

ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA, AMENDING THE SUBDIVISION ORDINANCE, AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Council that the City's subdivision ordinance is amended as follows:

- 1 -

The designated sections shall repealed in their entirety and replaced with the following language:

"Art. 4. *Average Daily Traffic (ADT)* the average total number of vehicles traversing a highway or route on a typical day.

58.5 *Owner's certification.* A signed certification of ownership shall be placed on the final plat as follows:

"Owner's Certification:

State of Georgia, County of Houston/Peach.

The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and allotment to be his free act and deed and dedicates to public use forever all areas shown or indicated on this plat as streets, alleys, easements, or parks."

Date

Owner's Name

58.6 *Health department certification.* A signed certification of the Houston County Health Department shall be placed on the final plat in every instance except when the subdivision is developed with a public sanitary sewer system and/or public water.

"I certify that the general lot layout shown on this plat has been approved by the Houston/Peach County (as appropriate) Health Department for development with

72.13 Cul-de-sac streets shall be designed so that the maximum desirable length shall be (1200) feet in length, as measured to the centerline of the cul-de-sac, unless excepted by the planning commission as provided for under Section 66 herein.

Type of standard	For details refer to Section	(Arterial) ¹	Collector	Minor street or road	Marginal access	Alleys and drives
Typical Traffic Volumes (Average Daily Trips, ADT)	n/a	>3000	1000-3000	250 - 1000	0-250	0-250
Minimum pavement width	(85.3)	48'	32' (34') ⁵ (40') ⁶	23' (24') ⁵ (20') ⁹	23' (20') ⁹ (24') ⁵	20' (10') ⁷
Hammerhead turnarounds	(72.7)	N/A	N/A	Street Length <400'	N/A	N/A
Sidewalk width (where required)	(87.1)	5'	5'	4'	4'	N/A
Sidewalk distance from curb	(87.1)	10'	10'	2'	0'	N/A
Maximum cul-de-sac length	(72.13)	N/A	N/A	(1200') ⁹	N/A	N/A

1 Geometric Design Standards of the State Highway Department of Georgia shall represent minimum requirements and each project shall be reviewed on its own merits.

2 Residential-Class 1

Primary Subdivision Streets—60'

Secondary Subdivision Streets—50'

Residential—Class II—60'

(For street definition refer to Section 82)

3 Commercial and Industrial

4 Residential Cul-de-sac

5 No curb and gutter

6 Curb and gutter with on-street parking

7 One-way

8 Low density residential usage

9 ADT <350

72.18 Typical roadway cross sections.

insert diagram msp 2281 here

72.19 Typical Trip Generation Rates

	Vehicle Trips Per Dwelling Unit Weekday
<u>Single family detached</u>	10.1
<u>Apartments</u>	
All	6.1
Low rise	6.6
High rise	4.2
<u>Townhouses & Single Family Condominiums</u>	5.9
<u>Mobile Home Parks</u>	4.9

Section 73. - Blocks.

73.1 The lengths, widths, and shapes of blocks shall be determined with due regard to:

- (b) Zoning requirements as to lot sizes and dimensions unless a planned development residential or extraordinary is contemplated.

82.2 *Class II Streets.* A Class II Street shall be paved in accordance with the specifications required herein, but no curbs and gutters shall be required. A Class II Street shall be required as a minimum for all streets in RAG Agricultural Districts. Minimum right-of-way width requirements for Class II Street shall be as required in Section 72.2 of these regulations.

85.3 *Minimum pavement width.* All minor residential streets paved after the adoption of these regulations, where average daily traffic (ADT) is greater than or equal to 350, shall have a minimum pavement width of twenty-three (23) feet from inside of curb and gutter to inside of curb and gutter or twenty-four (24) feet from edge of pavement to edge of pavement if no curb and gutters are installed. Where ADT is less than 350, a twenty (20) foot width from inside of curb and gutter to inside of curb and gutter may be used. The outside pavement for a cul-de-sac turn-around shall be a minimum diameter of eighty (80) feet. All other street width pavements shall be determined by the planning commission as required by the intended or desired street function. Minimum standards are provided in Section 72.17.

85.5 *Curbs and gutters.* A regular six-inch concrete curb and gutter with a minimum overall width of twenty-four (24) inches shall be constructed on all residential Class I Streets. Curb & gutters may be eliminated if the design and installation of Dry Swales or Grass Channel's, in accordance with the Georgia Stormwater Management Manual, is proposed and approved by the City Engineer. Residential, Commercial and Industrial Class I Streets shall require the regular six-inch curb. Concrete valley gutter shall be permitted across minor residential streets at street intersections only when no storm sewers are available as determined by the city engineer. Valley gutters shall be at least six (6) feet in width. Whenever driveway openings are provided for lots abutting the street, the driveway shall be six (6) inches thick and a minimum of nine (9) feet in width at the sidewalk or at the street right-of-way line. The driveway shall have a 10-foot radius at the curb line for low density residential uses, and a twenty-foot minimum radius for all other uses or a flared angle in accordance with approved detail drawings.

85.8 Where curb & gutter is not required, a reinforced edge of pavement shall be required in accordance with approved detail drawings. (A reduction in asphalt pavement width of four feet will be permissible where a two foot wide concrete reinforced edge is installed along both sides of the roadway.)

Section 87. - Sidewalks and street signs.

87.1 *Sidewalks.* When provided or at the requirement of the commission and unless otherwise specified, sidewalks shall be four (4) inches thick with a minimum width as noted in Section 72.17. A ten-foot grass planting strip shall be provided between the back of the curb and the sidewalk along collector and arterial streets, and a two-foot strip along minor streets. For Class II Streets, the sidewalk shall be located on the right-of-way line side of the drainage ditch located parallel to the street. No planting strips shall be required between marginal access roads and sidewalks. All sidewalks shall slope one-fourth inch to the foot toward the predominant grade of the adjacent lot.

87.1:1 Sidewalks shall be provided in following types of subdivisions:

(a) In all commercial zones.

(b) In all residential subdivisions.

88.6 *Subdivider's responsibility.* The subdivider shall incur the cost of construction and installation of all required public improvements based on the following:

(a) *Streets.* Incur the cost for the construction of all pavement, curbs and gutters required herein.

(b) *Water and sewer systems.* Incur the cost for the installation of all water and sewer systems which are required to serve the new subdivision and tie in with existing water and sewer systems, based on the specifications set forth herein.

(c) *Sidewalks.* Entire cost if provided.

(d) *Monuments.* Entire cost.

(e) *Street name signs.* Entire cost.

(f) *Regulatory signs.* Incur the cost for the stop signs, speed limit signs, and other regulatory signs as required on the approved plans.

88.7 *City responsibility.* The city shall partially participate in sharing the cost of construction and installation of required public improvements for the following conditions:

(a) *Streets.* Incur cost for any additional pavement which may be required in excess of the minimum width requirements contained herein and any additional grading and paving related thereto.

91.2 *Approval required prior to sale or transfer of property.* The owner or agent of the owner of any land to be subdivided within the City of Warner Robins who transfers or sells, or agrees to sell or negotiates to sell such land by reference to or exhibition of, or by other use of a plat to subdivide such land before such plat has been approved by the planning commission and recorded in the office of the clerk of the superior court of Houston or Peach County as appropriate, shall be guilty of a misdemeanor and, upon conviction thereof shall be punished as provided by official Code of Georgia Annotated [section] 17-10-3. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transfer

shall not exempt the transaction from such penalties. The city, through its attorney or other official designated by the city council, may enjoin such transfer or sale or agreement by appropriate action.

91.3 *Approval and endorsement required prior to recording.* No plat or plan of subdivision within the City of Warner Robins shall be filed or recorded in the office of the clerk of the superior court of Houston or Peach County (as appropriate) until it has been approved by the planning and zoning commission and such approval entered in writing on the plat by the secretary of the planning and zoning commission. The clerk of the superior court shall not file or record a plat of a subdivision which does not have the approval of the planning and zoning commission. The filing or recording of a plat of a subdivision without the approval of the planning and zoning commission is hereby declared a misdemeanor and, upon conviction, is punishable as provided by Official Code of Georgia Annotated §17-10-3.”

-2-

All references to “the planning commission” shall be revised to “the planning and zoning commission.”

-3-

If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference. If any provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

BE IT ORDAINED that this ordinance was first read on 17th day of January, 2017, and was duly adopted by the governing authority of the City of Warner Robins on this 6th day of February, 2017, and shall become effective 1st day of July, 2017.

CITY OF WARNER ROBINS, GEORGIA

By: Randy Toms
Randy Toms, Mayor

Attest:
William G. Harte
William G. Harte, City Clerk

ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WARNER ROBINS, GEORGIA, AMENDING THE CITY'S ZONING ORDINANCE, AND FOR OTHER PURPOSES.

BE IT ORDAINED that the Mayor and Council of the City of Warner Robins hereby adopt the following amendments to the Zoning ordinance:

- 1 -

The designated sections shall repealed in their entirety and replaced with the following language:

“Section 32.

10. *Block*: A piece or parcel of land entirely surrounded by public highways or streets, other than alleys.
11. *Buffer*: A dense planting of trees and/or shrubs shall be established on a strip of land not less than fifteen (15) feet in width or a fence of solid appearance with a minimum height of six (6) feet eight (8) inches from the pavement on a strip of land not less than five (5) feet along those lot lines of the parking areas which abut residential districts. If a planted buffer is used, it shall be established to a minimum height of six (6) feet within two (2) years of planting.
16. *Building setback line*: A line on the plat generally parallel to the street right-of-way line or property lines indicating the distance from which buildings and structures shall be erected from those lines.
82. *Parking space*: The area required for parking one (1) automobile, which in these regulations is held to a minimum width of nine (9) feet and a minimum length eighteen (18) feet, excluding passageways, and so arranged as to accommodate a standard automobile and to provide necessary maneuvering space.
- 82.a *Subcompact Parking space*: The area required for parking (1) subcompact automobile, which in these regulations is held to a minimum width of eight (8) feet and a minimum length fifteen (15) feet, excluding passageways, and so arranged as to accommodate a subcompact automobile and to provide necessary maneuvering space.
103. *Shopping center*: A group of commercial establishments planned and developed as a unit, with common off-street parking and stormwater management provided on the property.

112. *Street*: A public way dedicated to and accepted by a governing body for the use of vehicular or pedestrian traffic by the general public and may be referred to as a street, highway, parkway, road, avenue, drive, boulevard, lane, place, etc.
- (a) *Arterial*. A street designed for rapid, continuous movement of all types of traffic but with less control over the access points from streets and adjacent property than expressways.
 - (b) *Collector street*. A street designated to carry traffic with relatively little interruption and at moderate speeds between local service streets and arterials, including the principal entrance streets of a residential development and streets for circulation within such a development.
 - (c) *Cul-de-sac*. A service street having one (1) end open to traffic, with the other end permanently terminated by a turnaround.
 - (d) *Marginal access street*. A street generally parallel and adjacent to expressways, arterials, or collector streets, for the purpose of providing access to abutting properties and of separating high-speed from local traffic.
 - (e) *Local service street*. A street intended to provide direct access to abutting property.
 - (f) *Expressways*. A street designed for fast, continuous movement of all types of traffic, with control over access to abutting property and the spacing of street intersections.

Section 62. - Off-street automobile parking.

Off-street automobile storage or parking space shall be provided on every lot on which any permitted use is established in accordance with these regulations.

62.1. *General requirements*. For the purpose of these regulations, the following general requirements are specified:

62.1.1. The term "off-street parking space" shall mean a space with minimum dimensions shown below:

62.1.1.1 Conventional Car space width of nine (9) feet and a minimum length of eighteen (18) feet, excluding area for egress and ingress and maneuverability of vehicles.

62.1.1.2 Compact Car space width of eight (8) feet and a minimum length of fifteen (15) feet., excluding area for egress and ingress and maneuverability of vehicles.

62.1.2. Parking spaces for all uses shall be located on the same lot with the main buildings to be served, except as provided below:

62.1.2.1. If an off-street parking space cannot be reasonably provided on the same lot on which the principal use is conducted, the planning and zoning commission may permit (as a special exception) such space to be provided

on other off-street property, provided such space lies within four hundred (400) feet of an entrance to the principal building and provided that such space is located within a zoning district which permits the principal use. Such vehicle parking space shall be associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

62.1.2.2. The required number of parking spaces for any number of separate uses may be combined in one (1) lot, but the required space assigned to one (1) use may not be assigned to another use at the same time, except that up to one-half (1/2) of the parking space required for an existing church whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at nights or on Sundays. Other shared use may be approved as provided for in section 62.1.3.

62.1.3 Shared Parking shall be allowed in accordance with the guidelines and model agreements shown in Appendix B.

62.1.4. An area reserved for off-street parking in accordance with the requirements of these regulations 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 parking space is provided to the satisfaction of the planning and zoning commission.

62.1.5. Off-street parking existing at the effective date of these regulations in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or use.

62.1.6. All parking design shall be consistent with the Warner Robins Stormwater Local Design Manual and the most current version of the Institute of Traffic Engineers Parking Generation manual.

62.1.7. If the parking lot has fifty (50) or more required spaces, thirty percent (30%) of those spaces shall be compact car dimensions.

62.1.8. Pervious pavement should be used in parking lots greater than fifty spaces (50) for overflow parking and shall not exceed twenty percent (20%) of the total number of spaces required.

62.2. *Parking space requirements for all districts except C-3 Concentrated Commercial Districts.* Off-street automobile storage or parking space shall be provided with vehicular access to a street or alley, and shall be equal to the minimum requirements for the specified land use set forth.



Land Use	Parking Requirements
<i>Dwellings:</i>	
1. One (1) and two (2) families	Two (2) spaces for each dwelling unit.

2.	Multiple-family	One (1) and one-half (1½) space per dwelling unit except for efficiency apartments for which one (1) space per dwelling unit shall be provided and housing for the elderly for which one (1) space for each dwelling unit shall be provided.
3.	Hotels	One (1) space for each one (1) room plus one (1) additional space for each five (5) employees.
4.	Motels, tourist courts and homes, mobile homes and travel trailer parks	One (1) space for each guest bedroom, mobile home or travel trailer space, plus one (1) additional space for a resident manager or owner.
5.	Board and rooming houses, dormitories	One (1) space for each bedroom.
<i>Public assembly:</i>		
1.	Churches and other places of worship	One (1) space for each four (4) seats in the main auditorium or sanctuary.
2.	Private clubs, lodges, and fraternal buildings not providing overnight accommodations	One (1) space per sixty (60) square feet of floor area provided for patron use.
3.	Theaters, auditoriums, coliseums, stadiums, and similar places of assembly	One (1) space for each four (4) seats.
4.	Libraries, museums	One (1) space for each five hundred (500) square feet of gross floor space.
5.	Schools, including kindergartens, playschools, and day care centers	One (1) space for each four (4) seats in assembly hall, or one (1) space for each employee, including teachers and administrators, whichever is greater, plus five (5) spaces per classroom for high schools and colleges.
6.	Skating rinks, dance halls, exhibition halls, pool rooms and other places of amusement or assembly without fixed seating arrangements	one (1) space for each one hundred (100) square feet of floor area or ground area used for amusement or assembly.
7.	Bowling alleys	Four (4) spaces for each lane.
<i>Health facilities:</i>		
1.	Hospitals, sanitariums, nursing homes for the aged, and similar institutional uses	One (1) space for each four (4) beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each four (4) employees, including

nurses.

2. Kennels and animal hospitals
One (1) and a half (1½) spaces for every one hundred (100) square feet of waiting room area, plus one (1) space for each two (2) employees.
3. Medical, dental, and health offices and clinics
One (1) space for each two hundred (200) square feet of floor area used for offices and similar purposes.
4. Crematories, mortuaries, and funeral establishments
Five (5) spaces per parlor or chapel unit, or one (1) space per four (4) seats, whichever is greater.

Businesses:

1. Automobile service and repair establishments
One (1) space for each regular employee plus one (1) space for each two hundred fifty (250) square feet of service area.
2. Food and beverage store or grocery stores
Four (4) spaces for each one thousand (1,000) square feet of total gross floor area.
3. Restaurants, including bars, cafes, taverns, night clubs, lunch counters, and all similar dining and/or drinking establishments
One (1) space for each three (3) seats provided for patron use.
4. Office buildings, including banks, business, commercial, and professional offices
One (1) space for each three hundred (300) square feet of ground floor area, plus one (1) space for each five hundred (500) square feet of upper floor space.
5. General business, commercial, or personal service establishments catering to the retail trade, but excluding food stores
Four (4) spaces for each one thousand (1,000) square feet of total gross floor area.
6. Government offices
One (1) space for each three hundred (300) square feet of ground floor area plus one (1) space for each five hundred (500) square feet of upper floor area and one (1) space for each governmental vehicle.
7. Shopping centers
Five (5) parking spaces for each one thousand (1,000) square feet of gross floor area up to twenty thousand (20,000) SF and Four and half (4½) parking spaces for each one thousand (1,000) square feet of gross floor area in excess of twenty thousand (20,000) square feet.

8.	Furniture stores	One (1) space for each five hundred (500) square feet of gross floor area.
9.	Public utilities, such as telephone exchanges and substations, radio, and TV stations, and electric power and gas substations	A parking area equal to twenty-five (25) percent of the gross floor area.
10.	Passenger car rental center	One (1) space for each four hundred (400) square feet of gross floor area, plus one (1) space for each rental vehicle.
<i>Industries:</i>		
1.	Commercial, manufacturing, and industrial establishments, not catering to the retail trade	One (1) space for each three (3) employees on the maximum working shift, plus one (1) space for each company vehicle operating from the premises.
2.	Wholesale establishments	One (1) space for every fifty (50) square feet of customer service area, plus two (2) spaces for each three (3) employees on the maximum working shift, plus one (1) space for each company vehicle operating from the premises.

62.3. *Parking space requirements for C-3 Concentrated Commercial District.* All provisions set forth in Sections 61.1 and 61.2 shall apply to the C-3 Concentrated Commercial District except as follows:

62.3.1. Any commercial building existing on the effective date of these regulations may be reconstructed, remodeled, or enlarged without increasing the existing off-street parking spaces provided such reconstruction, remodeling, or enlargement does not exceed more than ten (10) percent of the original gross commercial floor area. Additional off-street parking must be provided for only that portion of the additional gross commercial floor area in excess of ten (10) percent in accordance with the provision set forth in these regulations.

62.3.2. Off-street automobile storage or parking space shall be provided with vehicular access to a street or alley, and shall be equal in area to at least the minimum requirements for the following specific land uses *when such uses exceed three thousand (3,000) square feet of gross floor area:*

	<i>Land Use</i>	<i>Parking Requirements</i>
1.	Restaurants, including bars, grills, diners, cafes, taverns, nightclubs, lunch	One (1) space for each six (6) seats provided for patron use plus one (1) space

	counters, and all similar dining and/or drinking establishments	for each one (1) square foot of floor area provided for patron use but not containing seats.
2.	Office buildings, including banks, business, commercial and professional offices and buildings, but excluding medical, dental, and health offices and clinics	One (1) space for each five hundred (500) square feet of gross floor area.
3.	General business, commercial or personal service establishments catering to the retail trade, but excluding food stores	One (1) space for each four hundred (400) square feet of floor area designated for retail sales only.
4.	Governmental offices	One (1) space for each five hundred (500) square feet of gross area and one (1) space for each governmental vehicle.

62.4. *Site requirements.* All off-street parking, except that for one- and two-family dwellings, shall be laid out, constructed, and maintained in accordance with the following requirements:

62.4.1. All such parking areas shall be hard surfaced with concrete or plant bituminous material. Overflow parking may be constructed with approved pervious materials and design. The remainder of the lot not occupied by structures shall be so mulched, seeded, sodded, or otherwise protected so that erosion and washing are prevented.

62.4.5. A raised curb of at least six (6) inches shall be erected along all parking and parking lot areas except for driveway openings, and those lot lines abutting residential districts where the requirements in section 62.4.4 shall prevail. Where dry swales, infiltration strips, bioretention or other approved Stormwater BMP's are proposed, curbing may be omitted as needed.

62.4.7. For parking areas with twenty-one (21) or more parking spaces, at least five (5) percent of the parking lot area shall be permanently landscaped, excluding buffers as required in section 62.4.4.

81.2. *Table of requirements by district and use.* Within the zoning districts listed herein, the following requirements shall apply, unless otherwise specified within these regulations.

District and Type of Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width Measured at Building Line (feet)	Maximum Lot Coverage (Percent)	Maximum Height (feet)	Maximum Stories
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R-1 Single-Family

All permitted uses:

with septic tank	32,670	100	25	35	3
with sewer	14,000	80 ⁵	25	35	3

¹ See section 61 for nonconforming lots of record.

² All single-family, attached and semi-detached dwellings shall be connected to a public or community sewer system. No septic tanks or other methods of disposing of waste will be permitted.

³ The developer of single-family attached dwellings is required to set aside an additional two thousand five hundred (2,500) square feet of common open space for each dwelling unit. This area shall be located within the same block as the dwelling unit and cannot be used for any other purpose except as open space. See sections 90 and 92 .

⁴ Height limits may be exceeded upon approval of the planning and zoning commission and the chief of the fire department, subject to the provisions of section 52.

⁵ In order to promote greenspace/open areas, a reduction in lot width shall not be used to increase the total number of lots.

Section 82. - Minimum setbacks.

Within the zoning districts herein defined, the following minimum setbacks requirement shall apply except as provided for in sections 103, 105 and 106.

Zoning District	Front Yard *			
	Arterial and Collector Streets (feet)	Minor Streets (feet)	Rear Yard (feet)	Side Yard Interior Lot (feet)
R-1 Residential	40	20	25	10
R-2 Residential	40	20	25	10
R-3 Residential				
One and two-family	40	20	25	8
Single-family, semi-detached	40	20	25	16 **
R-4 Residential				
One and two-family	40	20	25	8

Single-family, semi-detached	40	20	25	16 **
Multi-family	40	20	25	a
R-MH Residential				
One and two-family	40	20	25	8
Single-family, semi-detached	40	20	25	16 **
Multi-family	40	20	25	a
Individual manufactured homes	40	20	25	8

* For corner lots, front yard requirements shall be met for both intersecting streets.

** Applies only to one (1) side yard.

a—Ten (10) feet plus two (2) additional feet for each story (floor) above two (2) stories, but not exceeding twenty (20) feet; and when dwelling unit faces side yard, the dwelling unit shall not be less than twenty (20) feet from the side lot line.

b—None, except when abutting residential district and then not less than twenty-five (25) feet.

c—None, except when abutting residential district and then not less than ten (10) feet.

96.6. *Other site improvements.* In addition to the above requirements, the following additional site improvements shall be adhered to:

96.6.1. A raised curb of at least six (6) inches in height shall be erected along the street property lines, except for driveway openings. Curbing may be eliminated where approved Stormwater BMP's requires the removal.

[APPENDIX B.] – Shared Parking Provisions and Model Shared Use Agreement for Parking Facilities

Weekday Parking Occupancy Rates
Percent of Basic Minimum Needed During Time Period
(Source: ITE, 1995)

Uses	Weekday Night Midnight-6:00 a.m.	Weekday Day 8:00 a.m. – 5:00 p.m.	Weekday Evening 6:00 p.m. - Midnight
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	12AM-6AM	8AM-5PM	6PM-12AM
Office	5	100	100
Commercial-Retail	5	90	80
Hotel (CBD)+	100	80	100
Hotel (non-CBD)+	100	70	100
Restaurant	10	70*	100
Movie Theater	10	40	80
Entertainment	10	40	100
Conference/Convention	5	100	100
*Fast-food, breakfast or lunch-oriented establishment = 100 percent. +Excludes conference/convention facilities.			

Weekend Parking Occupancy Rates
Percent of Basic Minimum Needed During Time Period
(Source: ITE, 1995)

Uses	Weekend Night Midnight - 6:00 a.m.	Weekend Day 8:00 a.m. - 5:00 p.m.	Weekend Evening 6:00 p.m. - Midnight
Office	5	5	5
Commercial-Retail	5	100	70
Hotel (CBD)+	100	80	100
Hotel (non-CBD)+	100	70	100
Restaurant	20	70*	100
Movie Theater	10	80	100
Conference/Convention	5	100	100
*Fast-food, breakfast or lunch-oriented establishment = 100 percent +Excludes conference/convention facilities			

Model Legal Agreement for Shared Parking
(Source: Wells, 1995)

Note: *What follows is a shared parking easement which is offered as an example of an agreement which may be acceptable to the City of Warner Robins under the provisions of this ordinance. This is not to say that other methods and approaches would not be acceptable to the City of Warner Robins, however, such agreements need to be reviewed by the City Attorney's office.*

EASEMENT FOR SHARED PARKING

Whereas, the parties to this easement wish to take advantage of the shared parking provisions of 62.1.3 of the City of Warner Robins Zoning Code.

- 1. For consideration of Ten Dollars (\$10.00) paid in hand, present and future benefits to be derived by Grantor and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor,

Grantor why \$10?

_____,
(Name)

doing business as

_____,
(Name)

hereby conveys and warrants to Grantee,

_____,
(Name)

doing business

as _____,
(Name)

its successors, heirs and assigns, a nonexclusive, perpetual easement for motor vehicle parking on the following described real property:

[Legal Description of Servient Estate]

situated in the City of Warner Robins, Houston/Peach County, Georgia for the benefit of Grantee's property described as:

[Legal Description of Dominant Estate]

situated in the City of Warner Robins, Houston/Peach County, Georgia.

Such parking easement shall be applicable only to the following parking lot(s) located on the above-described servient estate. *(Include a map or sketch of the lots or parking facilities applicable to this easement, should more than one exist upon the subject property.)*

SUBJECT TO THE FOLLOWING:

- 1. This easement shall not be altered or terminated without the express written permission of the City Engineer of the City of Warner Robins or his/her designee.

2. Grantor covenants that there are ___+(#)___ of motor vehicle parking spaces on the above-described property and that the Grantor shall not decrease that number of parking spaces without express written permission of the City Engineer of the City of Warner Robins or his/her designee.
3. Grantee shall post and maintain signage on the dominant and servient estates directing its customers and employees to parking.
4. Grantor may temporarily close the subject parking lot(s) for maintenance and repair. Cost of repair and maintenance shall be paid by _____.
5. Neither Grantee nor Grantor shall change, alter or expand the use of their respective properties described above so as to require additional parking under the provisions of the City of Warner Robins Zoning Code in excess of existing parking spaces without the express written permission of the City Engineer of the City of Warner Robins or his/her designee.

DATED this _____ day of _____, 20__.

GRANTOR

(Signature)

(Print Name)

GRANTEE

(Signature)

(Print Name)"

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If any ordinance, or part thereof, of the City of Warner Robins is in conflict herewith, this ordinance shall have preference. If any provisions of this ordinance are held invalid, such invalidity shall not affect any of the other provisions which can be given effect without the invalid provision, and, to this end, the provisions of this ordinance are declared to be severable.

BE IT ORDAINED that this ordinance was first read on 17th day of January, 2017, and was duly adopted by the governing authority of the City of Warner Robins on this 6th day of February, 2017, and shall become effective 1st day of July, 2017.

CITY OF WARNER ROBINS, GEORGIA

By: Randy Toms
Randy Toms, Mayor

Attest:
William G. Harte
William G. Harte, City Clerk