	6111	2.0 per classroom, plus 5 admin. spaces
Secondary Schools	6111	5.0 per classroom, plus 10 admin. spaces
FINANCE AND INSURANCE		
All Finance and Insurance Uses, Including Pawn Shops (except Check Cashing Establishment, Title Loan Lender and Deferred Presentment Lender)	522-525	1.0 per 350 sf GFA
Check Cashing Establishment, Title Loan Lender and Deferred Presentment Lender	52239	1.0 per 200 sf GFA
HEALTH CARE AND SOCIAL ASSISTANCE		
Child and Adult Care Services	6244 62412	1.0 per 200 sf GFA
Community Care Facilities for the Elderly	6233	1.0 per 500 sf GFA
Community Food and Housing, and Emergency and Other Relief Services	6242	1.0 per 150 sf GFA
Home Health Care Services	6216	1.0 per 500 sf GFA
Hospitals	622	0.7 per bed
Individual and Family Services	6241	1.0 per 350 sf GFA
Medical and Diagnostic Laboratories	6215	1.0 per 500 sf GFA
Nursing Care Facilities	6231	0.4 per bed
Offices of Physicians, Dentists and Other Health Practitioners	6211 6212 6213	1.0 per 150 sf GFA
Other Ambulatory Health Care Services	6219	1.0 per 500 sf GFA
Other Residential Care Facilities	6239	1.0 per 500 sf GFA
Outpatient Care Centers	6214	1.0 per 150 sf GFA
Residential Mental Retardation, Mental Health and Substance Abuse Facilities	6232	1.0 per 500 sf GFA
Social Assistance	624	1.0 per 350 sf GFA
Vocational Rehabilitation Services	6243	1.0 per 350 sf GFA
INFORMATION		
All Information Uses (except as listed below)	51	1.0 per 500 sf GFA

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Use	2012 NAICS	Off-Street Parking Requirements
Libraries and Archives	51912	1.0 per 350 sf GFA
Motion Picture and Video Distribution	51212	1.0 per 350 sf GFA
Motion Picture Theaters, Drive-in	512132	By administrative review
Motion Picture Theaters, except Drive-Ins	512131	1.0 per 5 seats
MANUFACTURING		
All Manufacturing Uses (except Nonmetallic Mineral Products and Primary Metal)	31-33	1.0 per 500 sf GFA
Nonmetallic Mineral Products (stone, glass, clay, concrete)	327	1.0 per 1,000 sf GFA
Primary Metal	331	1.0 per 1,000 sf GFA
OTHER SERVICES		
All Other Personal Services	81299	1.0 per 300 sf GFA
Animal Shelters and Pounds	812910	1.0 per 1,000 sf GFA
Automotive Repair and Maintenance	8111	1.0 per 500 sf GFA
Business, Professional, Labor, Political and Similar Organizations	8139	1.0 per 250 sf GFA
Car Washes - Full service	811192	1.0 per employee
Civic and Social Organizations	8134	1.0 per 250 sf GFA
Coin-Operated Laundries and Drycleaners	81231	1.0 per 250 sf GFA
Commercial and Industrial Machinery and Equipment Repair and Maintenance	8113	1.0 per 350 sf GFA
Crematories	81222	1.0 per 500 sf GFA
Dry Cleaning and Laundry Services (except coin-operated)	81232	1.0 per 500 sf GFA
Electronic and Precision Equipment Repair and Maintenance	8112	1.0 per 350 sf GFA
Footwear and Leather Goods Repair, Shoe Shine Shop	81143	1.0 per 300 sf GFA
Funeral Homes and Funeral Services	81221	5.0 plus 1.0 per 2 seats main assembly
Grantmaking and Giving Services	8132	1.0 per 250 sf GFA
Linen and Uniform Supply	81233	1.0 per 350 sf GFA
Personal and Household Goods Repair and Maintenance	8114	1.0 per 350 sf GFA
Personal Care Services (includes Barber and Beauty shops, Nail Salons), except for Tattoo Parlors and Sexually Oriented Businesses (NAICS 812199)	8121	2.5 per chair or basin
Pet Care Services, except Veterinary (NAICS 54194) and Animal Shelters and Pounds (NAICS 812910)	81291	1 per 1,000 GFA
Religious Organizations	8131	1.0 per 350 sf GFA
Sexually Oriented Businesses	812199	1.0 per 350 sf GFA
Social Advocacy Organizations	8133	1.0 per 500 sf GFA
Tattoo Parlors	812199	1.0 per 350 sf GFA
PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES		
All Professional, Scientific and Technical Services Uses, including Veterinary Services (except Photographic Studios, Portraits)	54	1.0 per 350 sf GFA
Photographic Studios, Portraits	541921	1.0 per 300 sf GFA
PUBLIC ADMINISTRATION		
All Public Administration Uses (except Correctional Institutions and Fire Protection)	92	1.0 per 350 sf GFA
Correctional Institutions	92214	By Administrative Review

Use	2012 NAICS	Off-Street Parking Requirements
Fire Protection	92216	4.0 per bay
REAL ESTATE AND RENTAL AND LEASING		
Mini-warehouses and Self Storage Units	53113	1.0 per 6 storage units
Real Estate	531	1.0 per 350 sf GFA
Rental and Leasing Services	532	1.0 per 500 sf GFA
Video Tape and Disc Rental	53223	1.0 per 350 sf GFA
RETAIL TRADE		
All Retail Uses, including Urban Mixed Use Buildings (except as listed below)	44-45	1.0 per 350 sf GFA
Automobile Dealers	4411	1.0 per 600 sf GFA
Building Material and Supplies Dealers	4441	1.0 per 1,000 sf GFA
Flea Markets	453310	1.5 per stall
Fuel Dealers	45431	1.0 per 500 sf GFA
Gasoline Stations, except Truck Stops (NAICS 44719)	447	1.0 per 600 sf GFA
Grave Stones and Monuments	45399	1.0 per 500 sf GFA
Manufactured Home Dealers	45393	1.0 per 600 sf GFA
Motor Vehicle and Parts Dealers	441	1.0 per 600 sf GFA
Non-Store Retailers	454	1.0 per 500 sf GFA
Other Motor Vehicle Dealers	4412	1.0 per 600 sf GFA
Truck Stops	44719	1.0 per 500 sf GFA + 1.0 tractor trailer space per 5,000 gross site area
TRANSPORTATION AND WAREHOUSING		
All Transportation and Warehousing Uses (except Postal Services)	48-49	1.0 per 500 sf GFA
Postal Services	491	1.0 per 250 sf GFA
UTILITIES		
All Utility Uses	22	1.0 per 500 sf GFA
WHOLESALE TRADE		
All Wholesale Trade Uses	42	1.0 per 5,000 sf GFA
TEMPORARY USES		
All Temporary Uses, including Fairs and Carnivals and Temporary Sales Stands (except as listed below)	454390 713990	by administrative review
Contractor's Office and Equipment Shed	NA	1 per employee, 1 per associated vehicle
Open Lot Sales of Christmas Trees	454390	1 per 500 sq ft of display area
Temporary Office Trailers	NA	1 per employee

I. **Design Standards.** Where off-street parking is required, the following design and development standards shall apply:

1. Parking Dimensions.

- a. Parking stalls. Parking stalls shall be not less than 9 feet by 19 feet, except that a maximum of 10 percent of the total number of stalls may be 8.5 feet by 18 feet. However, the dimensions of all parallel parking stalls shall be not less than nine feet by 24 feet.

- b. Minimum isle width shall be as follows:

Angle of Parking	Aisle Width	
	One Way Traffic	Two Way Traffic
30 degrees	13 feet	19 feet
45 degrees	13 feet	20 feet
60 degrees	18 feet	22 feet
90 degrees	20 feet	24 feet

- c. No parking aisle serving the general public that contains more than 10 parking spaces shall dead end. Any parking aisle that dead ends shall be provided a suitable turnaround.

2. Construction.

- a. All off-street parking areas for 10 or more vehicles shall be paved with asphalt, concrete, brick pavers, or approved pervious pavement and pavers as detailed in § 157.123(1)(2), except for areas used for overflow, special events, and peak parking, and parking areas serving single-family detached and duplex housing. However, parking designed to accommodate the regular parking of heavy construction and industrial vehicles may be allowed to pave those areas with suitable gravel. Any parking for 10 or more vehicles on such site intended to park automobiles, small service vehicles, and similar passenger vehicles shall be paved.
- b. Surfaces for all driveways and off-street parking areas for less than 10 vehicles may consist of asphalt, concrete, crushed stone, gravel, approved pervious pavement and pavers as detailed in § 157.123(1)(2), or other similar material approved by the Zoning Administrator, except for areas used for overflow, special events, and peak parking, and parking areas serving single-family detached and duplex housing.
- c. Parking lot construction shall be designed to minimize off-site storm water

runoff.

- d. Driveways and parking areas which are required to be paved shall be paved with a minimum 10 foot wide apron made of asphalt, concrete, brick pavers, or similar hard material approved by the Zoning Administrator and suitable for driveway use, which extends at least 10 feet from the edge of the public street to prevent washout into the public street and to protect the edge of pavement. This standard shall not apply to single-family residential and duplex uses.
 - e. Alleys shall be paved with asphalt or concrete and shall be designed and constructed to withstand regular use by heavy vehicles such as garbage trucks. All alleys paved with asphalt shall have continuous concrete edges a minimum of twelve inches in width
 - f. Pedestrian crosswalks shall be incorporated into the design and construction of parking lots in all mixed use and commercial districts wherever pedestrians are likely to cross to access parking or other buildings.
3. Low Impact Design Required. Low impact design (LID) of all parking areas is required to control stormwater and meet the city's stormwater goal that post-construction discharge does not exceed pre-construction discharge, as reviewed and approved by the City Planner. General LID standards and requirements are detailed in § 157.194 – *Low Impact Design Required* and apply to all parking areas. Specific low impact design standards for parking lots are as follows:
- a. Bioretention/biofiltration swales designed within planting islands and around the perimeter shall be a minimum of 10 feet in width. If curbing is not placed around the swale, stop blocks must be used for each parking space to prevent vehicles from entering the swale.
 - b. Permeable pavements are permitted including interlocking paving systems and porous pavement, provided handicapped spaces and pathways are designed and installed to meet ADA requirements. Open-grid pavers may be used in peripheral and overflow parking areas.
 - c. If curbing is used to provide a barrier around swales or other landscaped or natural areas designed to receive stormwater from the site regular gaps in the curbing must be provided to allow stormwater runoff to drain into these areas as planned without ponding in parking spaces or drive aisles.
4. Separation from Walkways and Streets. Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys, and required yards and buffers as provided in § 157.138 (J) – *Parking Lot Landscaping*. In smaller parking lots with less than 10 spaces, off-street parking spaces shall be separated from walkways,

- sidewalks, streets, alleys, required yards and buffer areas by curbing or a landscaped buffer area per the requirements of § 157.138(J) – *Parking Lot Landscaping*, as approved by the Zoning Administrator.
5. Entrances and Exits. Curbing or other approved barriers, including landscaping as provided in § 157.138(J) – *Parking Lot Landscaping*, shall be provided along boundaries to control entrance and exit of vehicles or pedestrians. All off-street parking areas shall be designed so that all movement onto a public street is in a forward motion. No driveway may be located closer than 40 feet to a street intersection measured in a straight line from the closest point of the driveway to the closest point of the edge of pavement or curb line of the intersection.
 6. Onsite turnaround required. Onsite turnaround area adequate to accommodate typical passenger vehicles shall be provided for all parking spaces.
 7. Marking. Off-street parking, except for single-family detached residential use, shall be clearly marked on the ground by painted lines, curbs or other means to indicate individual spaces. Signs or markers, as approved by the Zoning Administrator, shall be used as necessary to ensure efficient and safe vehicle operation on the lot.
 8. Lighting. Adequate lighting shall be provided if off-street parking spaces are to be used at night. Equipment for lighting parking facilities shall be shielded so as to prevent sky glow and light trespass onto adjacent residential areas, public streets and rights-of-way.
 9. Landscaping. Off-street parking areas for 10 or more vehicles shall be landscaped in accordance with the provisions of § 157.138(J) – *Parking Lot Landscaping*.
 10. Maintenance. All off-street parking areas shall be maintained in a clean and orderly condition, removing and/or controlling dust, debris and weeds to the extent possible on a regular basis, at the expense of the owner or lessee and not used for the sale, repair, dismantling or servicing of any vehicles or equipment, except for service and auto repair stations.
 11. Circulation. All off-street parking shall be served by interior circulation drives. No private off-street parking spaces shall directly connect to public streets. This standard shall not apply to single-family detached residential, duplex, patio home and townhouse developments.
 12. Drive-thru Stacking. In addition to required parking spaces, drive-thru facilities shall provide a minimum of five stacking spaces per drive-thru facility, window, or bay. Stacking spaces shall be located entirely outside of a required driveway or parking isle needed to access required parking spaces. The following exceptions shall apply to the five stacking spaces required hereunder:

- a) Fast food restaurants shall have an additional five stacking spaces. A minimum of five of the total stacking spaces shall be located at or prior to the ordering station.
 - b) Non-automated car washes shall only be required to have at least two stacking spaces per bay, one of which for each bay is located for use as a dry down area.
 - c) Automated car washes shall be required to have an additional two stacking spaces per bay.
- J. **Parking for the Physically Handicapped.** Parking for the physically handicapped shall be provided per the requirements of the Americans with Disabilities Act (ADA) of 1990, as amended; and the International Building Code, as amended and adopted by the City of Camden. Each space shall be paved, prominently outlined in blue paint, and shall include appropriate signage provided per the requirements of the ADA and the International Building Code.
- K. **Parking, Storage, or Use Of Campers, Boats, Trailers, or Recreational Vehicles in Residential Zones.** A total of one such vehicle may be stored or parked on a residential lot; however no such vehicle may be stored or parked in the front yard ~~or side yard~~ of a residential lot. One such vehicle may be stored in the side yard provided it does not extend into the front yard and is not visible from adjacent properties or the road right-of-way. Vehicles must be parked at least five feet from adjacent side or rear property lines. A maximum of one vehicles of any size may be parked in the rear yard area, with the exception of such vehicles that ~~unless they~~ are stored in an enclosed building. However, any such vehicles may be parked anywhere on the lot in order to load or unload for up to 24 hours. Campers and recreational vehicles on residential lots shall not be occupied or used as a dwelling.
- L. **Parking, Storage, or/and Use of Non-Recreational or Commercial Vehicles and Equipment in Residential Zones.**
- 1. All vehicles must maintain current license plates. Unlicensed vehicles shall not be stored or parked on any lot zoned for residential use, unless in completely enclosed buildings.
 - 2. In the RE, R-15, R-10, R-6, or OI Districts:
 - a. Only one commercial delivery vehicle that is less than 24 feet in length or contains fewer than 3 axles is allowed on a residential lot and only if parked in the rear yard area or parked within an enclosed building.
 - b. Vehicles used for commercial, industrial, farm, or construction purposes are prohibited on street or highway rights-of-way, except when actively involved in pick up or delivery to the residence.

- c. Only one commercial vehicle longer than 24 feet or containing more than 2 axles, one construction trailer, or one piece of construction equipment is allowed on a residential lot and only if parked within an enclosed building.
 - d. Cars or pick-up trucks (with or without signs) which are used for commercial purposes may be parked anywhere on a residential lot.
 - e. Moving trailers, vans, or POD storage units may be placed no closer than five feet from adjoining residential property lines on a residential lot for a period not to exceed two weeks while owners are moving in or out of a residence.
 - f. Dumpsters used for debris during construction or renovation of a residence may be placed no closer than five feet from adjoining residential property lines on a residential lot for a period not to exceed six months.
 - g. Moving vans or trailers which are parked on a residential lot to store furniture or other personal property during the renovation of the residence may be parked or placed in the rear yard area, no closer than five feet from adjoining residential property lines on a residential lot for a period not to exceed six months. If placement of the moving van or trailer is not possible, the Zoning Administrator may approve placement in a side yard.
- M. Parking Vehicles for Sale.** In all residential zones, only one item (motor vehicle, recreational vehicle, boat, trailer or other large item of personal property) may be offered for sale and may only be parked in the front or side yard area for a total accumulated period not exceeding 60 days per year. Such vehicles may be parked in the rear yard for an indefinite period of time. Placement of all such vehicles shall meet the requirements of § 157.123(L and M) based on the type of vehicle that is for sale.
- N. Bicycle Parking.** Parking areas on lots adjacent to a marked bicycle route, bike lane, or shared use facility shall include a conveniently and safely located bike rack providing parking for a minimum of 10 bicycles.

157.124. OFF-STREET LOADING

A. General Requirements.

1. All uses shall provide off-street loading space sufficient for their requirements. Such space shall be arranged so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, walk, alley, or private street. Truck unloading areas shall be located in the rear of the building.
2. Off-street loading and unloading space shall in all cases be located on the same lot

- or parcel of land as the uses they are intended to serve.
3. Adequate onsite turnaround area shall be provided for all loading and unloading areas.
 4. Off-street loading and unloading areas shall be designed to avoid or minimize safety issues or traffic congestion.
 5. Loading areas shall be located so as not to be visible from residences, residentially zoned districts, streets or public rights-of-way unless appropriately screened per the requirements of § 157.139 - *Screening*.