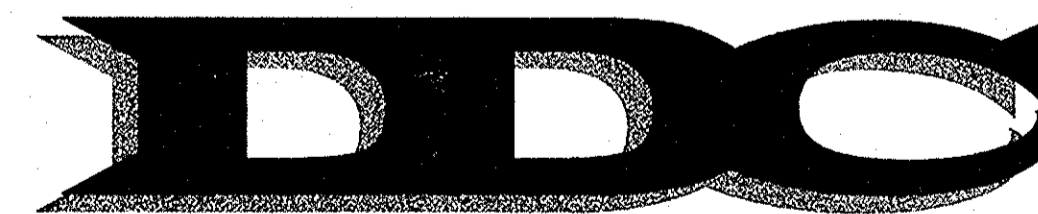


REVISED
PLANNED UNIT DEVELOPMENT
PALMETTO POINTE
HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR

461 PARTNERSHIP

PREPARED BY



DDC Engineers, Inc.

ENGINEERS, PLANNERS AND SURVEYORS

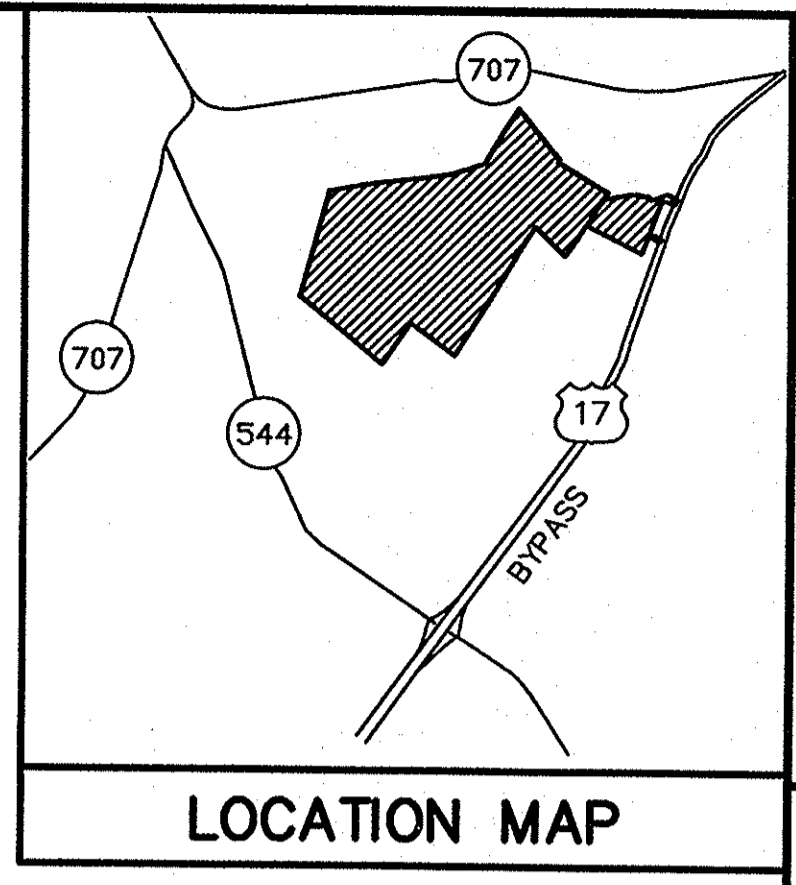
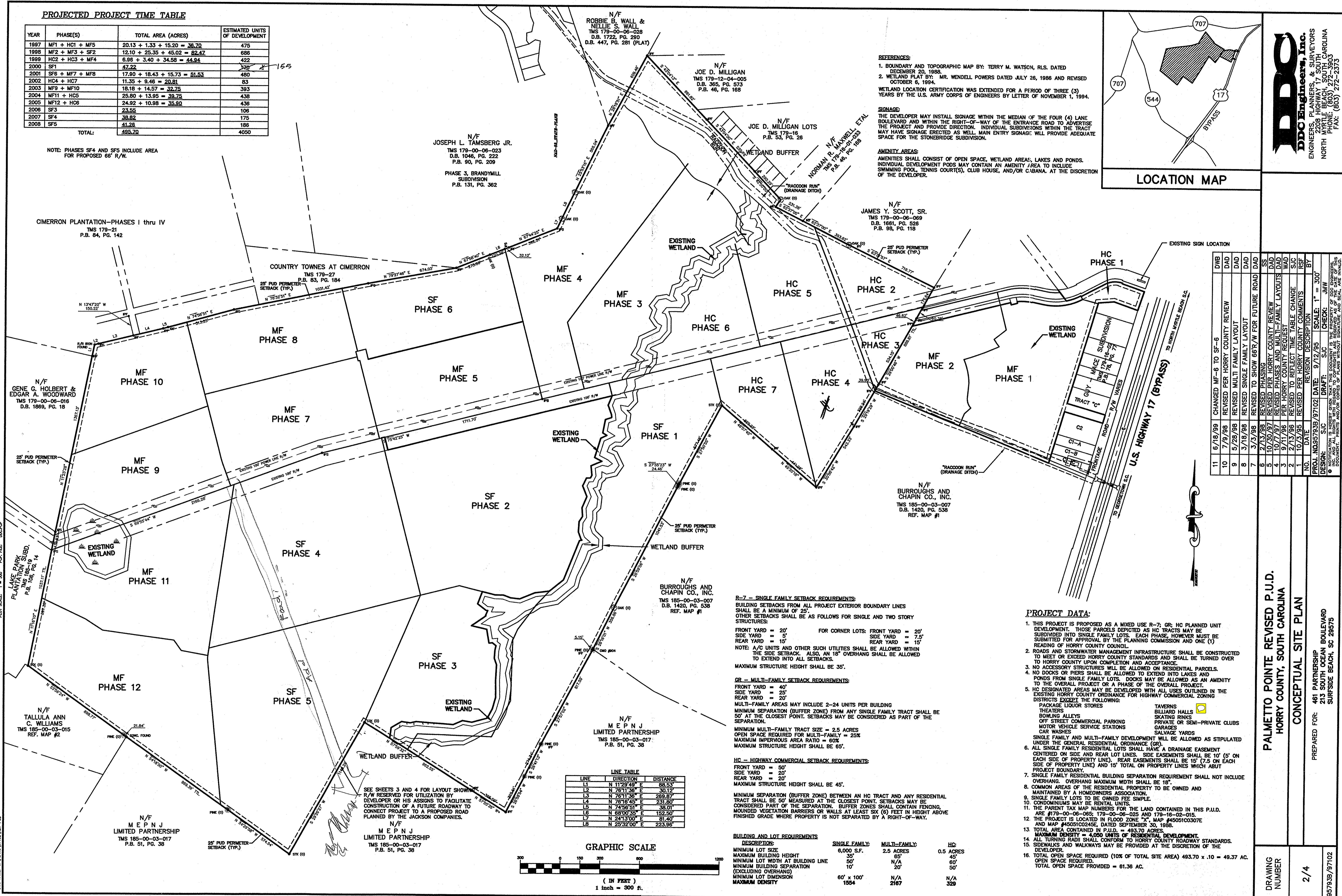
SEPTEMBER 12, 1995

LATEST REVISION - JUNE 18, 1999

PROJECTED PROJECT TIME TABLE

YEAR	PHASE(S)	TOTAL AREA (ACRES)	ESTIMATED UNITS OF DEVELOPMENT
1997	MF1 + HC1 + MF5	20.13 + 1.33 + 15.20 = 36.70	475
1998	MF2 + MF3 + SF2	12.10 + 25.35 + 45.02 = 82.47	688
1999	HC2 + HC3 + MF4	6.96 + 3.40 + 34.58 = 44.94	422
2000	SF1	47.22	326
2001	SF6 + MF7 + MF8	17.90 + 18.43 + 15.73 = 51.53	480
2002	HC4 + HC7	11.35 + 9.46 = 20.81	83
2003	MF9 + MF10	18.18 + 14.57 = 32.75	393
2004	MF11 + HC5	25.80 + 13.95 = 39.75	438
2005	MF12 + HC6	24.92 + 10.98 = 35.90	438
2006	SF3	23.55	106
2007	SF4	38.82	175
2008	SF5	41.28	186
TOTAL:		493.70	4050

NOTE: PHASES SF4 AND SF5 INCLUDE AREA FOR PROPOSED 66' R/W.



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 ENGINEERS, PLANNERS, & SURVEYORS
 2208 HIGHWAY 17 SOUTH
 NORTH BEACH, SOUTH CAROLINA
 PHONE: (803) 272-2373
 FAX: (803) 272-2373

REFERENCES:
 1. BOUNDARY AND TOPOGRAPHIC MAP BY: TERRY M. WATSON, RLS. DATED DECEMBER 20, 1988.
 2. WETLAND PLAT BY: MR. WENDELL POWERS DATED JULY 26, 1988 AND REVISED OCTOBER 6, 1994.
 WETLAND LOCATION CERTIFICATION WAS EXTENDED FOR A PERIOD OF THREE (3) YEARS BY THE U.S. ARMY CORPS OF ENGINEERS BY LETTER OF NOVEMBER 1, 1994.

SIGNAGE:
 THE DEVELOPER MAY INSTALL SIGNAGE WITHIN THE MEDIAN OF THE FOUR (4) LANE BOULEVARD AND WITHIN THE RIGHT-OF-WAY OF THE ENTRANCE ROAD TO ADVERTISE THE PROJECT AND PROVIDE DIRECTION. INDIVIDUAL SUBDIVISIONS WITHIN THE TRACT MAY HAVE SIGNAGE ERRECTED AS WELL. MAIN ENTRY SIGNAGE WILL PROVIDE ADEQUATE SPACE FOR THE STONEBRIDGE SUBDIVISION.

AMENITY AREAS:
 AMENITIES SHALL CONSIST OF OPEN SPACE, WETLAND AREAS, LAKES AND PONDS. INDIVIDUAL DEVELOPMENT PODS MAY CONTAIN AN AMENITY AREA TO INCLUDE SWIMMING POOL, TENNIS COURT(S), CLUB HOUSE, AND/OR CABANA. AT THE DISCRETION OF THE DEVELOPER.

NO.	DATE	REVISION DESCRIPTION	BY
11	6/18/99	CHANGED MF-6 TO SF-6	DAD
10	7/9/98	REVISED PER HORRY COUNTY REVIEW	DAD
9	5/28/98	REVISED MULTIFAMILY LAYOUT	DAD
8	3/18/98	REVISED SINGLE FAMILY LAYOUT	DAD
7	3/3/98	REVISED TO SHOW 66' R/W FOR FUTURE ROAD	DAD
6	2/13/98	REVISED PHASING	SS
5	10/30/97	REVISED PER HORRY COUNTY REVIEW	DAD
4	10/7/97	REVISED PHASING AND MULTI-FAMILY LAYOUTS	DAD
3	9/11/96	REVISED PER HORRY COUNTY REQUEST	SS
2	2/13/96	REVISED TO REFLECT TIME TABLE CHANGE	SS
1	10/13/95	REVISED PER HORRY COUNTY COMMENTS	SS
NO.	DATE	REVISION DESCRIPTION	BY
PROJ.	NO.95793B/97102	DATE: 9/12/95	SCALE: 1" = 300'
DESIGN:	SS	DRAFT:	SS
CHECK:	SS	BY:	SS
IN CHARGE:	SS	DATE:	9/12/95

R-7 - SINGLE FAMILY SETBACK REQUIREMENTS:
 BUILDING SETBACKS FROM ALL PROJECT EXTERIOR BOUNDARY LINES SHALL BE A MINIMUM OF 25'.
 OTHER SETBACKS SHALL BE AS FOLLOWS FOR SINGLE AND TWO STORY STRUCTURES:
 FRONT YARD = 20' FOR CORNER LOTS: FRONT YARD = 20'
 SIDE YARD = 5' SIDE YARD = 7.5'
 REAR YARD = 15' REAR YARD = 15'

NOTE: A/C UNITS AND OTHER SUCH UTILITIES SHALL BE ALLOWED WITHIN THE SIDE SETBACK. ALSO, AN 18" OVERHANG SHALL BE ALLOWED TO EXTEND INTO ALL SETBACKS.
 MAXIMUM STRUCTURE HEIGHT SHALL BE 35'.

GR - MULTI-FAMILY SETBACK REQUIREMENTS:
 FRONT YARD = 40'
 SIDE YARD = 20'
 REAR YARD = 20'

MULTI-FAMILY AREAS MAY INCLUDE 2-24 UNITS PER BUILDING. MINIMUM SEPARATION (BUFFER ZONE) FROM ANY SINGLE FAMILY TRACT SHALL BE 50' AT THE CLOSEST POINT. SETBACKS MAY BE CONSIDERED AS PART OF THE SEPARATION.
 MINIMUM MULTI-FAMILY TRACT SIZE = 2.5 ACRES
 OPEN SPACE REQUIRED FOR MULTI-FAMILY = 25%
 MAXIMUM IMPERVIOUS AREA RATIO = 60%
 MAXIMUM STRUCTURE HEIGHT SHALL BE 65'.

HC - HIGHWAY COMMERCIAL SETBACK REQUIREMENTS:
 FRONT YARD = 60'
 SIDE YARD = 20'
 REAR YARD = 20'

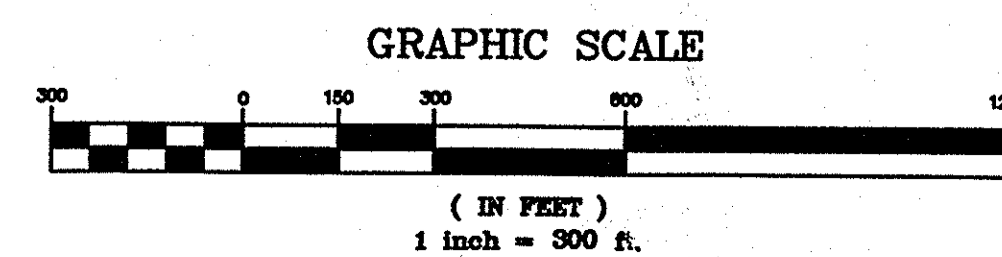
MAXIMUM STRUCTURE HEIGHT SHALL BE 45'.
 MINIMUM SEPARATION (BUFFER ZONE) BETWEEN AN HC TRACT AND ANY RESIDENTIAL TRACT SHALL BE 50' MEASURED AT THE CLOSEST POINT. SETBACKS MAY BE CONSIDERED PART OF THE SEPARATION. BUFFER ZONES SHALL CONTAIN FENCING, MOUNDING VEGETATION BARRIERS OR WALLS AT LEAST SIX (6) FEET IN HEIGHT ABOVE FINISHED GRADE WHERE PROPERTY IS NOT SEPARATED BY A RIGHT-OF-WAY.

BUILDING AND LOT REQUIREMENTS

DESCRIPTION	SINGLE FAMILY:	MULTI-FAMILY:	HC:
MINIMUM LOT SIZE	6,000 S.F.	2.5 ACRES	0.5 ACRES
MINIMUM BUILDING HEIGHT	35'	65'	45'
MINIMUM LOT WIDTH AT BUILDING LINE	50'	N/A	45'
MINIMUM BUILDING SEPARATION (EXCLUDING OVERHANG)	10'	20'	50'
MINIMUM LOT DIMENSION	60' x 100'	N/A	N/A
MAXIMUM DENSITY	1554	2167	329

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 112°49' E	88.53'
L2	N 76°11'36" E	30.12'
L3	N 76°11'36" E	269.87'
L4	N 76°16'45" E	231.80'
L5	N 74°56'51" E	38.01'
L6	N 68°00'35" E	152.50'
L7	N 24°15'00" E	81.40'
L8	N 25°32'00" E	223.96'



PROJECT DATA:

- THIS PROJECT IS PROPOSED AS A MIXED USE R-7; GR; HC PLANNED UNIT DEVELOPMENT. THOSE PARCELS DEPICTED AS HC TRACTS MAY BE SUBDIVIDED INTO SINGLE FAMILY LOTS. EACH PHASE, HOWEVER MUST BE SUBMITTED FOR APPROVAL BY THE PLANNING COMMISSION AND ONE (1) READING OF HORRY COUNTY COUNCIL.
- ROADS AND STORMWATER MANAGEMENT INFRASTRUCTURE SHALL BE CONSTRUCTED TO MEET OR EXCEED HORRY COUNTY STANDARDS AND SHALL BE TURNED OVER TO HORRY COUNTY UPON COMPLETION AND ACCEPTANCE.
- NO ACCESSORY STRUCTURES WILL BE ALLOWED ON RESIDENTIAL PARCELS.
- NO DOCKS OR PIERS SHALL BE ALLOWED TO EXTEND INTO LAKES AND PONDS FROM SINGLE FAMILY LOTS. DOCKS MAY BE ALLOWED AS AN AMENITY TO THE OVERALL PROJECT OR A PHASE OF THE OVERALL PROJECT.
- HC DESIGNATED AREAS MAY BE DEVELOPED WITH ALL USES OUTLINED IN THE EXISTING HORRY COUNTY ORDINANCE FOR HIGHWAY COMMERCIAL ZONING DISTRICTS EXCEPT THE FOLLOWING:
 PACKAGE LIQUOR STORES
 THEATERS
 BOWLING ALLEYS
 OFF STREET COMMERCIAL PARKING
 MOTOR VEHICLE SERVICE STATIONS
 CAR WASHES
 SINGLE FAMILY AND MULTI-FAMILY DEVELOPMENT WILL BE ALLOWED AS STIPULATED UNDER THE GENERAL RESIDENTIAL ORDINANCE (GR).
 ALL SINGLE FAMILY RESIDENTIAL LOTS SHALL HAVE A DRAINAGE EASEMENT CENTERED ON SIDE AND REAR LOT LINES. SIDE EASEMENTS SHALL BE 10' (5' ON EACH SIDE OF PROPERTY LINE). REAR EASEMENTS SHALL BE 15' (7.5 ON EACH SIDE OF PROPERTY LINE) AND 15' TOTAL ON PROPERTY LINES WHICH ABUT PROJECT BOUNDARY.
- SINGLE FAMILY RESIDENTIAL BUILDING SEPARATION REQUIREMENT SHALL NOT INCLUDE OVERHANG. OVERHANG MAXIMUM WIDTH SHALL BE 18".
 COMMON AREAS OF THE RESIDENTIAL PROPERTY TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- SINGLE FAMILY LOTS TO BE OWNED FREE SIMPLE.
- CONDOMINIUMS MAY BE RENTAL UNITS.
- THE PARENT TAX MAP NUMBERS FOR THE LAND CONTAINED IN THIS P.U.D. ARE #179-00-06-085; 179-00-06-025 AND 179-16-02-015.
- THE PROJECT IS LOCATED IN FLOOD ZONE "X". MAP #45051C0307E AND MAP #45051C0245E, DATED SEPTEMBER 30, 1988.
- TOTAL AREA CONTAINED IN P.U.D. = 493.70 ACRES.
 MAXIMUM DENSITY = 4,050 UNITS OF RESIDENTIAL DEVELOPMENT.
- ALL TURNING RADI SHALL CONFORM TO HORRY COUNTY ROADWAY STANDARDS.
- SIDEWALKS AND WALKWAYS MAY BE PROVIDED AT THE DISCRETION OF THE DEVELOPER.
- TOTAL OPEN SPACE REQUIRED (10% OF TOTAL SITE AREA) 493.70 x .10 = 49.37 AC. OPEN SPACE PROVIDED = 61.36 AC.

PALMETTO POINTE REVISED P.U.D.
 HORRY COUNTY, SOUTH CAROLINA

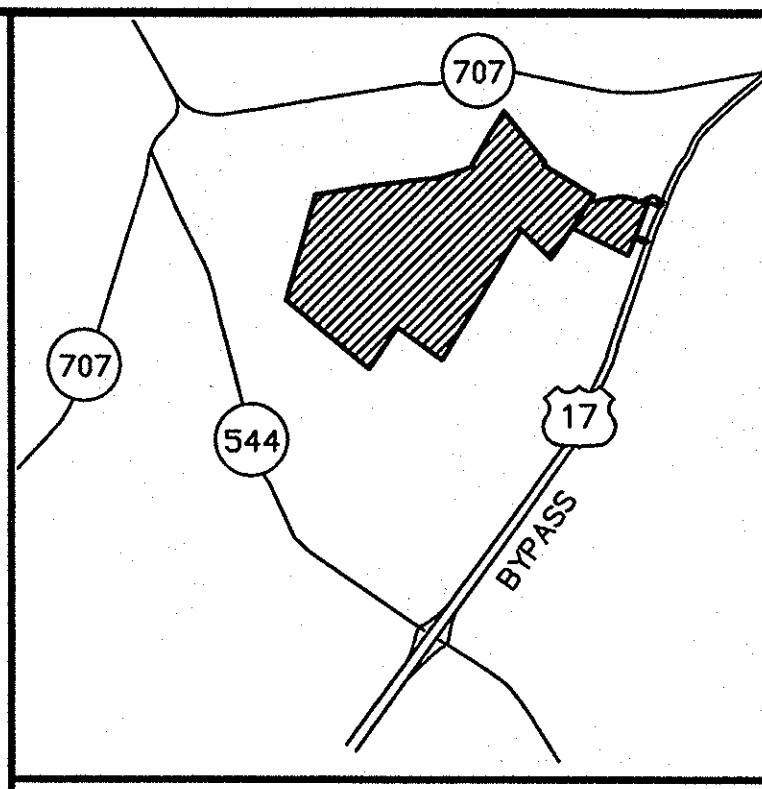
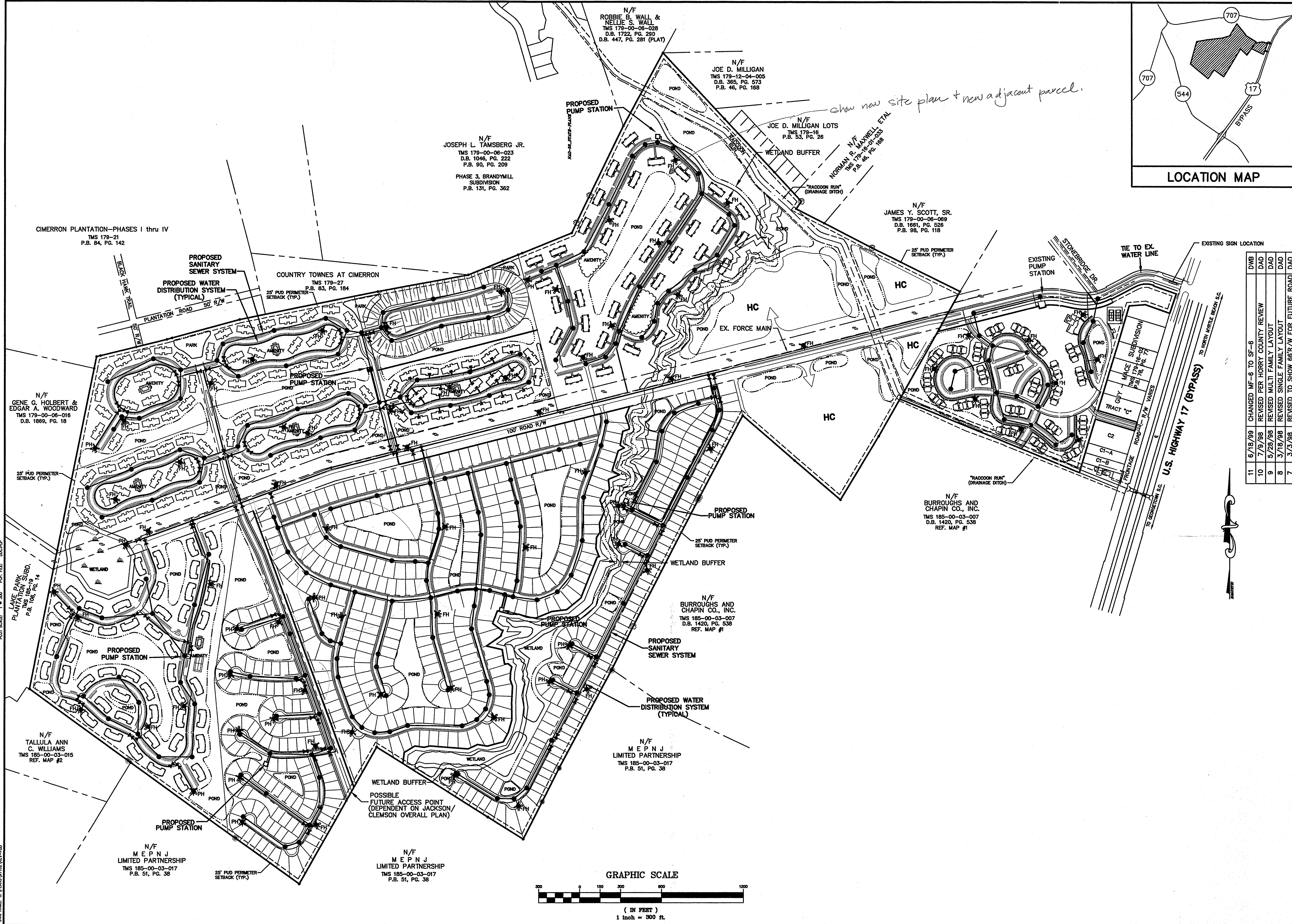
CONCEPTUAL SITE PLAN

PREPARED FOR: 461 PARTNERSHIP
 213 SOUTH OCEAN BOULEVARD
 SURFSIDE BEACH, SC 29575

DRAWING NUMBER

2/4

95793B/97102



DDO Engineers, Inc.
 ENGINEERS, PLANNERS, & SURVEYORS
 505 HARRIS BLVD., SUITE 200
 NORTH MYRTLE BEACH, SOUTH CAROLINA
 PHONE: (803) 272-3905
 FAX: (803) 272-2373

LOCATION MAP

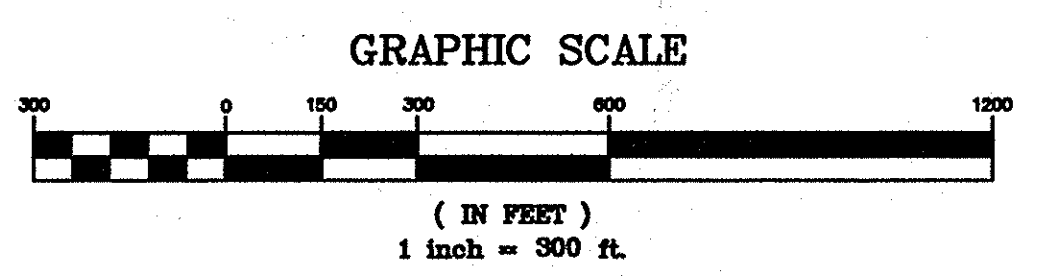
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2	2/13/96	REVISED TO REFLECT TIME TABLE CHANGE	SIC
1	10/3/95	REVISED PER HORRY COUNTY COMMENTS	RSF

PROJ. NO. 95793B/97102 DATE: 9/12/95 SCALE: 1" = 300'
 DESIGN: SIC CHECK: JMW
 DRAFT: JMW
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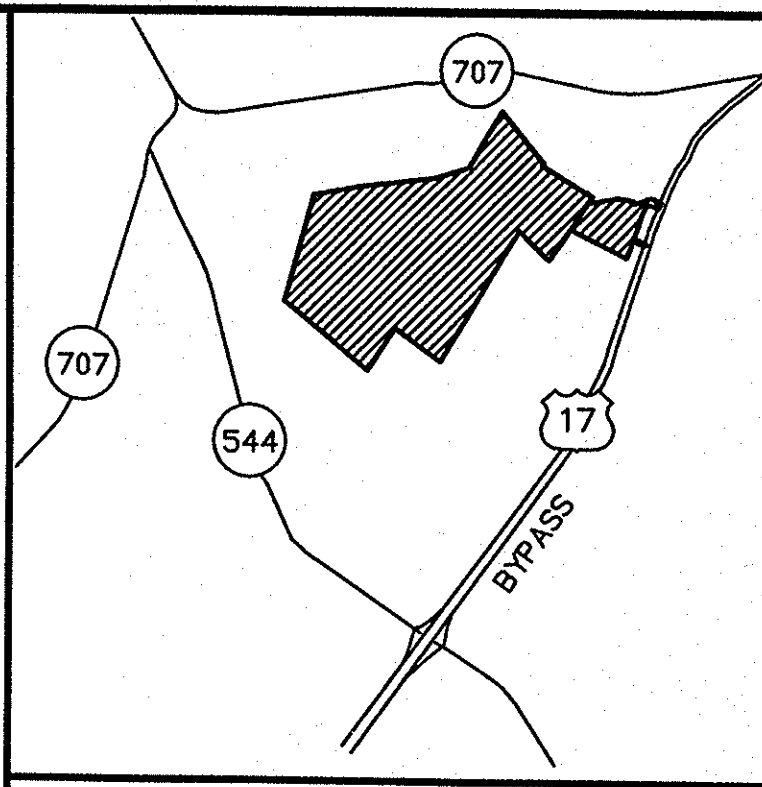
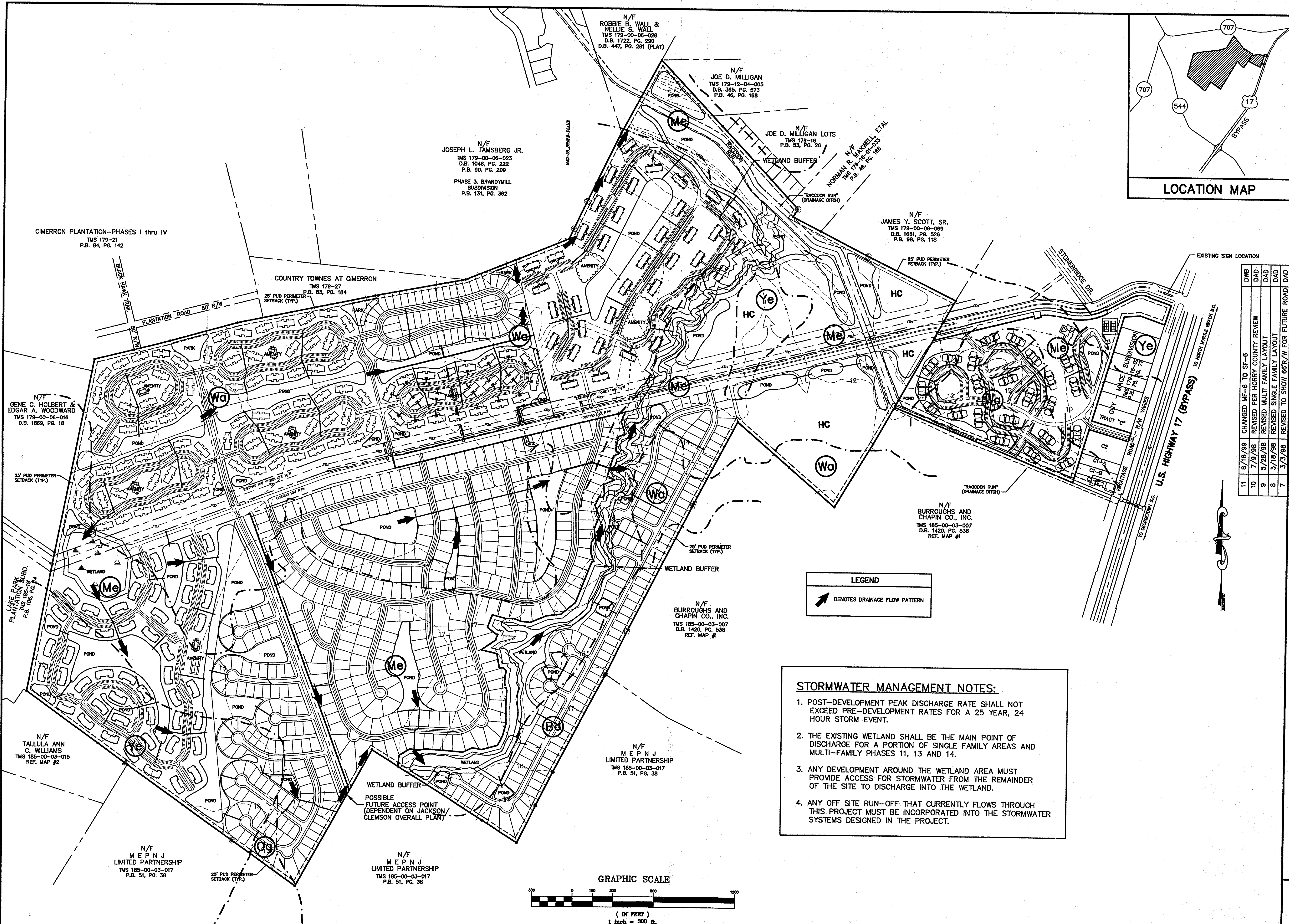
PALMETTO POINTE REVISED P.U.D.
HORRY COUNTY, SOUTH CAROLINA
MASTER WATER AND SEWER PLAN

PREPARED FOR: 461 PARTNERSHIP
 213 SOUTH OCEAN BOULEVARD
 SURFSIDE BEACH, SC 28575

DRAWING NUMBER
 3/4
 95793B/97102



DWG NAME: G:\PLANS\9703\95793B-3.D
 PLOT SCALE: 1" = 300'
 PLOT FILE: 0002.PC
 DATE: 9/12/95

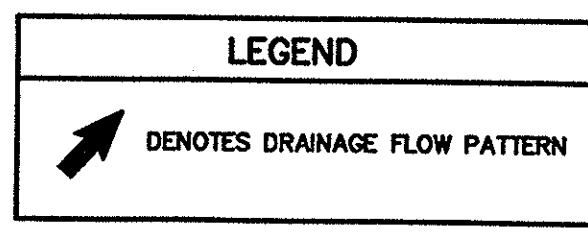


DDC Engineers, Inc.
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 NORTH MYRTLE BEACH, SOUTH CAROLINA
 PHONE: (803) 272-3903
 FAX: (803) 272-2373

LOCATION MAP

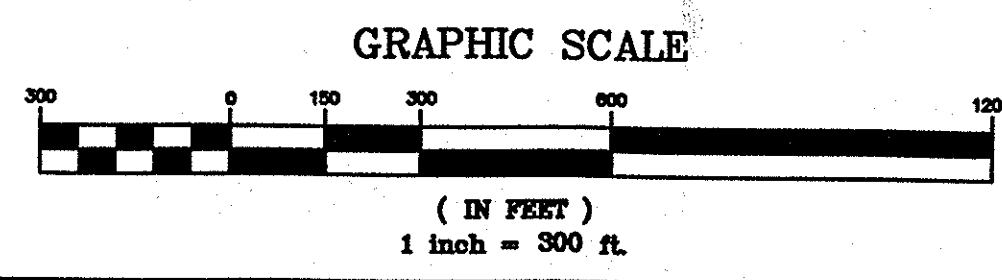
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NO.	DATE	REVISION DESCRIPTION	BY

PROJ. NO. 95793B/97102 DATE: 9/12/95 SCALE: 1" = 300'
 DESIGN: SIC DRAFT: SIC CHECK: ANW
 I HEREBY CERTIFY THAT THIS DOCUMENT IS THE PROPERTY OF DDC ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM DDC ENGINEERS, INC.



STORMWATER MANAGEMENT NOTES:

1. POST-DEVELOPMENT PEAK DISCHARGE RATE SHALL NOT EXCEED PRE-DEVELOPMENT RATES FOR A 25 YEAR, 24 HOUR STORM EVENT.
2. THE EXISTING WETLAND SHALL BE THE MAIN POINT OF DISCHARGE FOR A PORTION OF SINGLE FAMILY AREAS AND MULTI-FAMILY PHASES 11, 13 AND 14.
3. ANY DEVELOPMENT AROUND THE WETLAND AREA MUST PROVIDE ACCESS FOR STORMWATER FROM THE REMAINDER OF THE SITE TO DISCHARGE INTO THE WETLAND.
4. ANY OFF SITE RUN-OFF THAT CURRENTLY FLOWS THROUGH THIS PROJECT MUST BE INCORPORATED INTO THE STORMWATER SYSTEMS DESIGNED IN THE PROJECT.



PALMETTO POINTE REVISED P.U.D.
HORRY COUNTY, SOUTH CAROLINA
MASTER DRAINAGE PLAN

PREPARED FOR: 461 PARTNERSHIP
 213 SOUTH OCEAN BOULEVARD
 SURFSIDE BEACH, SC 28575

DRAWING NUMBER: 4/4
 95793B/97102

DWG. NAME: C:\PLANS\97102\REV-04.DWG PLOT SCALE: 1" = 300' PLOT FILE: DDC-PP.DWG

N/F
 GENE G. HOLBERT &
 EDGAR A. WOODWARD
 TMS 179-00-06-016
 D.B. 1869, PG. 18

N/F
 TALLULA ANN
 C. WILLIAMS
 TMS 185-00-03-015
 REF. MAP #2

N/F
 M E P N J
 LIMITED PARTNERSHIP
 TMS 185-00-03-017
 P.B. 51, PG. 38

N/F
 M E P N J
 LIMITED PARTNERSHIP
 TMS 185-00-03-017
 P.B. 51, PG. 38

N/F
 ROBBIE B. WALL &
 NELLIE S. WALL
 TMS 179-00-06-028
 D.B. 1722, PG. 290
 D.B. 447, PG. 281 (PLAT)

N/F
 JOE D. MILLIGAN
 TMS 179-12-04-005
 D.B. 365, PG. 573
 P.B. 46, PG. 188

N/F
 JOSEPH L. TAMBERG JR.
 TMS 179-00-06-023
 D.B. 1046, PG. 222
 P.B. 90, PG. 209
 PHASE 3, BRANDYMILL
 SUBDIVISION
 P.B. 131, PG. 362

N/F
 JOE D. MILLIGAN LOTS
 TMS 179-16
 P.B. 53, PG. 26

N/F
 NORMAN R. MAXWELL ET AL
 TMS 179-14-07-033
 P.B. 44, PG. 189

N/F
 JAMES Y. SCOTT, SR.
 TMS 179-00-06-069
 D.B. 1881, PG. 528
 P.B. 98, PG. 118

N/F
 BURROUGHS AND
 CHAPIN CO., INC.
 TMS 185-00-03-007
 D.B. 1420, PG. 538
 REF. MAP #1

N/F
 M E P N J
 LIMITED PARTNERSHIP
 TMS 185-00-03-017
 P.B. 51, PG. 38

ARTICLE XI. - PARKING REGULATIONS

1100. - Intent/purpose.

- (A) *Intent/purpose.* The purpose of this article is to provide for the orderly and uniform provision of motorized and non-motorized vehicle parking facilities as applied to various land uses developed in the unincorporated sections of Horry County.

1101. - General provisions.

- (A) *Acceptable Parking Surfaces.* Required off-street parking and drive aisles shall be improved to a dust free surface (asphalt, concrete, pavers, stone). Alternative parking surfaces shall require review and approval of the Zoning Administrator or his/her designee.
- (B) *Bay Doors and Indoor Parking.* Uses and buildings featuring roll up bay doors for vehicular ingress/egress may count each door as a required parking space. Additionally, indoor parking, used to meet the minimum parking standards, shall use the same dimensions as established in Section 1102 provided a parking plan is reviewed and approved by the Zoning Administrator or his/her designee.
- (C) *Change of Use or Expansion.*
1. Nothing in this Article shall require the furnishing of additional parking spaces for existing buildings which are not enlarged or changed to a new use.
 2. When there is a change to a use which has a greater parking requirement than the previous use, the minimum off-street parking requirement in accordance with the provisions of this Article shall be provided according to the requirements for the new use.
 3. When an existing structure is expanded or enlarged, the minimum off-street parking requirements in accordance with the provisions of this Article shall only be required to be provided for the area or capacity of such expansion or enlargement. However, compliance with the minimum off-street parking requirements shall not be required for the expansion or enlargement when such expansion or enlargement is to provide an accessibility improvement.
- (D) *Compact Car Parking.* Spaces provided for compact cars may constitute a maximum of ten (10) percent of the required. All compact parking spaces shall use signage per Section 1103.
- (E) *Fleet Vehicle Storage.* Required parking shall not be used for fleet vehicle parking and storage unless the required parking is located to the rear of the primary building.
- (F) *Maneuvering Room.* Maneuvering space for off-street parking shall be located on the lot upon which parking is provided. Individual driveways to single-family units shall be exempt.
- (G) *Maximum Parking.* A use requiring fifty (50) or more parking spaces shall not exceed 125% of the minimum required parking unless pervious surfaces as defined herein are incorporated.
- (H) *Minimum Parking.* All uses (except single-family residential and mail kiosks) shall have a minimum four (4) parking spaces unless otherwise stipulated in Section 1104.
- (H) *New and Used Vehicle Display Lots.* Businesses engaged in buying, selling or trading new and used vehicles (automobiles, motorcycles, mopeds, recreational vehicles, camping trailers, golf carts, boats) shall not use vehicle display areas for customer or employee parking. Additionally, required parking shall not be used to store vehicles overnight for any purpose.

- (I) *Off-site Parking.* Off-site parking for residential uses shall be located in common area directly adjacent to the use. Maneuvering room shall be located internal to the project and outside of all right-of-ways. Off-site parking approved prior to this ordinance shall be considered legal and conforming with the standards herein.
- (J) *Passenger Loading/Unloading.* Areas designated for passenger loading and unloading shall count towards the minimum parking required herein provided an acceptable drive aisle as defined is maintained.
- (K) *Parking delineation:* All required parking spaces shall be delineated. Spaces may be delineated on a paved surface by pavement markings while on an acceptable dust free surface wheel stops shall be used. Compact parking and handicap accessible spaces in all instances shall require signage per 1103 below.
- (L) *Pervious Surfaces.* Parking spaces utilizing pervious materials shall be limited to pervious concrete or pavers overlaid on top of an approved drainage design. In no instance shall base material, milled asphalt or crushed stone be considered pervious.
- (M) *Phased Developments.* Each phase of a multi-phase development shall meet all applicable parking standards established in this article prior to initiation of the next phase.
- (N) *Square Feet.* Measured as gross floor area for purposes of calculating required minimum parking herein.
- (O) *Use of Off-Street Parking.* Required parking spaces shall not be used for the display of merchandise, seasonal or otherwise, or for the purpose of advertisement by means of permanent or temporary signage, banners and flags.
- (P) *Use of Street Right-of-Way.* In no instance shall a right-of-way or access easement be used to meet the minimum off-street parking requirement of this ordinance.
- (Q) *Vehicle Stacking Spaces.* Off-street stacking shall be provided in accordance with Table 1 below. The following requirements shall be met.
1. Stacking spaces are measured as eight by twenty (8' x 20') feet.
 2. Stacking spaces may not impede on or off-site traffic movements or movements into or out of off-street parking spaces.
 3. Stacking spaces must be separated from other internal driveways and aisles.
 4. Fifty (50) percent of stacking spaces may count as required parking for the use.

Table 1. Stacking Requirements

Use Type	Minimum Spaces	Measured From
Bank teller lane	3	Teller window
Automated teller machine	2	ATM
Restaurant drive-thru	10	Pick-up window
Car wash stall	5	Entrance
Car wash stall, self-service/automatic per bay	1	Entrance
Drycleaning service	3	Pick-up window
Gasoline pump island (per dispenser)	1	Pump island
Prescription services	4	Pick-up window
Vehicle quick service	1	Bay door
Ice machine	2	Dispenser

1102. - Parking design criteria.

- (A) *Angled Parking.* Parking stalls intended for standard size cars shall be a minimum of 9' x 19'. Compact car stalls shall be a minimum size of 7' x 15'. Parking stalls for tour buses shall be a minimum size of 10' x 45'. All angled parking stalls shall be provided with the minimum aisle width specified below depending on their angle of entry. The width is designed to accommodate traffic flow within the parking area and allow reasonable room for maneuvering in and out of parking stalls.

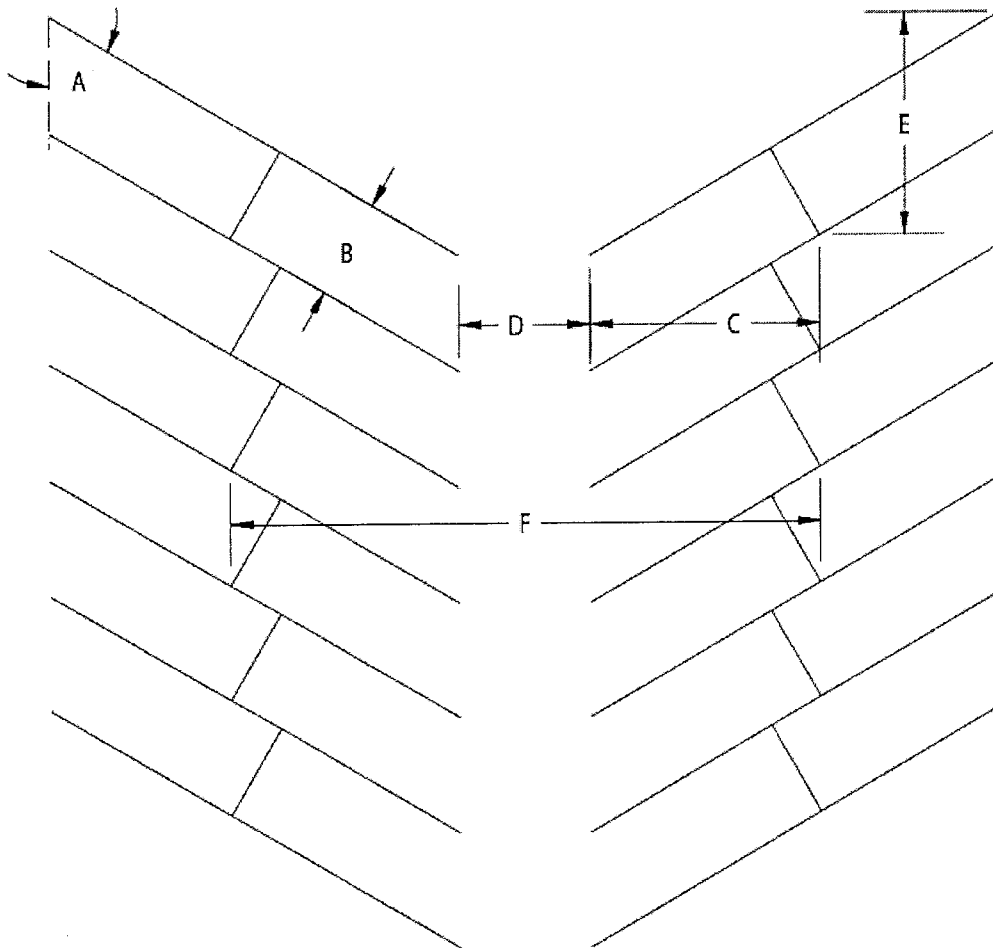
Parking Angle Dimensions *

Parking Angle	Stall Width	Stall to Curb	Aisle Width	Length per Car	Two Row of Stalls with Access Aisle Between
"A"	"B"	"C"	"D"	"E"	"F"
0°	9'	9'	12'	23'	30'
20°	9'	15'	11'	26' 3"	41'
30°	9'	17' 3"	11'	18'	46' 6"
40°	9'	19' 1"	12'	14'	50' 2"
45°	9'	19' 8"	13'	12' 7"	52' 6"
50°	9'	20' 4"	16'	11' 7"	56' 8"
60°	9'	21'	18'	10' 4"	60'
70°	9'	21'	19'	9' 6"	61"
80°	9'	20' 3"	**22'	9' 1"	62' 3"
90°	9'	19'	**22'	9'	59'

* Based on 19' Stalls

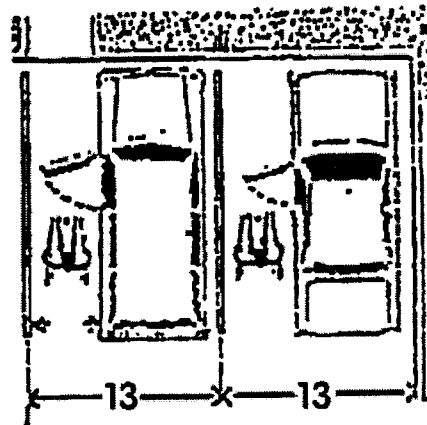
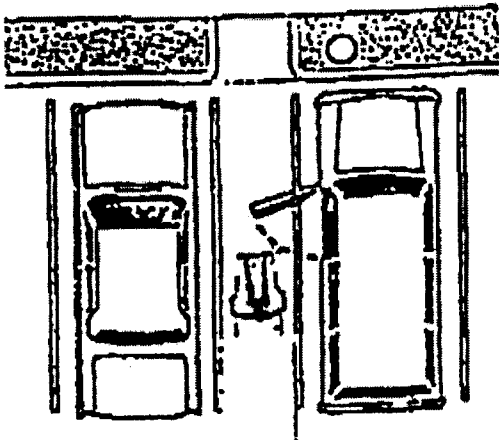
** Two-way traffic circulation

- (B) *Parallel Parking.* Parallel parking stalls for standard size cars shall have a minimum size of 8' 9' x 23' and 7' 8' x 19' for compact cars. Parallel parking stalls for tour buses shall have a minimum size of 9' x 50'. All parallel parking stalls shall have a minimum of twelve (12) feet for maneuvering space in one-way traffic and twenty-two (22) feet in two-way traffic.



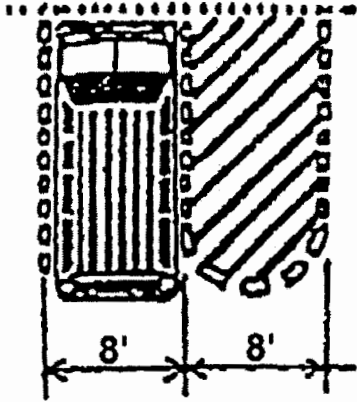
(C) *Handicapped Parking.*

1. Handicapped parking stalls shall be paved and have a minimum size of 13' x 19' or an eight (8) foot stall adjacent to a five (5) foot walkway. Two (2) handicapped spaces may share a common five (5) foot walkway. Such parking shall be in closest proximity to the building. Accessibility to buildings shall be provided from all handicapped parking to allow easy and unobstructed access.



Handicapped Parking

2. Van accessible parking stalls shall have a minimum size of 16' x 19' or an eight (8) foot stall adjacent to an eight (8) foot walkway. One (1) out of every eight (8) handicap parking spaces shall be van accessible.



Van accessible parking

3. Determination of the required number of handicapped spaces shall be made in accordance with the following chart:

<i>Total Space in Lot</i>	<i>Required Handicapped Spaces</i>
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total spaces
over 1,000	20 plus 1 for each 100 over 1,000

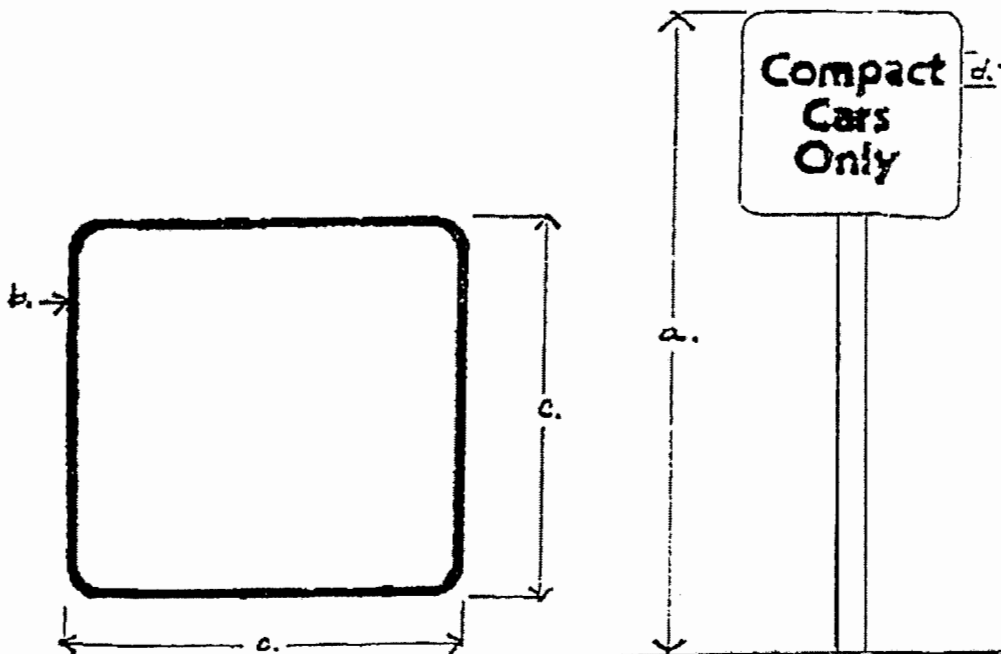
1103. - Signage.

(A) *Compact Parking.* When three (3) or more spaces are located together, two (2) compact automobile signs will be required. One (1) sign shall be located at the left corner of the first space, and the right hand corner of the last space. Each sign shall read "Compact Cars Only," with a directional arrow delineating the spaces. Single spaces will require one (1) sign at each space.

1. *Sign Dimensions:*

- a. 4'0"
- b. 1/4"
- c. 8"
- d. 2" centered

2. *Color:* White (reflective) on brown background.

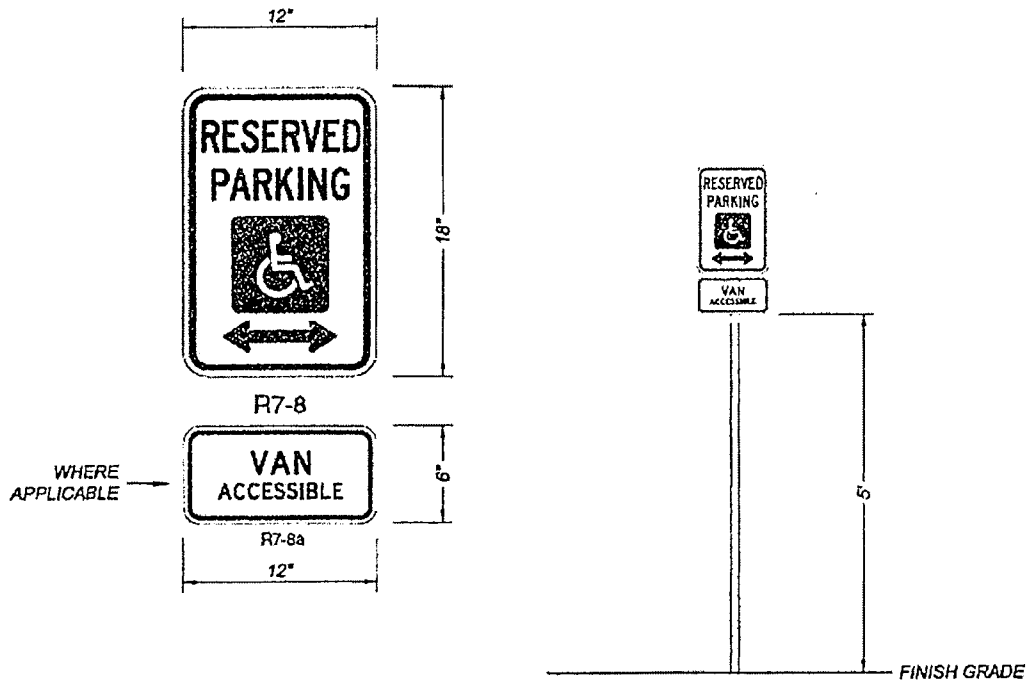


(B) *Handicapped Parking.* Each parking space shall display one (1) handicapped parking sign (International Symbol of Access) and the parking surface shall be identified with the handicapped parking symbol and pavement striping. Such sign shall be located four (4) feet on center from the wheel stop.

1. *Sign Dimensions:*

- a. 4'0"
- b. 1/4"
- c. 8"
- d. 1"
- e. 6"
- f. 3/8 "

2. Color: White (reflective) on blue background, or without border, blue on white background.



NOTE:
HANDICAP SIGN TO CONFORM WITH THE "MANUAL ON
UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION

(C) *One-way Drive Aisles.* Access to parking provided via one-way drive aisles shall be posted with "Begin One Way" at the entrance to the drive aisle and "End One Way" at the exit to the drive aisle. Signs shall measure 24" x 30". The top of the sign shall measure 4' from the adjacent finished grade. Color shall be black lettering on a white (reflective) background.

1104. - Off-street parking requirements per land use.

	Use Group	Spaces Required
	Residential:	
	Single family:	
	Mobile homes, duplexes	2 per unit
	Multi-family:	
	Apartments; townhouses; condominiums; timeshares	1 per unit—Efficiencies and one bedroom 1.5 per unit—Two bedrooms 2 per unit—Three bedrooms 0.5 per each additional bedroom above three 1 per 5 units—Additional parking (except timeshares)
	Condotels	Same as multi-family residential for living units 1 per 3 employees on largest shift 1 per 350 square feet of gross floor space for meeting or banquet rooms 50% of spaces otherwise required for accessory uses—Restaurants, lounges

		Hotels, motels	<p>1 per room or suite</p> <p>1 per every 5 rooms or fraction</p> <p>1 per 3 patrons of maximum capacity of each meeting or banquet room</p> <p>50% of spaces otherwise required for accessory uses—Restaurants, lounges</p>
		Fraternity/sorority houses; student residence halls, student apartments	<p>1 per unit—Efficiencies</p> <p>1.5 per unit—One bedroom</p> <p>2.5 per unit two bedrooms</p> <p>1 per additional bedroom</p> <p>1 per 5 units—Additional parking</p>
		Group dwellings	1 per bedroom or sleeping room
		RV Parks; campgrounds; recreational rental	<p>1.5 per RV site or dwelling unit</p> <p>1 per employee</p>
	Commercial:		
		Commercial Agricultural Use	<p>1 per 250 gross retail area</p> <p>1 per employee on largest shift</p>
		Commercial Recreational Uses	<p>1 space per 4 patrons</p> <p>1 space per 2 employee on largest shift</p>

		Banks	5 stacking spaces per drive-in window 1 space per employee on largest shift 1 space per 150 sq. ft. of gross floor area
		Beauty parlors; barber shops	1 space per employee 2 spaces per chair
		Bingo Hall	1 per 150 square feet
		Funeral home	1 space per 4 chapel seats 1 space per funeral vehicle
		Grocery or supermarket	1 space per 300 sq. ft. of gross floor area
		Retail	1 space per 300 sq. ft. of gross floor area
		High bulk retail including furniture and appliance stores	1 space per 1,000 sq. ft. of gross floor area
		Office uses	1 space per 300 sq. ft. of gross floor area
		Outdoor theater	1 space per 3 patrons at maximum capacity
		Repair services	1 space per 300 sq. ft. of gross floor area
		Restaurant	1 space per 100 square feet

		Road Service	4 space per rack or bay 1 space per employee on largest shift
		Shopping center—With less than 50% of gross floor area used as restaurant use	
		Up to 300,000 sq. ft. of GFA	1 space per 300 sq. ft. of gross floor area
		300,000 up to 500,000 sq. ft. of GFA	Add 1 space per 200 sq. ft. of gross floor area
		Over 500,000 sq. ft. of GFA	Add 1 space per 1,000 sq. ft. of gross floor area; 5% of total required parking can be in a reserved area to be improved if all required parking is necessary.
		Taxi, limousine, transport service	1 space per 300 square feet 1 space per licensed fleet vehicle stored overnight
		Theaters and auditoriums, event center, sports park, concert hall	1 space per 3 seats— Fixed seating 1 space per 150 sq. ft. of gross floor area—No fixed seating
		Theaters within a shopping center with an equal or greater amount of retail area and shared common parking	1 space per 5 seats
		Vehicle sales and services	1 space per 300 square feet 1 space per employee

		lounges, nightclubs	1 space per 100 sq. ft. of gross floor area.
	Indoor/outdoor Recreational :		
		Community/recreation center	1 space per employee 1 space per 4 seats or 1 space per 50 sq. ft. of useable seating area
		Swimming facility	1 space per 75 sq. ft. of gross water area 1 space per employee
		Outdoor recreational	1 space per 4 patrons at maximum capacity
		Golf courses	5 spaces per hole 1 space per employee on largest shift 50% of spaces normally required for accessory uses
		Golf, par three	40 spaces per 9 holes 1 space per employee on largest shift
		Golf driving range, batting cages, firearm range	1 space per station 1 space per employee
		Miniature golf	2 spaces per hole 1 space per employee on largest shift
		Tennis, bocce ball, racquetball, handball courts	4 spaces per court

	Basketball court, soccer, baseball, lacrosse, football field	20 spaces per court/field
	Bowling alley	1 space per employee on largest shift 5 spaces per lane 1 space per 150 sq. ft. of gross floor area
	Arcades, billiard parlors	1 space per 200 sq. ft. of gross floor area
	Skating rink, ice rink	1 space per 300 sq. ft. of gross floor area
	Riding stables	1 space per 3 stalls 1 space per employee on largest shift
	Marina, marina with landing	3 spaces per 4 slips 10% of spaces large enough for cars with boat trailers
	Tours (boats, vehicle)	1 per 3 seats (COI or vehicle capacity) 1 per crew member 1 per jet ski/moped
	Industrial/warehousing:	
	Heavy industrial	1 space per company vehicle left on-premises
	Extraction uses	1 space per employee on largest shift

		Light industrial	1 space per vehicle stored on site 1 space per 2 employees on largest shift
		Warehouse	1 space per 4,000 sq. ft. of gross floor area 1 space per 2 employees on largest shift
		Mini-warehouse	1 space per 50 storage cubicles 4 spaces per manager's residence or office
		Truck terminal	1 space per employee 1 space per truck parked on site
		Junkyards	1 space per 10,000 sq. ft. of gross land area 1 space per employee on largest shift
		Tradeshops	1 space per 2,000 sq. ft. of gross floor area 1 space per employee (minimum 3)
		Mixed Industrial Use Multiple Industrial and/or Commercial Uses located within a single building or on the same parcel of land. When more than 50% of the gross floor area is used by restaurant, retail or office the parking spaces required shall equal the sum of the requirements of the various uses computed separately	1 space per 1,000 square feet of gross floor area up to 20,000 square feet, plus 1 space per 2,000 square feet in excess of 20,000 square feet

	Schools/camps:		
		School, commercial and trade	1 space per 2 students 1 space per employee (teachers) at capacity class attendance period
		College	1 space per staff member 1 space per classroom 1 space per 2 students during largest class period 1 space per 100 sq. ft. of main auditorium floor space
		Senior high	1 space per teacher and staff member 1 space per classroom 1 space per 100 sq. ft. of main auditorium floor space 1 space per 5 non-bused students
		Schools, elementary and junior high	1 space per teacher and staff member 1 space per 2 classrooms
		Day or nursery school	1 space per teacher and employee 1 space per 6 children
		Camps, day or youth	1 space per employee 1 space per camp vehicle left on property

	Medical:		
		Hospital	1 space per doctor and each 2 employees on largest shift
		Nursing homes	1 space per 6 patient beds 1 space per employee on largest shift 1 space per staff member and visiting doctor
		Medical offices, clinic, rehabilitation, physical therapy, dental, optometry	5 per treatment room
		Veterinary office	5 spaces per doctor 1 space per employee
	Institutional:		
		Public service	1 space per employee on largest shift 1 space per vehicle stored on site
		Libraries or museums	1 space per 300 sq. ft. of gross floor area 1 space per employee
		Church, synagogue, mosque	1 space per 4 seats in main assembly room. Each 24" of pew space shall count as a seat

		Monasteries, convents	1 space per 6 residents 1 space per employee 1 space per 5 chapel seats (if possible)
		Cemetery	2 spaces per gross acre 1 space per employee
		Mail Kiosks	17 – 50 units: 2 spaces 51 – 80 units: 3 spaces 81 – 100 units: 4 spaces 101 units and above: 4 spaces plus 1 space per 50 additional units
	Unique Land Uses:	The minimum number of parking spaces required for a use not specifically mentioned in this section shall be for the most similar use listed herein as determined by the Zoning Administrator.	