

IX. OFF-STREET PARKING REGULATIONS

DAVIDSON LAND PLAN CODE

Design Standards

Off-street parking areas should be designed to minimize breaks in the pedestrian environment, to achieve a comfortable and safe environment for pedestrians and to provide a horizontal landscape which makes walking convenient. The following standards should be met in the design of off-street parking areas.

Uninterrupted areas of asphalt parking should be limited in size. It is better to create four parking lots of 25 spaces broken by buildings or other features than to create a single 100 space lot.

The parking lot designed solely for vehicle parking should be considered a "room for cars." Landscaping should be primarily on the perimeter of the lot to create the walls of the room. Landscaping within lots must be aligned to create "green walls" necessary to define the "rooms." (Also see standards for Plaza in Open Space Regulations).

The parking lot should be designed to allow pedestrians to safely move from their vehicles to the building. On smaller lots, this may be achieved by providing a sidewalk at the perimeter of the lot. On larger parking lots, corridors within the parking area should channel pedestrians from the car to the perimeter of the lot. These corridors should be delineated by a paving material which is different from that of vehicular areas and by small posts or bollards, which may incorporate lighting.

Driveways to parking areas should be no wider than necessary with a maximum of 24' in width. Creating excessively wide driveways encourage high speeds and is uncomfortable for pedestrians on the sidewalk.

Amount Required

While it is expected that on-street parking will contribute substantially to everyday parking needs, sufficient off-street parking must also be provided to serve the particular needs of the building(s). The following requirements provide a minimum standard:

Residential

- 1 space per 1 bedroom dwelling unit
- 2 spaces per 2+ bedroom dwelling

Commercial, Industrial, Office

- 1 space per 500 sq. ft.

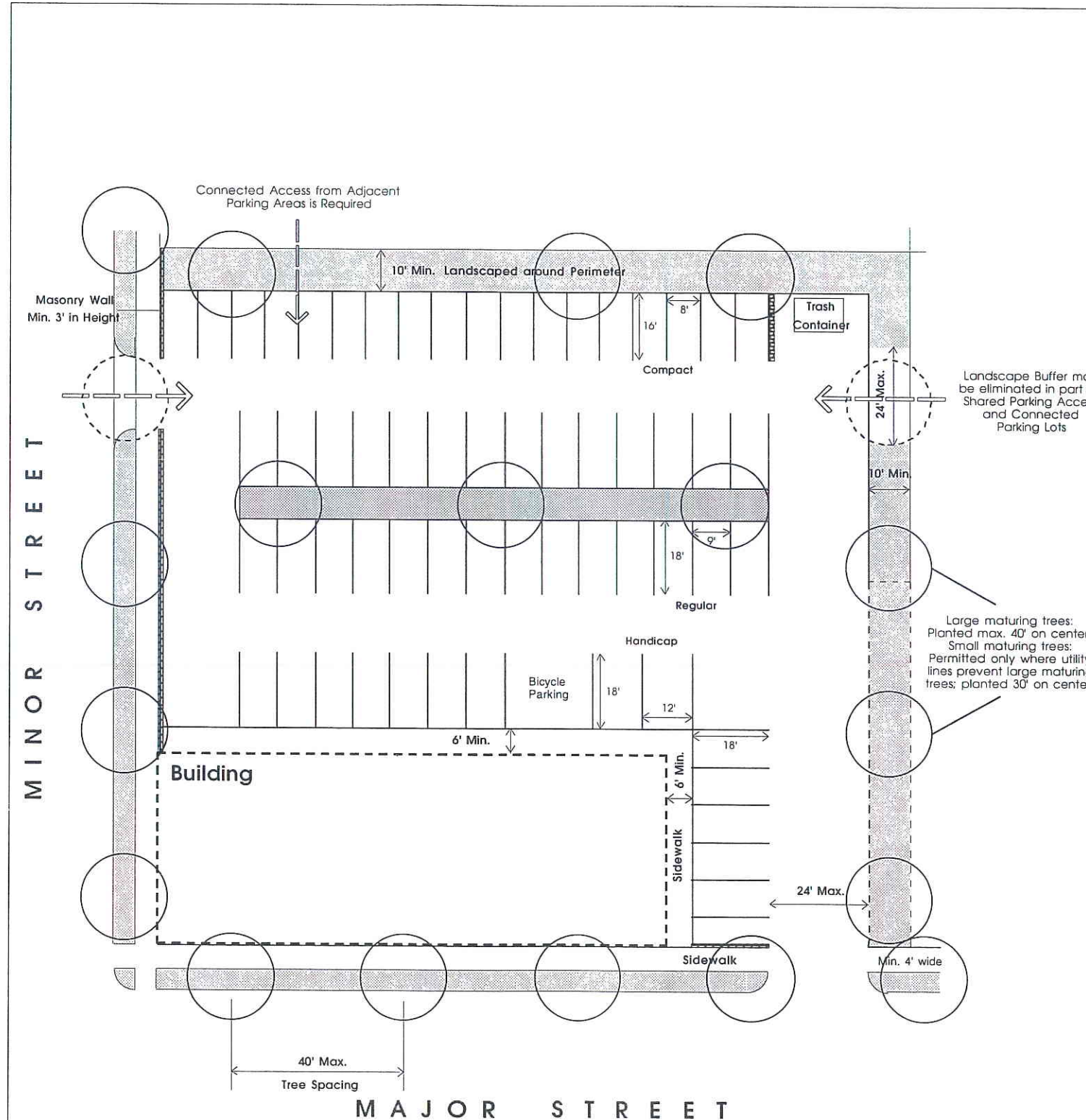
Civic

No minimum

Bicycle Parking

All non-residential buildings shall include an area for parking bicycles. This area may be designated parking space within the parking lot near the building or an area outside the parking lot adjacent to the building. The bike parking area must include a bike rack. The amount of the bike parking needed will depend upon demand.

Typical Conditions



Parking Landscaping

There are two landscape standards which must be met for parking lots:

- a. Provide an opaque screen by installing a hedge which will be a minimum of six feet at maturity.
- b. Provide canopy trees for shade planted at a maximum of 30 ft. on center.

For parking adjacent to corner streets, a 3' garden wall to provide casual seating may be installed in place of the opaque screen. Canopy trees (30' on center) will line the entire parking lot.

Trash container areas are to be hidden by an opaque fence a minimum of 8' in height. Wooden shadow box fences are recommended. Trash containers such as dumpsters shall not be located adjacent to residential property.