

MANSFIELD ORDINANCE & CODE AMENDMENT: PARKING AND LOADING; NO THROUGH TRUCKS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES. BE IT ORDAINED BY MANSFIELD MAYOR & COUNCIL; IT IS SO ORDAINED.

NEW ORDINANCE AND CODE AMENDMENT Chapter - PARKING AND LOADING

WHEREAS, Council finds the Ordinance and Code Amendment below and made a part hereof by reference is authorized by the Charter, and promotes the health, safety, and welfare of Mansfield and is authorized by Law and in the best interest of the citizens.

Purpose

This sets out requirements and restrictions on parking and loading spaces for each property or development to accommodate residents, employees, customers and visitors, and for adequate truck parking to serve any business or industrial building or institution.

This is to alleviate or prevent traffic congestion and shortages of on-street parking; to ensure adequate off-street parking and loading areas are provided proportional to the needs of each land use; and to ensure off-street parking and loading will be efficient and safe, and protect surrounding land uses from adverse effects of parking and loading areas. The provisions hereof apply equally to each designated use without regard to zoning district.

Definitions

Truck: Any vehicle (except recreational vehicles, buses, and government owned vehicles) used for transportation of persons for hire or designed, used, or maintained primarily for transportation of property and: A gross vehicle weight in excess of 26,000 pounds; or having three or more axles, regardless of weight; or used in combination when the weight of such combination exceeds 26,000 pounds gross vehicle weight. Truck includes the following:

Semi-Trailer: A trailer with a set or sets of wheels at the rear, the forward portion of which is designed to be supported by the truck tractor or towing vehicle. For the purpose of this definition, flatbeds designed to be hauled by truck tractors are included as semi-trailers.

Truck Tractor: A heavy motor vehicle consisting of a truck cab designed to tow semi-trailers.

General Requirements

For the purpose hereof, the following general requirements are specified:

Adequate off-street automobile parking and loading space shall be provided on every lot on which any use is established, per this Ordinance. All parking and loading required to meet the minimum standards shall be in direct proximity to the use they serve. Required spaces assigned to each use may not be assigned to another use, thus no shared uses.

Handicapped spaces are to be as required by the Americans with Disabilities Act, 142 and Ga. Comprehensive Rules & Regs 120-3-20-.03, and the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities issued by the US Architectural and Transportation Barriers Compliance Board per the Federal Register. These require a reasonable number of parking spaces for all facilities receiving permits for construction or renovation after July 1, 1995. "Renovation" means: Any component of a building, structure, or facility, which is replaced, except for the purpose of repair, or moved, shall be required to meet the ANSI A117.1 Standard as specified in Ga. Comprehensive Rules & Regs 120-3-20-.03, including an accessible route as defined in the ANSI A117.1 Standard. Handicap accessible parking spaces shall have an adjacent aisle 5 feet wide, and one in every 6 handicapped spaces shall be adjacent to an aisle 8 feet wide and the space shall be signed "van accessible." Handicapped parking space aisles shall be clearly demarcated by lines painted on or otherwise applied to the parking lot surface. Handicap accessible parking spaces shall be located on a surface with a slope not exceeding 1 vertical foot in 50 horizontal feet (1:50). Wheelchair ramps shall be provided at locations appropriate to normal travel routes from the parking lot to the principal use.

No Loading/Unloading from Streets or Residential Entry. The loading or unloading of business merchandise, supplies, goods or freight within a public or private street is prohibited in all zoning districts. No truck shall enter, travel or park on a street in a residential area in the City, except for delivering goods within such residential area for short periods of time during daylight. No truck shall enter, travel or park on a street in a residential area or park on a right-of-way in the City for the purpose of an overnight stay by the driver.

No Through Trucks. It shall be unlawful for any truck to travel City roads unless the vehicle trip originates or ends on such road or is for making a delivery to a site on such road. All such roads may be posted with signs at each end of said road that state, "No Through Trucks." At the City discretion such signs may also be posted at the intersection of any such road with other roads. A list of roads so designated may be kept on file with the City Clerk.

Off-street parking and loading areas. Any business or institution shall provide adequate off-street paved area for loading and unloading of merchandise, supplies, or goods within or adjacent to the building. Such shall not obstruct freedom of vehicular traffic or pedestrian movement on public streets and sidewalks. Parking and loading areas are to be in the side and rear yards of buildings. Off-street parking and loading areas shall be paved to City and County standards for public streets, and maintained in proper repair with a dust-free surface. Construction or expansion of parking or loading area requires a permit from the City. For any parking of 5 spaces or more, or a loading area, to be newly constructed, added to, or altered as to affect drainage, then storm water drainage plans, including grading plans, shall first be submitted to and approved by the City, prior to a permit.

Adequate fire apparatus access and circulation within each parking area shall conform to the requirements of the County Fire Marshal and the City Public Works Department, based on

applicable AASHTO standards and requirements of the NFPA and International Fire Code. Minimum turning radius for fire apparatus shall be 47 feet, or greater as determined by the Fire Marshal for ladder truck access to buildings of 3 or more stories.

Lights shall be shielded as to prevent illumination being cast into neighboring dwellings and approaching vehicles. A lighting plan and details shall be submitted to the City showing lighting footprints) for the proposed fixtures for review and verification of compliance. Lights shall direct light away from adjoining uses and not cause glare on any abutting property or street. "Shoe box" recessed lighting fixtures or similar full cutoff lighting devices shall be utilized for this purpose. Lighting fixtures on the underside of a canopy shall be installed so the lighting fixture is recessed or flush with the canopy surface and the source of the light is not directly visible from any abutting street or residential use. Parking and loading areas shall not be illuminated between midnight and 6 A.M. if the uses on the property are not open for business and employees are not on the premises, although temporary activation by motion detectors may be allowed to provide security lighting for periods not to exceed 15 minutes.

Parking and loading areas for trucks should be only to the rear or non-street side of the buildings and not adjacent to any highway, arterial, or major collector road, and set back from a front property line by at least 10 feet. Pavement shall meet County and City specifications for public streets, including a 10-inch graded aggregate base, overlaid with the specified thickness of concrete or asphalt. Curb and gutter meeting County and City specifications for public streets shall be installed around the periphery of every paved parking and loading area containing 5 or more spaces, and extend along both sides of every access drive between the paved parking lot or loading area and the street or other parking lot or loading area.

Screening and setback. All truck parking areas shall be effectively screened by tall opaque fence or landscaping from any adjacent property and all streets and road, and any landscape visual screen shall be provided to a minimum height of 8 feet above the elevation of the parking area. The location and detail of all landscape buffers and screening shall be depicted on a plan. An additional 10-foot setback from any landscape buffer or screen along a side or rear property line shall also be maintained. Loading shall be done into or from doors, loading docks or other parts of the buildings at least eighty feet from any street or into or from approved outside storage areas.

Vehicles may be enclosed in accessory structures provided that such structures meet all provisions outlined herein and in other applicable ordinances.

Overnight vehicle storage. Every business that stores vehicles on site overnight (such as a company fleet), or maintains a stock of vehicles as part of its business activities (such as a sales lot, rental agency, etc.), shall provide for adequate parking or storage for the vehicles such that no parking occurs in a public right-of-way or in an area not been improved as a parking lot or storage yard. Such parking shall be in addition to those required for employees and customers.

Parking purpose only. Parking spaces provided to meet the requirements of this Article, along with the aisles and driveways necessary to provide access to those spaces, shall not be used for any other purpose than the temporary parking of vehicles. Specifically, no such parking area may be used for the sale, repair, dismantling or servicing of any vehicles, or for the sale, display or storage of equipment, goods, materials or supplies.

#### Variances.

However, if there is no location available for truck parking and loading that meets the above requirements, the City may by written variance if the public health, safety and welfare indicate such, allow a reasonable alternate location not adverse to public health, safety and welfare, and may impose special requirements based on unique site characteristics. If off-street parking cannot be reasonably provided on the same lot on which the principal use is conducted, the City may by written variance if the public health, safety and welfare indicate such, permit such on other off-street property, provided such space lies within 400 feet from the main entrance of such principal use. Commercial and recreation vehicles in residential areas shall not be parked off-site on property without a principal structure or use.

#### Potential Exceptions with Approved Variance in City Discretion.

Commercial and recreational vehicles may only be parked in residential areas with the following provisions by written variance if the public health, safety and welfare indicate such:

1. A maximum of one commercial and one recreational vehicle per lot.
2. No commercial or recreational vehicle in the street.
3. Recreational vehicles (including boats on trailers) must be parked within the buildable area of the lot but shall not be between the principal structure and the street(s). Recreational vehicles cannot be parked on lots that do not contain a permanent dwelling unit or other structure housing a permanent principal use, except in authorized recreational vehicle parks.
4. Trucks and other commercial vehicles, including trailers or vehicles with trailers, must be parked within the buildable area of the lot but not between the principal structure and street(s).
5. Trucks and other commercial vehicles granted a variance must be restricted as follows:

Commercial Vehicles including, vans and pickup trucks with outside equipment storage, emergency vehicles, flatbed trucks, box vans, vehicles with trailers, semi-tractor cabs without trailers: Minimum lot size 3 acres. Parking within buildable area, but not between the principal structure and the street(s). If located less than 15 feet from property line, an opaque fence or evergreen hedge/screen is required.

Tractors, earthmoving equipment, dump trucks, heavy construction equipment, semi tractor cabs and/or trailers: Minimum lot size 10 acres. Parking setback 100 feet from all property

lines. If located less than 15 feet from property line, an opaque fence or evergreen hedge/screen is required.

6. These above restrictions do not apply to vehicles used in farming, engaged in moving household goods or making deliveries, or used in conjunction with construction under an active permit. Tractors used for property maintenance are allowed on lots more than one half acre.

If any section, subsection, sentence, clause or phrase of this Ordinance and Code Amendment shall be declared or adjudged invalid or unconstitutional, such shall not in manner affect the other sections, sentences, clauses, or phrases of this Ordinance / Code Amendment, which shall remain in full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not originally part thereof. All ordinances and parts of ordinances in conflict with this Ordinance and Code Amendment are hereby repealed.

THEREFORE, BE IT RESOLVED, that the Mansfield City Council does hereby ordain, resolve and enact foregoing Ordinance and Code Amendment for the City.

Adopted after a first reading on July 7, 2025, and a second reading July 14, 2025, and a third reading on August 4, 2025, effective this date.

MANSFIELD CITY COUNCIL

BY:

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Mayor

ATTEST:

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(City Clerk)