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Section 1000 Purpose and Intent

- A. 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 Shelby County, parking and loading spaces for every use shall be provided in accordance with the requirements established in this Article.
- B. 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 Article (but excluding off-street parking for detached dwellings), a plan shall be submitted to the Planning Commission to review for compliance with these regulations and any other applicable ordinances. Any such parking plan shall meet the minimum submittal requirements as provided below in Section 1004, subsection F.
- C. To provide minimum standards for on-street parking for fully operational motor vehicles only as it may be permitted by these regulations.

Section 1001 Definitions Referenced

The definitions of certain terms referenced in these Sections are set forth in Article II, "Terms and Definitions" of this Zoning Regulation, as amended.

Section 1002 Applicability

The provisions of this Article shall apply to all buildings, structures, and uses within Shelby County. Where there is a conflict between the terms and/or requirements contained in this Article and another Article contained in these regulations, as amended, or any other ordinance, code, or regulation the more strict shall apply.

Section 1003 General Provisions

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

- B. 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.
- C. 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.
- D. 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.

Section 1004 Off-Street Parking Standards

A. Location of Off-Street Parking Facilities

- 1. Required off-street parking facilities shall be located on the same lot as the building to be served unless otherwise provided by these regulations.
- 2. 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.
- 3. An off-street parking space shall be located:
 - a. Off the public right-of-way;
 - b. Outside of all landscaped areas as required by Article XV, "Landscape and Buffer Zones";
 - c. 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
 - d. Accessible by a driveway meeting the requirements between the space and the public street.
- 4. For detached single-family dwellings and for each side of a duplex dwelling (not including the principal permitted uses in the Agricultural zoning district), a driveway may serve as off-street parking space, provided that the portion of the driveway used for parking is off the public right-of-way and the minimum width of that portion of the driveway is eighteen (18) feet so that two (2) vehicles may park side by side.

B. Off-Street Parking Space

An off-street parking space shall have a minimum overhead clearance of nine (9) feet and other minimum dimensions as follows:

Table 10.01 Parking Space Dimensional Requirements	
Type of Space	Size of Space
Standard 90° angle space:	18.0 ft. length, 9.0 ft. width
Standard 60° angle space:	20.0 ft. length, 9.0 ft. width
Standard 45° angle space:	20.0 ft. length, 9.0 ft. width
Standard parallel space:	18.0 ft. length (end), 22.0 ft. length (interior), 9.0 ft. width

C. Aisle Width

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

Table 10.02 Parking Aisle Widths	
Parking Angle	Width of Aisle
90° parking	24 feet
60° parking	18 feet
45° parking	13 feet
Parallel parking (one-way circulation)	12 feet

D. Change in Off-Street Parking or Loading Area

Area reserved for off-street parking or loading in accordance with the provisions of this Article 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.

E. Requirements Applicable to All Uses

For uses not specifically mentioned in Table 10.03, "Off-Street Parking Requirements" of this Article, the requirements for off-street parking and loading facilities shall be determined by the Planning Commission.

F. Off-Street Parking Plans

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

1. The number of parking spaces;
2. The arrangement and dimension of parking aisles;
3. The location of driveway entrances;
4. Provisions for vehicular and pedestrian circulation;
5. The location of sidewalks and curbs on and abutting the property;
6. The location of utilities, barriers, shelters, and signs;
7. The location of landscaped areas or a landscape plan on another sheet;
8. Typical cross sections of pavement;
9. Stormwater drainage facilities; and
10. Any other relevant information requested by the Planning Commission, as provided for in these regulations.

Section 1005 Off-Street Parking Requirements

- A. 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 Table 10.03. 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 Central Business District zones is exempt from parking requirements except for residential dwellings.

Table 10.03 Off-Street Parking Requirements	
Residential Uses	Required Spaces
Single-family Dwellings	Two (2) spaces per dwelling unit
Two (2) Family or Duplex Dwellings	Two (2) spaces per dwelling unit
Townhouses, Patio homes or Condominiums	Two (2) spaces per dwelling unit
Dwellings, Multi-Family	<ul style="list-style-type: none"> • One and one-half (1.5) spaces for every efficiency or 1-bedroom dwelling units • Two (2) spaces for every 2-bedroom or more dwelling units
Fraternity and Sorority houses, Dormitories, Rooming or Boarding houses	One (1) space per guest sleeping room plus two (2) spaces for owner-occupant, manager or employees.
Institutional Uses	Required Spaces
Child day care facilities	One (1) space per 250 square feet of gross floor area
Churches and other places of religious assembly	One (1) space per five (5) seats or for each five (5) feet length of bench seating
Civic, Social Service, or Fraternal Organizations	One (1) space per 250 square feet of gross floor area
College or University	One (1) space per two (2) students
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
Group Home	One (1) space per employee plus one (1) space per ten (10) children or one (1) space per six (6) adults.
Hospital or Clinic	One and one-fifth (1.2) spaces per bed
Independent Living Facilities	One and one-half (1.5) spaces per unit
Nursing, Retirement, or Dependent Living Facilities	One (1) space per three (3) beds
Schools, Elementary, Middle, or Junior High	One (1) space per classroom
Schools, High	One (1) space per five (5) seats in assembly hall of greatest capacity on the school grounds or one (1) space per nine (9) students, whichever is greater
Theaters, Auditoriums, Stadiums, Arenas and Other Places of Public Assembly	One (1) space per each four (4) seats or for each five (5) feet length of bench seating.
Other Institutional Uses, Not Elsewhere Classified	One (1) space per 250 square feet of gross floor area or as provided in a detail parking study for the proposed use and approved by the Planning Commission
Office Uses	Required Spaces
General and Professional Offices (including financial consultants, real estate, engineering, architectural, and other business related purposes)	One (1) space per 300 square feet of gross floor area
Medical, Dental Offices, and Clinics (including animal hospitals or clinics, veterinary offices, and drug or alcohol treatment centers)	One (1) space per 225 square feet of gross floor area
Public Offices or Buildings	One (1) space per 300 square feet of gross floor area
Other Office Uses, Not Elsewhere Classified	One (1) space per 300 square feet of gross floor area or as provided in a detail parking study for the proposed use and approved by the Planning Commission
Commercial Uses	Required Spaces
Amusement Facility, Indoor	One (1) space per 400 square feet of gross floor area
Amusement Facility, Outdoor	To be determined by the Planning Commission upon a written recommendation from staff
Automobile Rental	One (1) space per 400 square feet of gross floor area plus one (1) space per leasing agent
Automobile Repair and Maintenance Shop, Short Stay	One (1) space per employee plus one (1) space per two (2) service bays

Table 10.03 Off-Street Parking Requirements	
Automobile Repair and Maintenance Shop, Long Stay	One (1) space per service bay plus one (1) space per 2 mechanics
Commercial Uses Continued	Required Spaces
Automobile Sales	Five (5) spaces per 1000 square feet of indoor display area plus one (1) space per service bay
Barber or Beauty Shop	One (1) space per chair plus one (1) space per 2 employees
Car Wash, Full-Serve	One (1) space per washing module plus one (1) drying space and two (2) stacking spaces per washing module (A space in the washing module is not a parking space)
Car Wash, Self-Serve	One (1) space per washing module for drying and two stacking spaces per washing module (A space in the washing module is not a parking space)
Convenience Store	Three (3) spaces per 1000 square feet of gross floor area
Financial Institutions	One (1) space per 200 square feet of gross floor area
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 gross floor area
Gas Station, Full Service	One (1) space per gas pump plus two (2) spaces per each service bay
Grocery Store	One (1) space per 250 square feet of customer area
Hardware Store	One (1) space per 400 square feet of gross floor area
Health Club	One (1) space per 200 square feet of gross floor area
Hotels and Motels	One (1) space per room or suite
Kennel	One (1) space per 400 square feet gross floor area; four (4) spaces minimum
Laundromat	One (1) space per two (2) washing and drying machines plus one (1) space for each employee
Library	One (1) space per 300 square feet of patron area
Motion Picture Theatres	One (1) space per three (3) seats
Restaurants	One (1) space per 75 square feet of gross floor area
Retail Establishments, Not Otherwise Classified	One (1) space per 250 square feet of gross floor area
Shopping Centers, Less than 20,000 Square Feet	<ul style="list-style-type: none"> • Five (5) spaces per 1000 square feet of gross floor area minimum • Five and one-half (5.5) spaces per 1000 square feet of gross floor area maximum
Shopping Centers, 20,000 to 400,000 Square Feet	<ul style="list-style-type: none"> • Four (4) spaces per 1000 square feet of gross floor area minimum • Four and one-half (4.5) spaces per 1000 square feet of gross floor area maximum
Shopping Centers, 400,000 to 600,000 Square Feet	<ul style="list-style-type: none"> • Four (4) spaces per 1000 square feet of gross floor area minimum • Five (5) spaces per 1000 square feet of gross floor area maximum
Shopping Centers, Greater than 600,000 Square Feet	<ul style="list-style-type: none"> • Five (5) spaces per 1000 square feet of gross floor area space 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 these standards
Other Commercial Uses, Not Elsewhere Classified	One (1) space per 250 square feet of gross floor area or as provided in a detail parking study for the proposed use and approved by the Planning Commission
Industrial Uses	Required Spaces
Research and Other Laboratories	One (1) space per 400 square feet of gross floor area

Table 10.03 Off-Street Parking Requirements	
Industrial Uses Continued	Required Spaces
Manufacturing and Warehousing	0.25 spaces per 1000 square feet of gross floor area for the manufacturing or warehousing plus one (1) space per 400 square feet of gross floor area for accessory offices
Other Industrial Uses	One (1) space per 400 square feet of gross floor area or as provided in a detail parking study for the proposed use and approved by the Planning Commission

B. Off-street parking spaces provided in excess of thirty (30) percent over the minimum requirement for parking areas that require one hundred (100) spaces or more shall be provided as pervious materials. Such additional spaces may only be approved by the Planning Commission for overflow events, seasonal demands, and so forth, based upon adequate reasoning. However, such additional parking and access lanes shall use alternate pervious materials such as grass or mulched-covered gridblocks for the entire "overflow" area. Asphalt, concrete and other impervious materials shall not be permitted for the entire "overflow" area. Crushed stone is not an approvable alternative material.

Section 1006 Shared Parking

A. 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:

1. 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.
2. Anticipated distribution of parking utilization by each shared use by hour of operation over a twenty-four (24) hour period and over a seven (7) day week.
3. A short narrative describing the anticipated dynamics of the shared parking scenario.

B. 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 this section and filed with the Planning Commission.

Section 1007 Accessible Handicap Parking Spaces Standards and Requirements

A. All parking lots shall provide for accessible handicap parking spaces as indicated in the following table:

Table 10.04 Minimum Number of Accessible Handicap Parking Spaces ADA Standards for Accessible Design 4.1.2 (5)			
Total Number of Parking Spaces Provided (per lot)	Total Minimum Number of Accessible Handicap Parking Spaces (60" & 96" aisles)	Van Accessible Handicap Parking Spaces with min. 96" wide access aisle	Accessible Handicap Parking Spaces with min. 60" wide access aisle
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3

101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 10 over 1000	1/8 of Column A*	7/8 of Column A**
*one out of every 8 accessible spaces			
**7 out of every 8 accessible parking spaces			

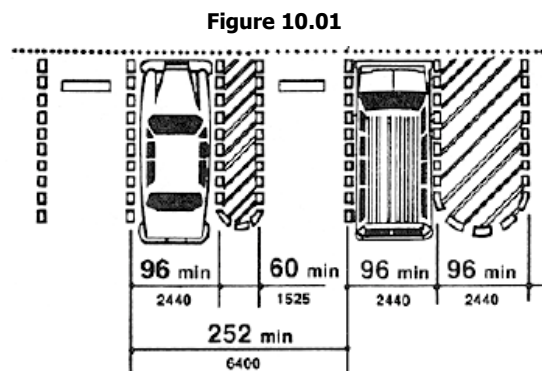
B. Accessible Handicap Parking Spaces for Cars

Accessible handicap parking spaces for cars shall have at least a sixty (60) inch-wide access aisle located adjacent to the designated parking space and a ninety-six (96) inch parking bay (see Figure 10.01). The access aisle is just wide enough to permit a person using a wheelchair to enter or exit the car. These parking spaces shall be identified with a sign and located on level ground.

C. Van-accessible handicap parking spaces [ninety-six (96) inch bay] are the same as accessible handicap parking spaces for cars except for three features needed for vans:

1. A wider access aisle (96 inches) to accommodate a wheelchair lift (see Figure 10.01);
2. Vertical clearance (98 inches) to accommodate van height at the van parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space; and
3. An additional sign that identifies the parking space as "Van Accessible."

D. Figure 10.01 shows the layout, design and the minimum widths for handicap accessible spaces for both cars and vans. Two (2) car or van spaces are allowed to share the access aisle



E. Location of Handicap Accessible Parking Spaces

1. Accessible handicap parking spaces shall be located at the shortest accessible route of travel to the principal handicapped accessible entrance(s). In a multi-building development or shopping center, the spaces should be dispersed to ensure easy access and minimize the travel distance for the handicapped. Where buildings have multiple accessible entrances with adjacent parking, the accessible handicap parking spaces must be dispersed and located closest to the accessible entrances for that building.
2. When accessible handicap parking spaces are added in an existing parking lot, locate the spaces on the most level ground close to the accessible entrance. An accessible route must always be provided from the accessible handicap parking space to the accessible entrance. An accessible route never has curbs or stairs, must be at least three (3) feet wide, and have a firm, stable, slip-resistant surface. The slope along the accessible route shall not be greater than one (1) to twelve (12) in the direction of travel.
3. Accessible handicap parking spaces might be clustered in one or more lots if equivalent

or greater accessibility is provided in terms of distance from the accessible entrance and convenience. Van-accessible handicap parking spaces may be clustered in one area to accommodate the ninety-eight (98) inches minimum vertical height requirement.

F. Curb Ramps

1. Curb ramps for accessible handicap parking spaces shall be located adjacent to the accessible handicap parking spaces and shall be provided wherever an accessible route crosses a curb.
2. An acceptable designed curb ramp shall be provided. Specifications for curb ramps may be obtained from the current *Kentucky Building Code*, Section 2514.0.

Section 1008 Paving and Curbing

A. Paving

All parking and loading spaces set forth in this Article, including driveways, aisles, vehicle storage, outdoor storage, and vehicle circulation areas shall be improved with either asphalt concrete or Portland cement concrete to provide a durable and dust-free surface.

B. Curbing

All parking and loading spaces set forth in this Article, including driveways, aisles, vehicle storage, outdoor storage, and vehicle circulation areas shall be improved with a six (6) inch-high Portland cement concrete curb with minimum curb radii of three (3) feet to prevent parked vehicles from extending beyond property lines and from hanging over any sidewalk or other pedestrian path and to protect parked vehicles, provide visibility, confine moving traffic to aisles and driveways, and provide space for landscaping. Striping of parking islands is not permitted except for the loading and unloading zone for handicap spaces.

Section 1009 Landscaping, Buffer Zones, and Screening

Landscaping, buffer zones, and screening requirements for parking areas are provided in Article XV, "Landscape and Buffer Zones" of these regulations.

Section 1010 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 these regulations. 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.

Section 1011 Remote Parking Areas

A. 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. No commercial use shall be made of remote parking areas by renting, leasing, or otherwise charging fees for the use of the parking spaces included therewith.

B. 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.

C. 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.

D. Yard and Site Requirements

1. Setbacks requirements are not applicable as buildings or other structures are not permitted on the lot.
2. 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.

E. 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.

F. Signs and Lighting

1. 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.

2. Lighting

Lighting of remote parking areas shall be adequate to assure the safety and convenience of people using the parking area. Lights shall be so shielded and directed as to prevent glare into surrounding residential areas and as required by Article XVI "Lighting, Noise and Odor/Odororous Matter" of these regulations.

Section 1012 Loading and Unloading Standards and Requirements

A. Off-Street Loading and Unloading Requirements

Off-street loading and unloading requirements for development in Shelby County shall be governed by the following table:

Table 10.05 Required Loading and Unloading 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

B. Configuration of Off-Street Parking and Loading/Unloading Ingress and Egress

1. Access to and from off-street parking and loading/unloading 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/unloading spaces. Off-street parking and loading/unloading spaces must be designed so as not to interfere with the normal movement of vehicles and pedestrians on the public right-of-way.
2. Layout configurations which require backing directly onto a street from a parking or loading/unloading space are strictly prohibited, except for single-family, two-family, or townhouse residential.

Section 1013 Drive-Through Facilities

Drive-through facilities shall be regulated according to the following:

- A. Such facility should be located so as to be the least disruptive to pedestrian or through vehicular traffic.
- B. For locations where such a facility is proposed to abut a residential district, a minimum Type "C" Buffer Zone, as specified in Article XV "Landscape and Buffer Zones" included in these regulations, along the entire length of the common boundary between the district where the proposed drive-through facility would be located and the abutting residential district shall be required pursuant to Article XV "Landscape and Buffer Zones" of these regulations.
- C. The Planning Commission, upon recommendation from staff, may deem it necessary or prudent to impose restrictions on the hours of operation of the drive-through facility.
- D. All drive-through facilities shall provide on-site stacking areas for vehicles waiting on service in accordance with the following standards:
 1. The stacking areas shall provide convenient or continuous access to the facility. The stacking area shall be located at or before any speaker box or similar device, if included in the facility.
 2. A by-pass aisle shall be required with a landscape island a minimum of five (5) feet separating the stacking aisle from the by-pass aisle.
 3. The stacking area shall not prohibit access to and from or interfere with the required

parking spaces.

4. Minimum number of stacking spaces shall be provided as follows:

Table 10.06 Drive-Through Stacking Area Requirements	
Use	Stacking Spaces Required
Bank or Other Financial	Three (3) stacking spaces per teller and One (1) stacking space per ATM (A stacking space at the teller or ATM is not included)
Car Wash: Full or Self Service	Two (2) stacking spaces per washing module (A stacking space in the washing module is not included)
Dry-Cleaning Facility with Drive-Through Facilities	One (1) stacking space for the drive-through window lane (A stacking space at the window is not included)
Restaurant with Drive-Through Facilities	Seven (7) stacking spaces for the drive-through window lane (A minimum of four (4) of seven (7) such spaces shall be designated for the drive-through ordering station area)
Other Uses	Determined by the Planning Commission

E. Speaker Boxes

All speaker boxes located within three hundred (300) feet of any residential structure shall be oriented away from the residential structure and not create noise that would constitute a nuisance.

F. Traffic Hazards

Parking aisles shall be painted and striped with directional arrows and stop bars with appropriate traffic signage shall be installed to reduce traffic hazards.

Section 1014 Commercial Vehicle Parking in Residential Areas

Vehicles used primarily for commercial purposes and with more than two (2) axles are prohibited from parking in residential districts. 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.

Section 1015 Other Ordinances

Nothing in this Article shall be construed to be in conflict with any county or city ordinance regarding the parking of vehicles on city streets.