

Article 11. Parking and Loading Regulations

1100. OFF-STREET PARKING REQUIREMENTS.

1100.1. General Requirements.

- A. Permanent off-street parking for all structures and uses of land, except parking for individual single-family residences, shall conform to the minimum requirements of *§ 1101 - Off-Street Parking Table*. These standards, to be used as a guide by 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.
- B. Required off-street parking must be located on the same lot or parcel or within 400 feet of the main entrance of the principal use for which it is required, either:
 - 1. In a parking facility under the same ownership as the principal use;
 - 2. Off-site in an area approved by the Zoning Administrator as shared parking for the use; or
 - 3. Where such parking is to be provided by a public garage or facility, as approved by the Zoning Administrator.
- C. 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.
- D. Required off-street parking areas shall meet the applicable requirements of *Article 10 – Buffers, Landscaping and Open Space Requirements*. If parking requirements conflict with landscaping or buffer requirements, the Zoning Administrator may modify such requirements to ensure adequate parking as well as landscaping and buffers.

1100.2. Off-street parking extending into residential zoning district. Required off-street parking for a commercial or industrial use may extend up to 120 feet into a residential zoning district provided:

- A. The parking area adjoins the property on which the principal commercial or industrial use is located; and
- B. The parking area has a Type B buffer area along residential lot lines and required landscaping as detailed in *Article 10 – Buffers, Landscaping and Open Space Requirements*.

1100.3. Combined parking areas. 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 also applies if the principal uses are the same or have the same parking requirements.

A. The Zoning Administrator may accept a lower number of parking spaces than required in § 1101 - *Off-street Parking Table* (or a specific number of spaces for a use not listed) based upon applicant-submitted parking data such as a shared parking analysis or appropriate standards from the Institute of Traffic Engineers (ITE) or other credible sources, provided all of the following criteria are met.

1. If the Zoning Administrator accepts the lower number of parking spaces than is required in § 1101 - *Off-street Parking Table*, the plan for the site must be designed to accommodate all required parking, both the reduced amount that must be constructed and the remainder left over from the original calculated amount. The remainder shall be labeled as unconstructed parking and set aside as landscaped open space that can easily be converted to constructed parking should the need arise. If the constructed and unconstructed parking areas abut or share an access point, the site plan must show how the two areas will be connected and coordinated if constructed parking is expanded. The design and location of unconstructed parking spaces shall meet design standards as provided in this Article and the following:
 - a. The area necessary to accommodate these unconstructed spaces shall not be included as part of the site's minimum open space requirement.
 - b. The area necessary to accommodate these unconstructed spaces shall be included in the impervious coverage for the site and accounted for in the drainage design.
 - c. Until or unless such spaces are needed, as determined by the Zoning Administrator, the area shall be maintained as open space, and the clearing of trees and other vegetation and subsequent adherence to the requirements of § 1003– *Parking Lot Landscaping* and § 1002 - *Bufferyards*, shall not occur until or unless such additional parking is required to be constructed.
2. Any shared parking analysis shall follow the guidelines provided in the most recent edition of the Urban Land Institute's "*Shared Parking*" publication. Any off-site parking to be used shall require ownership by recorded deed or the recording of a perpetual easement prior to occupancy in the office of

the Register of Deeds of Newberry County, the form and substance of which must be approved by the Zoning Administrator.

1100.4. Calculation of off-street parking requirements.

- A. The number of parking spaces required shall be calculated so that fractional portions of parking spaces are considered a full space (*i.e.* 56.12 parking spaces shall be calculated as 57 total spaces).
- B. Calculation for required off-street parking for any bar, lounge, nightclub, or restaurant shall take into account all indoor and outdoor seating areas.

1100.5. Change or expansion of an existing use.

- A. Change in the use of an existing structure or site shall require compliance with the minimum parking requirements applicable to the new use. However, if the new use also requires additional buffer area or parking lot canopy, the Zoning Administrator may permit a maximum 20 percent reduction in the required number of spaces to accommodate additional buffer area or landscaping.
- B. 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 § 1101 - *Off-street Parking Table*.
- C. Any addition of dwelling units, personnel, seats, chairs, boat slips, 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 § 1101 - *Off-street Parking Table*.

1100.6. Parking for uses not listed in table. Parking for uses not expressly provided for in § 1101 - *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.

1101. OFF-STREET PARKING TABLE.

Description of Use	2017 NAICS	Off-Street Parking Requirements
RESIDENTIAL		
Dwellings, Residential	NA	2 per dwelling unit
Dwellings, Residential in Core Commercial (CC) District	NA	2 per 1 st dwelling unit, 1 for each additional dwelling unit
Dwelling, Above Non-residential Use	NA	none

Description of Use	2017 NAICS	Off-Street Parking Requirements
Manufactured Home Park	531190	2 per dwelling unit
Rooming and Boarding House	721310	2 for owner plus 1 per guest room
ACCESSORY USES TO RESIDENTIAL USES		
Apartment, Accessory to Single-family Dwelling	NA	1 per dwelling unit
Private Residential Community Recreation, Community Center, Common Area, or Storage Area (within residential community)	NA	Per administrative review
EDUCATION		
College or University; Community or Junior College; Professional School; Vocational, Technical and Trade School	6113-6115	1 per 3 students and full-time employees at maximum capacity, plus 1 per 4 seats in auditorium
College or University Dormitory	6113	1 space per student resident
Elementary, Intermediate or Middle School, Public and Private	6111	2 per each classroom and office, plus 1 per each 4 seats in public assembly space
Kindergarten, Public and Private; Preschool	6111 624410	1 per employee plus 1 off-street drop-off/pickup space
Other Schools and Places of Instruction	6116	1 per 3 students and 1 per full-time employees at maximum capacity
High School, Public and Private	6111	1 per 3 students and 1 per full-time employee at maximum capacity plus 1 for each 4 seats in public assembly space
HEALTH CARE AND SOCIAL SERVICES		
Ambulance and EMS Services; Home Health Care services; Laboratory, Medical and Diagnostic; Other Ambulatory Health Care Services; Outpatient Care Centers; Physician, Dentist, Other Health Care Practitioner Office; Social Services and Assistance	6211-6216 6219 621910 6241-6243	1 per 300 sq. ft. gross floor area
Community Care and Assisted Living Facility for the Elderly; Nursing Home	6231-6233	1 per 3 patient beds plus 1 per full-time employee
Day Care, Child and Adult; pre-schools; senior centers; special population homes	624120 624410	1 per employee, plus 1 off-street drop-off/pickup space
Hospital, General; Hospital, Psychiatric and Substance Abuse; Hospital, Other Specialty	6221-6223	1 per each 2 patient beds

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Description of Use	2017 NAICS	Off-Street Parking Requirements
GOVERNMENT		
Correctional Institutions	922140	By administrative review
Executive, Legislative, General Government; Fire Services; Judicial Building; Police Services; Post Office	491 921-926 922160 922110- 922130	1 per 200 sq. ft. gross floor area
ARTS, ENTERTAINMENT AND RECREATION		
Amusement Arcade; Amusement Ride	713120 713990	1 per 200 sq. ft. gross service area
Botanical Garden; Nature Park; Zoo	712130 712190 712130	By Administrative Review
Ball Field; Bowling Center; Fairs; Fitness and Recreational Sports Center; Museum; Park with Playground; Park and Recreation Facilities; Swimming; Tennis	713950 712110 711310 713940 713990	1 per 4 patrons at maximum capacity
Driving Range (not accessory to a golf course)	713990	1 per 3 patrons at maximum capacity
Golf Course, Regulation or Par Three	713910	1 per 200 sq. ft. gross building area plus 2 per each golf hole
Miniature Golf	713990	1.25 spaces per playable hole
Performing Arts Facilities; Racetracks; Spectator Sport Complex; Stadium, amphitheater, outdoor arena	7111 711212 71121 711310	1 per 4 patrons at maximum capacity, plus 1 per full-time employee at maximum shift for events
Recreational Day Camp; Shooting or Archery Range	611620 713990	1 per 3 patrons at maximum capacity plus 1 per full-time employee
RELIGIOUS, SERVICE, CIVIC AND PROFESSIONAL ORGANIZATIONS		
Grant Making and Giving Services, Social Advocacy Organizations	8132 8133	1 per 300 sq. ft. gross floor area
Religious Organizations	8131	1 for each 4 seats in main assembly room, plus 1 per each 2 employees CC: 1 per each 2 employees
Membership Organizations - Civic and Social, Business, Professional, Labor, Political, and Similar Organizations	8134 8139	1 for each 4 seats in main assembly room

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Description of Use	2017 NAICS	Off-Street Parking Requirements
ACCOMODATION AND FOOD SERVICES		
Bed & Breakfast Inn	721191	2 for resident innkeeper, plus 1 per guest room
Drinking Places, Bars	7224	1 per 4 patrons at maximum capacity, plus 1 for each 2 employees on shift with maximum employment
Hotels and Motels	72111	1 for each guest room plus 1 per each full-time employee
Restaurants and Other Eating Places	7225	1 per 4 patrons at maximum capacity, plus 1 for each 2 employees on shift with maximum employment
Special Food Service	7223	1 per 300 sq. ft. gross floor area
OTHER SERVICES		
Automotive Service, Repair and Maintenance	8111	3 for each service bay or wash rack, plus 2 per fuel pump
Car Wash	811192	Self-service - 3 spaces Auto wash - minimum of 6 spaces
Cemetery	812220	1 per each full time employee
Crematories	81222	1 per 300 sq. ft. gross office, sales or service area
Dry Cleaning and Laundry; Kennel, Other Pet Care Services; Personal Care Services (including Barber & Beauty shops, Nail Salons, Day Spas), excluding Tattoo Parlors and Sexually Oriented Businesses (NAICS 812199) ; Tailor, Dressmaker, Alterations	315220 315240 8121 812320 812910	1 per 300 sq. ft. gross office, sales or service area
Funeral Home	812210	1 per 3 persons at maximum capacity in viewing rooms and chapel plus 1 per full-time employee
Landscaping Service	561730	1 per 200 sq. ft. gross office area
Repair, Electronic and Precision Equipment, Commercial and Industrial Machinery and Equipment; Repair, Personal and Household Goods	8112-8114	1 per 250 sq. ft. of work area
Sexually Oriented Business	812199	1 per 4 patrons at maximum capacity plus 1 per full-time employee
Social Advocacy, Business, Professional and Similar Organizations	8133 8139	1 per 200 sq. ft. gross office, conference, or service area
Tattoo or Body Piercing Parlor	812199	1 per 300 sq. ft. gross office, sales or service area

Description of Use	2017 NAICS	Off-Street Parking Requirements
COMMERCIAL - RETAIL		
All Commercial - Retail uses, except uses otherwise listed under the Commercial – Retail category	4411-4413 442-443 4441-4442 445-446 445120 4453 448 448310 451-454 453930 4542 492	1 per 200 sq. ft. gross retail area
Automobile Service Station, Gasoline Station	447	1 per 300 sq. ft. gross floor area, plus 2 per each fuel pump
Convenience Store with fuel pumps	447110	1 per 200 sq. ft. gross sales area, plus 2 per each fuel pump
Flea Market - Open Yard for Sale, Rental or Storage of New or Used Junk or Salvaged Materials or Equipment	453310	By Administrative Review
Mini-warehouse and Personal Storage	531130	1 per 200 sq. ft. gross office area, plus 1 per 10 storage units
Nursery, Lawn/Garden Equipment and Supplies, Farm Supplies;	4442	1 per 200 sq. ft. gross office area
Roadside Fruit and Vegetable Markets	445230	1 per 150 sq ft gross sales area
COMMERCIAL - WHOLESALE		
All Commercial - Wholesale uses	42 424690 423140 423930 424710	1 per 5,000 sq. ft. gross floor area CC: 1 per 300 sq. ft. gross floor area
INFORMATION		
Broadcasting and Telecommunication (except NAICS 5172 communications towers)	515 517	1 per 300 sq. ft. gross office or sales area
Information and Data Processing; Newspaper and Software Communications and publishing	511 518 519	1 per 200 sq. ft. gross office or sales area
Motion Picture Production (except 512131 and 512132)	5121	1 per 300 sq. ft. gross floor area
Movie Theater (not drive-in)	512131	1 per 4 patrons at maximum capacity
Movie Theater (drive-in)	512132	Per Administrative Review
Communication Tower, Cell	517312	1 space
PROFESSIONAL AND OFFICE		
Contractors, All Types	23	1 per 300 sq. ft. gross office area
Finance and Insurance; Pawn Shops	52 522298	1 per 300 sq. ft. gross floor area

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Description of Use	2017 NAICS	Off-Street Parking Requirements
Professional, Scientific and Technical Services and Offices (excluding NAICS 54194 Veterinary Services)	54	1 per 300 sq. ft. gross floor area
Real Estate, Rental and Leasing	53	1 per 300 sq. ft. gross floor area
Veterinary Services	541940	1 per 300 sq. ft. gross office, service, or sales area, plus 1 per full-time employee
INDUSTRIAL - Processing, Manufacturing, Warehousing, Distribution		
Fuel dealer	454310	1 per 300 sq. ft. gross office area
All Manufacturing uses	31-33 324 325920	1 per employee for largest shift plus 1 per 200 sq. ft. gross indoor office and sales area
Warehousing and Storage	493	2 per each 3 full-time employees on largest shift or 1 space per 5,000 sq. ft. gross floor area, whichever is greater
TRANSPORTATION		
Air Transportation and Support; Transportation Support Activities (excluding NAICS 488490, 488210) Railroad Transportation	4811 488 482	1 per 200 sq. ft. gross floor area
Air Transportation, Private (including associated hangers and runways)	4812	By administrative review
Bus Terminal; Rail Terminal; Scenic and Sightseeing Transportation, Transit and Ground Passenger Transportation; Truck Transportation	488490 488210 487 485 484	1 per each 200 sq. ft. gross floor area in terminal or office, plus adequate parking for vehicles used in operation of business per Administrative Review
UTILITIES AND INFRASTRUCTURE		
All Utilities and Infrastructure uses	22 562	1 per 300 sq. ft. gross office area; plus 1 per full-time employee CC district: no spaces required
NATURAL RESOURCES		
Nursery and Tree Production, Floriculture Production (including retail sale of plants and associated compatible products)	111421 111422	1 per 200 sq. ft. gross office area plus 1 per employee on largest shift
TEMPORARY USES		
Christmas Tree Sales	NA	1 per 300 sq ft of office area, plus 1 per full-time, onsite employee
Contractor Office and Equipment Shed - Temporary	23	1 per full-time, onsite employee
Group Assembly in a Tent or other Temporary Structure	NA	1 per 4 patrons at maximum capacity

1102. PARKING SPACE DESIGN REQUIREMENTS.

Off-street parking spaces shall meet the following design standards.

1102.1. Parking space dimensions. Parking stalls shall be not less than nine 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.

A. Minimum parking aisle widths. Parking aisles shall be 24 feet in width if serving two-way traffic and 12 feet in width if serving one-way traffic.

1. 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. Driveways shall not exceed 24 feet in width at the street.
3. 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.

B. Construction requirements.

1. Paving – larger parking areas. 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 § 1102.1(B)(3), except for areas used for overflow, special events, peak parking, and parking areas serving single-family detached and duplex housing. However, parking areas designed to accommodate the regular parking of heavy construction and industrial vehicles may be paved with suitable gravel. Any parking on such site intended to park automobiles, small service vehicles, and similar passenger vehicles shall be paved.
2. Paving – small parking areas. 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 § 1102.1(B)(3), or other similar material approved by the Zoning Administrator, except for areas used for overflow, special events, peak parking, and parking areas serving single-family detached and duplex housing.

3. Pervious pavement and pavers. Permeable pavements are permitted including interlocking paving systems and porous pavement, provided handicapped spaces and pathways are designed and installed to meet *Americans with Disabilities Act (ADA)* requirements. Open-grid pavers may be used in peripheral and overflow parking areas.
4. Any non-paved surface used for overflow, special events, and peak parking that cannot be maintained with healthy, living turf grass or similar live ground cover shall be paved with approved permeable pavers as detailed in § 1102.1(B)(3).
5. Parking lot construction shall be designed to minimize off-site stormwater runoff.
6. Driveways and parking areas 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.
7. On-site turnaround required. On-site turnaround area adequate to accommodate typical passenger vehicles shall be provided for all parking spaces. This standard shall not apply to single-family detached residential, duplex, patio home and townhouse developments.
8. Marking. Off-street parking, except for single-family detached residential uses, 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.
9. 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.
10. Connectivity. New parking areas on adjacent non-residential and non-industrial properties shall be encouraged to connect to existing and other new or planned non-residential and non-industrial parking areas unless the Zoning Administrator determines that topography or other natural features or other factors prevents it.

- C. 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 Newberry. 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.
- D. Lighting requirements. 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.
- E. Landscaping. Off-street parking areas shall be landscaped and buffer areas provided in accordance with the applicable provisions of *Article 10 – Buffers, Landscaping and Open Space Requirements*.
- F. 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, with the following exceptions. Stacking spaces shall be located entirely outside of a required driveway or parking aisle needed to access required parking spaces.
 - 1. 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.
 - 2. Non-automated car washes shall only be required to provide two stacking spaces per bay, one of which is located for use as a dry down area.
 - 3. Automated car washes shall be required to provide an additional two stacking spaces per bay.

1103. PARKING OF RECREATION, COMMERCIAL, AND UNLICENCED VEHICLES

- 1103.1.** Mobile recreational equipment or vehicles shall not be parked or stored on any lot in a residential district for more than 24 hours, except in a carport, enclosed building, or rear yard.
- 1103.2.** Commercial vehicles or trailers shall not be parked or stored on any lot in a residential district, except for temporary loading or unloading.

- 1103.3.** Vehicles or trailers subject to State licensing must display a current license plate if parked or stored on a lot or property in a residential district, unless the vehicle or trailer is in an enclosed building.
- 1103.4.** No more than one travel or camping vehicle per residential dwelling unit on the premises shall be permitted to be parked on a lot or parcel in a residential zoning district. Such vehicle(s) shall not be occupied temporarily or permanently while parked or stored, except in a permitted mobile home park.

1104. OFF-STREET LOADING AND UNLOADING SPACES.

Each property used for commercial or industrial purposes, or multi-family developments with more than 10 units, shall provide off-street space for loading and unloading as follows. These requirements do not apply in the Core Commercial (CC) District.

- 1104.1.** 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.
- 1104.2.** 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.
- 1104.3.** Adequate on-site turnaround area shall be provided for all loading and unloading areas.
- 1104.4.** Off-street loading and unloading areas shall be designed to avoid or minimize safety issues or traffic congestion.
- 1104.5. Access.** Each loading space shall have access from an alley or public street.
- 1104.6. Dimensions.** Each loading space shall be a minimum of 12 feet by 40 feet, and shall be clear of obstructions.

1104.7. Off-street Loading and Unloading Space required by Type of Use.

Use	Gross Floor Area (sq. ft.)	# of Spaces
Retail business	For each 5,000 sq. ft.	1
Wholesale, industrial, governmental, institutional, educational, medical, assembly	25,000	1
	25,001 – 99,999	2
	100,000 – 159,999	3
	160,000 – 239,99	4
	240,000 – 349,000	5
	Each additional 100,000 or fraction thereof	1
Multi-family residence with 10 or more dwelling units	n/a	1

1104.8. Screening. Screening of loading/unloading areas shall be provided in accordance with the provisions of § 1004 – *Screening*.

1104.9. Expansions. Expansions to an existing loading area which increase the total area by more than 40 percent shall be required to comply with all applicable requirements of this section.

1105. PARKING REQUIREMENTS SPECIFIC TO CAMPUS ZONING DISTRICTS

1105.1. Parking shall be provided within the CM - Campus Main zoning district and the Campus Transition Overlay District that, in aggregate, equals or exceeds 75 spaces per 100 enrolled full-time equivalent students.

1105.2. Only those spaces located in the CM zoning district or in the CT Overlay District within a 1,320 ft radius (which approximates a five minute walk at three mph rate) of the Newberry College Library may be credited toward the required number of spaces.

1105.3. Ingress and egress shall be prohibited from residential streets where, in the opinion of the Zoning Administrator, suitable access can be provided from a thoroughfare or a street servicing existing institutional facilities.

1105.4. Parking requirements specific to CTO - Campus Transition Overlay District.

A. Parking structures are not allowed in the CTO district.

B. Institutional - general parking requirements for surface parking lots.

1. Use of parking lots shall be restricted to parking only.

2. Social uses and other temporary uses shall be prohibited except those temporary uses associated with athletic events, fundraising activities, and

other similar special events officially sanctioned by the institution and conducted on an infrequent basis.

3. Ingress and egress shall be prohibited from residential streets where suitable access can be provided from a thoroughfare or other College-owned property.
4. The institution shall be responsible for parking area and landscape maintenance including routine litter control.

B. Institutional and professional uses (faculty, administrative, professional offices).

1. On-site Parking Requirements.

- a. Where on-site parking is provided, the minimum requirement is one space per 375 square feet of gross floor area.
- b. However, parking areas shall not occupy more than 35 percent of the legally defined lot. The basis for this calculation excludes the aggregate square area occupied by the principal structure and accessory structures (authorized by the underlying zone).
- c. Parking areas shall not occupy more than 40 percent of the available front yard.

2. Off-site Parking Requirements. Total or partial off-site parking, in lieu of on-site parking, may be provided, subject to written approval of the Zoning Administrator. To obtain authorization, the institution shall, as a minimum, demonstrate the existence of unreserved, general parking within 800 linear feet of the site, sufficient to meet the parking requirement.

C. Institutional classroom uses.

1. On-site parking requirements.

- a. On-site parking shall be sufficient to meet a minimum of one-half of the maximum classroom seating capacity and one space per classroom building office.
- b. On-site parking areas shall not occupy more than 40 percent of the legally defined lot. The basis for this calculation excludes the aggregate square area occupied by the principal structure and accessory structures, authorized by the underlying zone.

- c. Parking areas shall not occupy more than 40 percent of the available front yard.
- 2. Off-site parking requirements. Total or partial off-site parking, in lieu of on-site parking, may be provided subject to written approval of the Zoning Administrator. To obtain authorization, the institution shall, as a minimum, demonstrate the existence of unreserved general parking within 400 linear feet of the site that is sufficient to meet the parking requirement.