

Article 9.0 General Site Standards

Sec. 9.3 Off-Street Parking and Loading

9.3.1 Purpose

The purpose of this Section is to ensure the proper and uniform development of off-street parking and loading areas. This shall be accomplished by requiring short term storage of vehicles associated with the uses of buildings and land. These regulations will aid in minimizing any detrimental impacts of off-street parking and loading areas on adjacent properties and/or rights-of-way, while allowing for flexibility in addressing vehicle parking and loading.

9.3.2 Applicability

- a. Unless specifically exempt elsewhere in this Ordinance, all existing and proposed development shall provide off-street parking and loading facilities in accordance with this Section.
- b. With the exception of restriping parking lots or other routine maintenance which does not result in a reconfiguration of the parking spaces, any modification to existing off-street parking and loading facilities shall conform to the requirements of this Section.
- c. Unless specifically exempt from these requirements, the off-street parking and loading requirements shall not be reduced or modified beyond what this Ordinance allows without an Alternative Parking Plan approved in accordance with Sec. 9.3.8 or a variance in accordance with Sec. 3.21, Variances.
- d. Buildings and uses lawfully existing as of the Effective Date of this Ordinance may be altered or repaired without providing additional off-street parking or loading facilities, provided there is no increase in the amount of required parking.

9.3.3 General

a. Location

- i. Off-street parking for all use(s) shall be located on the same lot as the use(s) to be served unless approved in accordance with Sec. 9.3.8.
- ii. Garage space or space within buildings, in basements or on the roofs of buildings may be used to meet the off-street parking requirements of this Section.

b. Uses Not Permitted

Required off-street parking or loading areas shall not be used for the display, sale, repair, dismantling or servicing of any vehicle, equipment, materials or supplies unless provided elsewhere in this Ordinance.

c. Vehicle Parking in Residential Districts

- i.** Vehicles parked in Residential districts shall not exceed 22 feet in overall length, eight (8) feet in width or 12 feet in height, provided however, parking of buses on the site of and directly associated with an allowed nonresidential use shall be permitted.
- ii.** Parked vehicles shall not block pedestrian walkways.
- iii.** Parking of heavy vehicles, construction equipment, tractor trailers, and/or unhitched trailers shall not be permitted. This requirement shall not prohibit commercial vehicles from making deliveries in a Residential district or vehicles used in connection with authorized active continuing construction on the premises.

9.3.4 Off-Street Parking Requirements**a. Calculation****i. Measurements**

- 1.** The area of the use shall be measured in gross square feet, unless otherwise specified.
- 2.** In hospitals, bassinets shall not count as beds.
- 3.** See Sec. 4.1.13 to determine how to calculate the number of seats for uses that do not use chairs or stools.
- 4.** The number of employees shall be computed based on the work shift with the greatest number of employees.

ii. Fractional Measurements

When units or measurements determining number of required off-street parking spaces result in the requirement of a fractional space, then such fraction equal to or greater than one-half (0.5) shall require a full off-street parking space. However, when the units or measurements determining the reduction of the number of off-street parking spaces results in a fractional space, the fractional space shall not be counted.

iii. Minimum Space Requirements for Uses Not Identified

Where the need for parking of a particular use is uncertain due to unknown/unusual operating characteristics or where the use is not specifically identified in Sec. 9.3.4(d), the City Manager or his or her designee shall determine the parking requirement. The applicable uses are identified in Sec. 9.3.4(d). In making such a determination, the City Manager or his or her designee shall be guided by the number of persons to be employed in such building or by such use; the number of persons expected to reside in, visit or patronize such building or use; the anticipated percentage of residents, visitors or patrons driving vehicles; the need for safe and convenient loading space for visitors or patrons and goods, and/or applicant submitted parking data. Such data may include, but is not limited to, site studies from similar uses, generally

accepted engineering standards (e.g., Institute of Transportation Engineers trip and parking operation rates), or independent engineering calculations based on the nature of the proposed use.

iv. Credit for Legally Nonconforming Parking Areas (Grandfathered Spaces)

This provision shall not apply if the building space is increased by 40% or more. In determining the off-street parking requirement for a use which is located (or will be located) within an existing building, the required amount of parking is determined by first calculating the number of spaces which would be required if the use were to be located within a new building under this Ordinance. Then, credit is given against that requirement for any number of spaces which would have been required under this Ordinance for the prior uses in the existing building, but which were not provided because such building was occupied prior to the passage of the ordinance applied when the development occurred which required parking spaces.

b. Bicycle Parking

i. Design Standards

- 1.** The required number of bicycle parking spaces shall comply with the requirements of Section 9.3.4(d);
- 2.** Bicycle parking spaces shall take the form of fixed position bicycle racks; and
- 3.** Bicycle parking spaces shall provide at least four (4) feet of walkway free of obstruction to allow for pedestrian movement.

ii. Off-Street Vehicle Parking Credit for Bicycle Parking

The required minimum number of off-street vehicle parking spaces may be reduced by one (1) space for every three (3) bicycle spaces above the minimum required, up to a maximum reduction of five percent (5%).

c. Motorcycle and Moped Parking

i. Design Standards

- 1.** Parking spaces for motorcycles/mopeds shall be grouped or placed in clusters.
- 2.** Each motorcycle/moped space shall be no smaller than four and one-half (4.5) feet in width and nine (9) feet in depth.
- 3.** Each motorcycle/moped parking space shall be clearly marked with the words "motorcycle/moped only."

ii. Off-Street Parking Vehicle Credit for Motorcycle/Moped Parking

The required minimum number of off-street vehicle parking spaces may be reduced by one (1) space for every two (2) motorcycle/moped spaces provided, up to a maximum reduction of fifteen percent (15%).

d. Parking Ratios

Off-street vehicle and bicycle parking spaces shall be provided for all uses listed in the amounts specified in the Table 9.3-1. Special parking requirements shall apply in accordance with Sections 9.3.6 (Downtown Savannah Parking District) and 9.3.7 (Victorian and Streetcar Parking District).

Table 9.3-1 Minimum Space Requirements

| | Vehicle | Bicycle |
|--|---|----------------|
| RESIDENTIAL USES | | |
| All residential uses except as listed below: | 1 per unit | n/a |
| Accessory Dwellings | 0 per unit | n/a |
| Three and Four Family | 1 per unit | n/a |
| Apartment/upper-story | | |
| Studio | 1 per unit | 1 per 10 units |
| 1 bedroom | 1 per unit | 1 per 10 units |
| 2 bedrooms | 1 per unit | 1 per 10 units |
| 3+ bedrooms | 1 per unit | 1 per 10 units |
| Continuing Care Retirement Community | See parking requirement for each type of housing or facility provided | n/a |
| Manufactured home park | 2 per lot + 1 per 4 lots for visitor parking | n/a |
| Group Living | | |
| Assisted Living | 1 per 2 beds + 1 per employee | n/a |
| Children's Home | 1 per 4 beds + 1 per employee | n/a |
| Dormitory, college | 1 per 2 beds + 1 per 2 employees | 1 per 4 beds |
| Fraternity, sorority house | 1 per 2 beds | 1 per 4 beds |
| Monastery/Convent | 1 per 2 beds | n/a |
| Personal Care Home, Registered | 1 per employee | n/a |
| Personal Care Home, Family | 1 per employee | n/a |
| Personal Care Home, Group | 1 per employee | n/a |
| Personal Care Home, Congregate | 1 per employee | n/a |
| Rooming house | 1 per 3 beds | 1 per 2 beds |
| Single room occupancy | 1 per 3 units | 1 per 2 units |
| Substance Recovery Facility | 1 per 3 beds + 1 per employee | 1 per 4 beds |

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| | Vehicle | Bicycle |
|--|---|--|
| AGRICULTURAL AND RESOURCE EXTRACTION | | |
| All uses | As determined by the City Manager or his or her designee | As determined by the City Manager or his or her designee |
| CIVIC | | |
| Park/Open Area | | |
| Botanical Garden/arboretum | 3 per acre | n/a |
| Cemetery | 1 per employee + 1 per 500 SF of office area | n/a |
| Community Services | | |
| Museum, library | 1 per 400 SF, minimum 5 spaces | 10% of vehicle parking |
| Post Office, Police, Fire Station | As determined by the City Manager or his or her designee | As determined by the City Manager or his or her designee |
| EMS substation, Ambulance service | 1 per employee on any given shift + 1 per facility vehicle | n/a |
| Shelter (emergency or transitional) | 1 per employee | 1 per 4 occupants |
| Soup Kitchen, principal use | 1 per employee | n/a |
| Day Care Services | | |
| Child/adult day care home | 1 per employee plus sufficient off-street space for the safe and convenient loading and unloading of children | 10% of vehicle parking |
| Child/adult day care center | 1 per employee + 1 per 6 persons served | 10% of vehicle parking |
| Educational | | |
| College, University, Seminary (with dormitories) | 1 per 600 SF of office and classroom floor area | 10% of vehicle parking |
| College, University, Seminary (without dormitories) | 1 per 300 SF of office and classroom floor area | 10% of vehicle parking |
| Educational building used by a college, university or seminary | 1 per 250 SF of office and classroom floor area | 10% of vehicle parking |
| School, public or private (kindergarten, elementary, middle) | 1 per classroom + 1 per 300 SF of office area | n/a |
| School, public or private (high) | As determined by the City Manager or his or her designee | 5% of vehicle parking |
| Trade, vocational or business school | 1 per 300 SF of office and classroom floor area | 5% of vehicle parking |

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| | Vehicle | Bicycle |
|---|--|------------------------|
| Health Care Facilities | | |
| Hospice; Intermediate Care Facility; Nursing Home | 1 per 2 beds + 1 per employee | n/a |
| Hospital | 1 per 2 beds + 1 per employee | 5% of vehicle parking |
| Other Civic Uses | | |
| Place of worship | 1 per 6 seats in sanctuary | 2% of vehicle parking |
| Private Club/Lodge | 1 per 100 SF | 5% of vehicle parking |
| Detention and Correctional Facilities | 1 per 3 seats in the visitation area + 1 per employee | n/a |
| Correctional Transition Center | 1 per 300 SF of office area + 1 per employee | 1 per 4 beds |
| COMMERCIAL USES | | |
| Office | | |
| Office, General: | 1 per 300 SF | 5% of vehicle parking |
| Call Center | 1 per 100 SF | 5% of vehicle parking |
| Day labor employment center | 1 per 200 SF | 5% of vehicle parking |
| Office, medical | 1 per 200 SF | 5% of vehicle parking |
| Contractor's office | 1 per 1,000 SF | n/a |
| Studio/Multimedia Production Facility | 1 per 300 SF | n/a |
| Indoor Recreation | | |
| Arena; Convention center | 1 per 3 5 seats | 5% of vehicle parking |
| Indoor amusement | 1 per 250 SF | 10% of vehicle parking |
| Indoor firearm/archery range | 1 per shooting position | n/a |
| Indoor sports facility | 1 per 225 SF of gross floor area | 5% of vehicle parking |
| Theater/cinema | 1 per 4 seats | 5% of vehicle parking |
| Bowling Alley | 4 per lane | n/a |
| Performing arts theatre | 1 per 4 seats + 1 per employee | 5% of vehicle parking |
| Outdoor Recreation | | |
| All Outdoor Recreation, except as listed: | 1 per 250 SF of office area + 1 per 1,000 SF of outdoor use area | 5% of vehicle parking |

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| | Vehicle | Bicycle |
|---|---|-----------------------|
| Campground; recreational vehicle park | 1 per campsite + 1 per employee | n/a |
| Drive-in theater | 1 per employee | n/a |
| Golf course, club house | 4 per hole + 1 per 500 SF in clubhouse | n/a |
| Golf, Driving Range | 1 per tee box + 1 per employee | n/a |
| Outdoor firearm/archery range | 1 per shooting position | n/a |
| Stadium or arena, commercial amphitheater, outdoor sports facility | 1 per 5 seats | 5% of vehicle parking |
| Riding Academy; equestrian center; horse stable, commercial | 1 per 2 stalls | n/a |
| Tennis Courts | 2 per court | n/a |
| Retail Sales | | |
| Retail, General | 1 per 250 SF | 5% of vehicle parking |
| Shopping Center | 1 per 225 SF for the first 100,000 SF and 1 per 300 SF over 100,000 SF | 5% of vehicle parking |
| Art/photo studio, gallery | 1 per 400 SF | 5% of vehicle parking |
| Furniture sales | 1 per 600 SF | n/a |
| Appliance sales | 1 per 400 SF | n/a |
| Apparel/Clothing sales | 1 per 225 SF | n/a |
| Manufactured/Modular home, storage building, carport sales; Outdoor Sales | 1 per 300 SF of office area + 1 per employee | n/a |
| Pharmacy | 1 per 275 SF | 5% of vehicle parking |
| Plant nursery | 1 per 250 SF of retail floor area or 1 per 1000 SF of outdoor area open to the public, whichever is greater | n/a |
| Garden center | 1 per 250 SF of retail floor area or 1 per 500 SF of outdoor area open to the public, whichever is greater | n/a |
| Services | | |
| Service, General | 1 per 300 SF | 5% of vehicle parking |
| Animal Services | 1 per 250 SF | n/a |
| Veterinary Clinic | 1 per 200 SF | n/a |
| Animal Boarding | 1 per 4 kennels | n/a |

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|---|--|-----------------------|
| Bank | 1 per 200 SF | 5% of vehicle parking |
| Business Support Services | 1 per 300 SF | 5% of vehicle parking |
| Catering establishment | 1 per employee, 1 per delivery vehicle | n/a |
| Crematorium | 2 spaces + 1 per employee | n/a |
| Funeral home | 1 per 5 seats in chapel + 1 per 200 SF in viewing area | n/a |
| Hall; banquet or reception | 1 per 75 SF | n/a |
| Instructional studio/classroom | 1 per 200 SF | n/a |
| Laundromat; Laundry/dry cleaning drop-off facility; Dry Cleaner/Laundry, Neighborhood | 1 per 200 SF | 5% of vehicle parking |
| Personal Service Shop | 1 per 150 SF | 5% of vehicle parking |
| Tour Company Terminal | 1 per 250 SF | n/a |
| Eating and Drinking Establishments | | |
| Bar; tavern | 1 per 75 SF | n/a |
| Nightclub | 1 per 50 SF of area open to the public | n/a |
| Restaurant | 1 per 100 SF (including outdoor seating area) | 5% of vehicle parking |
| Lodging | | |
| Bed and Breakfast Homestay | 1 per guest room + number required for the type of residential dwelling | n/a |
| Bed and Breakfast Inn | 1 per guest room + 1 per operator | n/a |
| Hostel | 1 per 3 beds + 1 per employee | 1 per 2 beds |
| Hotel/motel; inn | 1 per guest room | 5% of vehicle parking |
| Short-term Vacation Rental | Studio up to three (3) bedrooms: the requirement for the type of dwelling Four (4) or more bedrooms: the requirement for the type of dwelling plus one space for each additional two (2) bedrooms | n/a |
| Vehicle, Watercraft and Heavy Equipment Sales and Services | | |

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| | Vehicle | Bicycle |
|--|--|-----------------------|
| Vehicle sales, rentals and leasing; Heavy equipment and heavy vehicle sales, rentals and leasing; Moped/motor scooter sales, rentals and leasing | 1 per 500 SF of office and indoor display area; 3 per service bay for accessory vehicle service. | n/a |
| Watercrafts sales, rentals and service | 1 per 500 SF of office and indoor display area; | n/a |
| Vehicle service, minor or major | 3 per service bay | n/a |
| Heavy equipment/Heavy vehicle service | 2 per service bay | n/a |
| Automobile Lubrication Facility | 2 per bay | n/a |
| Vehicle wash, full-service | 1 per employee | n/a |
| Vehicle towing and impound facility | 1 per 3,000 SF of vehicle storage area | n/a |
| Other Commercial Uses | | |
| Self-storage facility | 1 per 300 SF of office area, minimum 4 spaces | n/a |
| Water-oriented | 1 per wet or dry storage space + 1 per 500 SF of enclosed sales or service area + 1 per employee | n/a |
| INDUSTRIAL USES | | |
| | | |
| Warehousing and Wholesaling | | |
| Warehouse, wholesaling | 1 per 1,000 SF for the first 20,000 SF + 1 per 4,000 SF over 20,000 SF. | n/a |
| Industry, Manufacturing and Processing | | |
| Laundry, dry-cleaning, or carpet cleaning plant | 1 per employee | 2% of vehicle parking |
| Industry, Manufacturing and Processing, all | 1 per 1,000 SF or 1 per employee, whichever is greater | n/a |
| Research, Testing and Development laboratory | 1.25 per employee | 2% of vehicle parking |
| TRANSPORTATION, COMMUNICATIONS, UTILITIES | | |
| | | |
| Transportation | | |
| Airport, airfield; Heliport | As determined by the City Manager or his or her designee | |
| Passenger terminal | 1 per 200 SF of waiting floor area + 1 per employee | 5% of vehicle parking |

| | Vehicle | Bicycle |
|---|--|---------|
| Taxi dispatch, limousine service, messenger service | 1 per vehicle | n/a |
| Vehicle and Freight Terminal | 1 per 300 SF of office area + 1 per employee | n/a |
| Utilities | | |
| Utility | 1 per employee | n/a |