

	SECTION 8: PARKING AND LOADING STANDARDS	
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8.1 MINIMUM STANDARDS FOR PARKING AND LOADING FACILITIES TO BE PROVIDED WITHIN ANY SITE

ANCILLARY NOTES AND REQUIREMENTS
<ol style="list-style-type: none"> 1. All parking shall be provided within the site of the development proposed except for Land Use 1.9 (c) which is at the discretion of the Head: eThekweni Transport Authority. 2. Where the use proposed is not contained in this document, parking shall be provided at the discretion of Head: Development Planning and Management and Head: eThekweni Transport Authority. 3. The Head: Development Planning, Environment and Management and the Head: eThekweni Transport Authority may relax ANY parking bay requirements provided that the developer has demonstrated technically to the satisfaction of Head: Development Planning, Environment and Management and the Head: eThekweni Transport Authority any request for the relaxation of parking. 4. PFA = PROPOSED FLOOR AREA (as defined in this Scheme). 5. All loading facilities shall be in accordance with Section 3. 6. Parking requirements for that part of the Central Area of the City shall be as specified in Section 5 hereof. 7. Special zones are exempt from compliance with these provisions as they have their own parking requirements in terms of the Special Zones. The parking regulations in respect of the Primary Schemes (Annexure A) apply to those area's specifically. 8. In the case where the number of parking bays required results in a fraction of 0.5 or greater the number of parking bays required SHALL be rounded up to the next whole number. 9. No parking requirements shall apply within a 400 m radius of the C3 Public Transport Stations within the IPTN Corridor as per plan No. LU_STAT_NOV_2018. 10. Parking provision between 400m - 800m radius of the C3 Public Transport Stations within the IPTN Corridor as per plan no. LU_STAT_NOV_2018 is required as per Section 8 of the Scheme. The Head: Development Planning Environment and Management may upon the receipt of a motivation, relax the parking provisions.

8.2 PARKING AND LOADING STANDARDS

LAND USE	PARKING	LOADING
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8.2.1 RESIDENTIAL...

i) Dwelling House		
a) Dwelling House	1.0 bay / Dwelling House 1.0 bay / Ancillary Unit	NIL
b) Authorized home business operating from Dwelling House	As per applicable land use requirements of this document and all parking to be provided on site	To satisfaction of Head: ETA
c) Student Accommodation Establishment	1.0 bay / Dwelling House + 1 bay for a Manager	

8.2.1 RESIDENTIAL

ii) Dwelling Units		
a) Dwelling Unit of 1 bedroom	1,0 bay / unit + 0,5 bays / unit (visitors)	NIL
b) Dwelling Unit of 2 bedrooms	1,0 bay / unit + 0,5 bays / unit (visitors)	
c) Dwelling Unit of 3 bedrooms	1,5 bay / unit + 0,5 bays / unit (visitors)	
d) Dwelling Unit of 4 bedrooms or greater	2,0 bays / unit + 0.5 bays / unit (visitors)	
e) Boarding house	1 bay / bedroom + 2 bays / 100m ² PFA office area	To satisfaction of Head: ETA
f) Retirement Villages Institutional / Old Age Home / Frail / Assisted living / Orphanages	1 bay / unit + 2 bays / 100m ² PFA office area + 0.5 bays / unit for visitors	1 bay (6mx4m)

8.2.1 RESIDENTIAL

iii) Dwelling Units		
g) Student Accommodation Establishment	1 bay / Dwelling Unit in a Multiple Unit development + 1 bay for a manager	NIL

h) Student Residence within an adopted management layer at tertiary level	1 bay / 20 students + 1 bay for a manager	NIL
i) Student Residence within an Education zone at tertiary level	1 bay / 20 students + 1 bay for a manager	
j) Student Residence out of an adopted management layer and not in an Education zone at tertiary level	1 bay / bedroom + 2 bays / 100 m ² PFA office area + 1 bay for a manager	
k) Student Residence at Primary or Secondary level	Nil	

8.2.2 OFFICES

a) General Offices, Public Offices and Financial Institutions	5 bay / 100m ² PFA	1 bay (6mx4m) / 500m ² PFA
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8.2.3 BUSINESS

Shopping Malls		
a) Neighborhood (<5 000m ²)	4 bays / 100m ² PFA	To satisfaction of Head: ETA
b) Community (5 000-15 000m ²)	4 bays / 100m ² PFA	Refer Clause 8.4
c) Regional (> 15 000m ²)	4 bays / 100m ² PFA	Refer Clause 8.4
d) Residential component within a commercial site	For the Residential component refer to Clause 8.2.1. above	Refer Clause 8.4

LAND USE	PARKING	LOADING
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a) Single shops / Health and Beauty Clinic	4 bays / 100m ² PFA (min 4 bays)	refer Clause 8.4
b) Restaurants / Fast Food Outlets not in a shopping mall	10 bays / 100m ² PFA	refer Clause 8.4
c) Betting Depot not in a shopping mall	10 bays / 100m ² (min 10 bays)	NIL

d) Funeral Parlour	5 bays / 100m ² PFA (min 5 bays)	1 bay (6m x 4m)
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8.2.4 MEDICAL

a) Consulting rooms	6 bays / 100m ² PFA (min. 6 bays)	1 bay (6mx4m)
b) Hospitals, Clinics, Medical Centers	1 bay / bed + 2 bays / 100m ² PFA office area + 6 bays / 100m ² PFA of consulting area	To satisfaction of Head: ETA
c) Veterinary Practice	2 bays / 100m ² PFA office area + 6 bays / 100m ² PFA of consulting area	To satisfaction of Head: ETA

8.2.5 INDUSTRIAL

a) Manufacturing	1 bay / 100m ² PFA (min 3 bays) + 2 bays / 100m ² PFA office area	Refer Clause 8.4
b) Warehousing	1 bay / 100m ² PFA (min 3 bays) + 2 bays / 100m ² PFA office area	Refer Clause 8.4
c) Dairies, Bakeries and Laundries	1 bay / 100m ² PFA + 2 bays / 100m ² office area	Refer Clause 8.4
d) Storage Yards	1 bay / 100 m ² PFA + 2 bays / 100m ² office area	Refer Clause 8.4
e) Multi-unit manufacturing warehouse / factory	1 bay / 100m ² PFA (min 3 bays/unit) + 2 bays / 100m ² PFA office area	Refer Clause 8.4

LAND USE	PARKING	LOADING
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8.2.6 FUELING AND SERVICE STATION

a) Fueling and Service Station	2 bays / 100m ² PFA office area (min. 3 bays)	1 bay (17m x 4.3m) per station
b) Workshop Area	4 bays / working bay	NIL
c) Sales (Automotive industry products)	6 bays / 100m ² PFA (min. 2 bays)	NIL

d) Convenience Shop (excl. fast food / food preparation outlets)	6 bays / 100m ² PFA (min.10 bays)	1 bay (9mx3m)
e) Restaurant / Fast Food Outlet	10 bays / 100 m ² PFA (min 6 bays)	1 bay (9mx3m)
f) Car wash (within fuelling and service station)	4 bays / working bay	NIL

8.2.7 PLACE OF WORSHIP

a) Main Auditorium	20 bays / 100m ² PFA (min. 20 bays)	NIL
b) Priests House (manse)	1 bay / unit	NIL
c) Special Building	To satisfaction of Head: ETA	Discretion of Head: ETA

LAND USE	PARKING	LOADING
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8.2.8 EDUCATION

a) Nursery School / Crèche	1 bay / 6 children and 1 bay / office plus on-site drop off facility to satisfaction of Head: ETA	NIL
b) Primary School	2 bays / classroom or office plus on-site drop off facility to satisfaction of Head: ETA	NIL
c) Secondary School	2 bays / classroom or office plus on site drop off facility to satisfaction of Head: ETA	NIL
d) Colleges/ Universities/ Technikons, etc.	1 bay / 4 students + 1 bay / classroom and office plus drop off facility to satisfaction of Head: ETA	To satisfaction of Head: ETA
e) Other educational institution	To satisfaction of Head: ETA	To satisfaction of Head: ETA

8.2.9 SPORT AND RECREATION

a) Community Centre	20 bays / 100m ² PFA (min.30 bays)	1 bay (6mx4m)
b) Halls	20 bays / 100m ² PFA (min 30 bays)	1 bay (6mx4m)
c) Sport Stadium	1 bay / 4 seats	1 bay (6mx4m)
d) Swimming Pools	1 bay / 4 seats (min.30 bays)	1 bay (6mx4m)
e) Libraries and Museums	20 bays / 100 m ² PFA (min. 30 bays)	1 bay (6mx4m)
f) Health studio / Gym	10 bays / 100m ² Public Accessible Area + 2 / 100m ² office area	1 bay (6mx4m)
g) Sport Field- Community facility	1 bay/4 seats (min. 30 bays)	1 bay (6mx4m)

LAND USE	PARKING	LOADING
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8.2.10 TOURISM HOSPITALITY AND CONFERENCE

a) Convention Centre	Greater of 2 bays / 3 seats or 20 bays / 100m ² + 2 bays / 100m ² of office area	1 bay (6mx4m)
b) Hotel	2 bays / 3 rooms + 2 bays / 100m ² of office area + 10 bays / 100m ² PFA ancillary uses	1bay (9mx4m)

8.2.11 MOTOR DEALERSHIP

a) Motor Display Area	2 bays / 100m ² PFA	1 bay (17mx4.3m)
b) Workshop Area	4 bays / work-bay	1 bay (6mx4m)
c) Spares and Sales Area	5 bays / 100m ² PFA	1 bay (6mx4m)
d) Office Area	2 bays / 100m ² PFA	NIL

8.2.12 CAR WASH

a) Car Wash	4 bays / work bay	1 bay (6mx4m)
b) Ancillary Office Area	2 bays / 100m ² PFA	NIL

8.2.13 WORKSHOPS-VEHICLE REPAIRS AND FITMENT CENTRES

a) Workshops	4 bays / work bay + 2 bays / 100m ² PFA office area	1 bay (6mx4m)
b) Panel beating	4 bays / work bay + 2 bays / 100m ² PFA office / ancillary area	1 bay (9m x 4m)

LAND USE	PARKING	LOADING
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8.2.14 FLEA MARKET

a) Trading area	Parking at discretion of Head: ETA	1 bay (9mx3m)
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8.2.15 ENTERTAINMENT

a) Night Club / Sports bars	10 bays / 100m ² PFA	1 bay (6mx4m)
b) Cinemas and Theatres (isolated)	1 bay / 4 seats (min 30 bays)	1 bay (6mx4m)

2. MULTI-UNIT MANUFACTURING/FACTORY/WAREHOUSING DEVELOPMENTS

2.1. Loading

2.1.1. Site Area < 2000m²

Factory Size	Abs. Minimum
< 300 m ²	1 bay 6m x 4m/ factory OR 1 bay 9m x 3m / 2 factories + 1 bay 9m x 3m communal
>300 m ²	1 bay 9m x 3m factory + 1 bay 9 m x 3m communal

PFA < 1500 m²

Factory Size	Abs. Minimum
< 300 m ²	1 bay 6m x 4m / factory OR 1 bay 9m x 3m / 2 factory + 1 WB50 communal / 1500 m ² PFA
>300 m ²	1 bay 9m x 3m / factory + 1 WB50 communal/ 1500 m ² PFA

PFA ≥ 1500 m²**2.1.2 Site area ≥ 2000 m²**

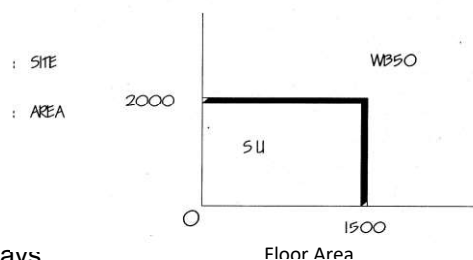
Factory Size	Abs. Minimum
< 300 m ²	1 bay 6m x 4m / factory OR 1 bay 9m x 3m / 2 factories + 1 WB50 communal / 1500m ² PFA
>300 m ²	1 bay 9m x 3m / factory + 1 WB50 communal / 1500m ² PFA

3. LOADING REQUIREMENTS

3.1. Bay Sizes

! WB50	-	17.0m x 4.3m
! Single Unit (SU)	-	9.0m x 3.0m
! Bakkie	-	6.0m x 4.0m

3.2. Type of Vehicle:



3.3. No. of Bays

- WB50 is required for every 1500 m² of PFA
- SU is required for PFA < 1500 m²
- The number of bays and type of vehicle are dependant on the site area, development proposed and the proposed floor area (PFA).

Example:

	SA > 2000 m ²		SA < 2000 m ²	
FA (m ²)	WB50	SU	WB50	SU
1000	1	-	-	1
2000	1	1	1	1
2900	1	1	1	1
4000	2 (1)	1 (2)	2 (1)	1 (2)
6000	4 (3) [2]	- (1) [2]	4 (3) [2]	- (1) [2]

- 3.4. The Head: eThekweni Transport Authority may relax the loading bay requirement upon consideration of circumstances peculiar to the development.
- 3.5. The maximum gradient of ramps/driveways to loading areas must be 10%.
- 3.6. The minimum height clearance for loading area's shall be 4.50m.
- 3.7. All loading bays shall be provided within the site of the development proposed.

4. SCHEDULE OF GUIDING RULES FOR OFF-STREET PARKING FACILITIES

4.1 ALL DIMENSIONS IN METRES

DIMENSIONS IN METRES					
PARKING AGLE	BAY WIDTH	AISLE WIDTH	PERPENDICULAR DEPTH OF BAYS		PARALLEL WIDTH OF BAYS
			NO OVERHANG	KERB OVERHANG	
TWO-WAY TRAFFIC					
90°	2,4	7,1			2,4
	2,5	6,7			2,5
	2,6	6,4			2,6
	2,7	6,1			2,7
	2,8	5,8			2,8
	2,9	5,6			2,9
	3,0	5,5			3,0
ONE-WAY TRAFFIC					
0°	2,4	6,7	4,9	4,4	2,4
	2,5	6,3			2,5
	2,6	5,9			2,6
	2,7	5,5			2,7
	2,8	5,1			2,8
	2,9	4,7			2,9
	3,0	4,3			3,0
80°	2,4	5,9	5,3	4,7	2,44
	2,5	5,5			2,54
	2,6	5,1			2,64
	2,7	4,7			2,74
	2,8	4,3			2,84
	2,9	3,9			2,94
	3,0	3,5			3,05
70°	2,4	4,5	5,4	4,8	2,55
	2,5	4,1			2,66
	2,6	3,7			2,77
	2,7	3,2			2,88
	2,8	3,0			2,98
	2,9	3,0			3,09
	3,0	3,0			3,19
60°	2,4	3,4	5,5	4,8	2,77
	2,5	3,2			2,89
	2,6	3,0			3,00
	2,7	3,0			3,12
	2,8	3,0			3,23
	2,9	3,0			3,35
	3,0	3,0			3,46
50°	2,4	3,0	5,3	4,7	3,13
	2,5	3,0			3,26
	2,6	3,0			3,39
	2,7	3,0			3,53
	2,8	3,0			3,66
	2,9	3,0			3,79
	3,0	3,0			3,92
45°	2,4	3,0	5,2	4,6	3,39
	2,5	3,0			3,54
	2,6	3,0			3,58
	2,7	3,0			3,82
	2,8	3,0			3,96
	2,9	3,0			4,10
	3,0	3,0			4,24

4.2 Ramp Dimensions

INSIDE RADIUS	ONE-WAY		TWO-WAY			
	RAMP WIDTH	OUTSIDE RADIUS	RAMP WIDTH	OUTSIDE RADIUS	INSIDE LANE WIDTH	DIVIDING LINE RADIUS
3,0	4,1	7,1	6,6	9,6	3,5	6,5
4,0	4,0	8,0	6,5	10,5	3,4	7,4
5,0	3,9	8,9	6,3	11,3	3,3	8,3
6,0	3,8	9,8	6,1	12,1	3,2	9,2
7,0	3,7	10,7	6,0	13,0	3,1	10,1
8,0	3,7	11,7	5,9	13,9	3,0	11,0

4.3 Parallel parking bays should be 2,5m wide and 4,9m long with a manoeuvring bay 2,5m in length between each pair of bays. A minimum adjacent aisle width of 3m should be provided for gaining access. (see 8.6.15. below)

4.4 Vehicles must be parked in such a way that each vehicle can be freely moved in and out of its parking bay in a single manoeuvre.

4.5 The parking layout should be so designed that structural members such as columns, beams, walls, etc shall not obstruct the free manoeuvring of vehicles into and out of parking bays.

4.6 In awkward situations or in cases where other particular factors arise, the requirement of 4.9m depth of parking bay may be relaxed down to a minimum of 4,6m provided that the number of 4,6m bays does not exceed 10% of the total parking bays provided.

4.7 The gradient of continuous ramps should not exceed 1 : 7 provided however that for short sections, and in special circumstances, this gradient may be steepened but in no case should it be steeper than 1 : 5. Ramps to loading areas shall be maximum 10%.

4.8 Vertical curves between the ramps and the street access and between the ramps and parking floors should be provided with a minimum radius of 30m.

4.9 Correct super-elevation should be applied transversely across curved ramps, such super-elevation varying according to the horizontal radius of the curve, subject, in all cases, to the super-elevation not exceeding 1 : 10.

4.10 The inside turning radius on continuous ramps shall not be less than 4,3m.

4.11 The maximum gradient across a parking area is 1:15

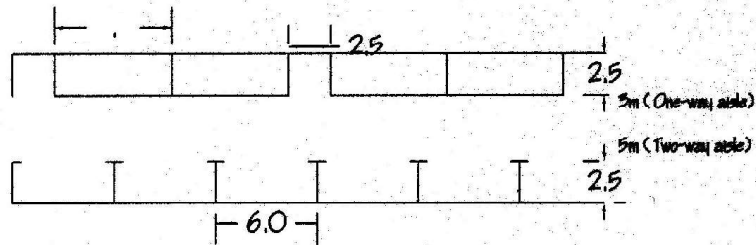
4.12 The width of one-way driveways, ramps and entrances shall be a minimum of 3m. The width of two-way driveways and ramps shall be a minimum of 5m and a maximum of 9m. For a two-way driveway or ramp serving 6 or less parking bays, a 3m width may be allowed. A minimum 1,2m sidewalk must be provided along at least one side of the driveway or ramp. Minimum distance between physical obstructions for one-way driveways and ramps and two-way driveways and ramps must be 5m and 7m respectively.

4.13 Entrance widths shall be minimum 6m except for residential uses with less than 6 parking bays. A minimum of one access (ingress and egress) point must be provided for every 400 parking bays. The minimum height clearance for parking areas shall be 2,5m.

4.14 The Head: eThekweni Transport Authority may relax the provision of the Guiding Rules for Off-Street Parking in those cases where it is difficult or impractical to meet the required standards on account of one or more of the following factors:-

- (a) The shape of the site.
- (b) There exists an approved building of significance.
- (c) The locality and character of the proposed development.

PARALLEL PARKING BAYS



2. ANGLE PARKING BAYS

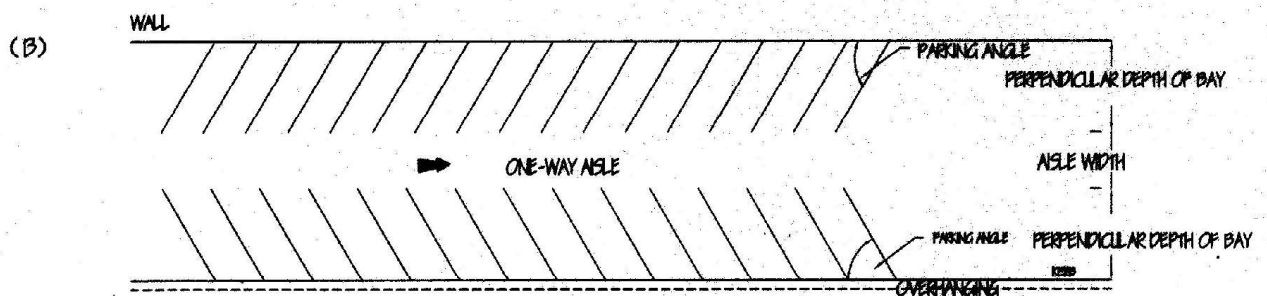
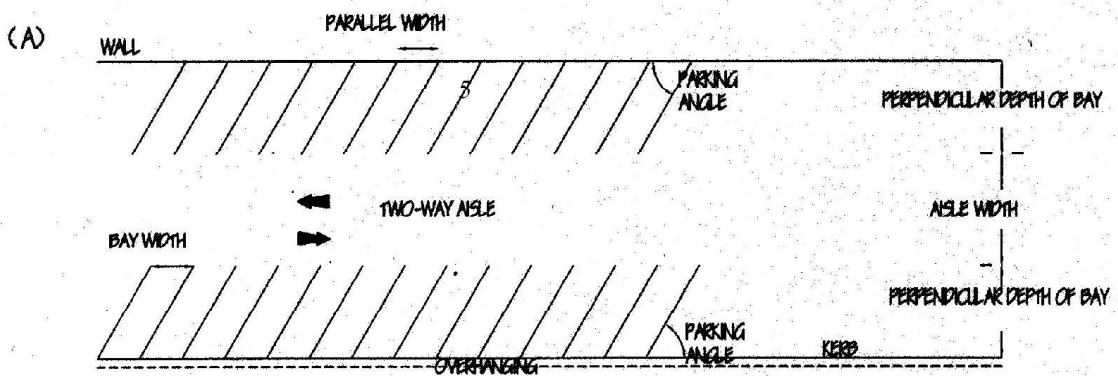


Fig.4: General Layouts