



971 WILSON RD. RIVERDALE, GA 30274
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COMMERCIAL PARKING LOT RESTRIPING

RIVERDALE BUILDING SAFETY DEPARTMENT

THOMAS MARSHALL, CBO
BUILDING OFFICIAL

2014 v.1

SHEET 1 OF 1

CPK-1

The City of Riverdale requires that all commercial property owners maintain their parking lots and driveways in order to ensure proper access for emergency vehicles, provide legal access for disabled individuals, enhance pedestrian safety, provide adequate off street parking, maintain traffic flow, maintain aesthetic appeal and mitigate localized pollution.

Plan review and permitting is required for all restriping projects. Existing facilities which require more than 50 total spaces in accordance with City zoning requirements will be required to submit a dimensioned and scaled site plan that reflects the layout of all parking spaces and emergency vehicle access lanes. ADA (American with Disabilities Act) compliant spaces are required in accordance with the attached Department of Justice handout and subject to enforcement in coordination with the Riverdale Fire Marshal.

Special consideration regarding plan submittal will be given to existing facilities with space limitations and whose facilities require less than 50 total spaces.

Below are the general design requirements for off-street parking spaces and driveways included within the Zoning Ordinance.* Individual zoning districts may have more specific requirements.

1. *Required dimensions for each parking spaces.* Each automobile parking space shall be not less than nine feet wide and 19 feet in length. (Driveways shall connect each parking space with a public right-of-way)
2. *Interior driveways.* Where 90 degree parking is utilized, all interior driveways shall be a minimum of 24 feet in width. If 60 degree angle parking is used, then interior driveways shall be at least 13 feet in width for one-way traffic and 24 feet in width for two-way traffic. In the instance where parallel parking is utilized or there is no parking, interior driveways shall be a minimum of ten feet in width for one-way traffic and 24 feet in width for two-way traffic. A ten-foot stacking lane is required for drive-up window or pick-up stations.
3. *Surfacing, drainage and lighting.*
 - a. All off-street parking spaces, access and interior driveways will be graded to insure proper drainage, and surfaced with concrete or asphalt at least two inches thick, installed on an approved base of five inches minimum and maintained in good condition free of weeds, dust, trash, and debris.
 - b. Hardened surface, see definition, may be approved only through a conditional use permit.
 - c. If the off-street parking facilities are used at night, they shall be properly illuminated for the safety of pedestrians, vehicles and for security. The lighting shall be designed so as not to reflect onto or cause glare in any adjacent residential district.

Please visit the City of Riverdale Code of Ordinances for full details.

<https://library.municode.com/index.aspx?clientId=11472>

* Part II – Code, Appendix A – Zoning, Article X. Parking and Loading
Part II - Code, Chapter 34 - Fire Prevention and Protection, Article I. In General



Americans with Disabilities Act

ADA Business BRIEF:

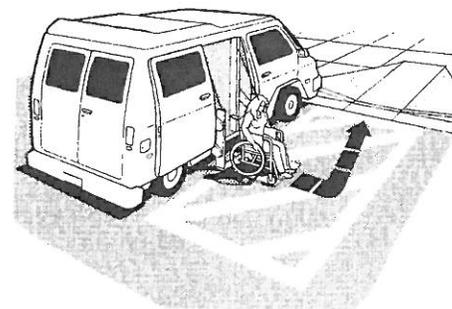
Restriping Parking Lots

Accessible Parking Spaces

When a business restripes a parking lot, it must provide accessible parking spaces as required by the ADA Standards for Accessible Design.

In addition, businesses or privately owned facilities that provide goods or services to the public have a continuing ADA obligation to remove barriers to access in existing parking lots when it is readily achievable to do so. Because restriping is relatively inexpensive, it is readily achievable in most cases.

This ADA Business Brief provides key information about how to create accessible car and van spaces and how many spaces to provide when parking lots are restriped.



One of eight accessible parking spaces, but always at least one, must be van accessible.

Accessible Parking Spaces for Cars

Accessible parking spaces for cars have at least a 60-inch-wide access aisle located adjacent to the designated parking space. The access aisle is just wide enough to permit a person using a wheelchair to enter or exit the car. These parking spaces are identified with a sign and located on level ground.

Van-Accessible Parking Spaces

Van-accessible parking spaces are the same as accessible parking spaces for cars except for three features needed for vans:

- a wider access aisle (96") to accommodate a wheelchair lift;
- vertical clearance to accommodate van height at the van parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space, and
- an additional sign that identifies the parking spaces as "van accessible."

Minimum Number of Accessible Parking Spaces

ADA Standards for Accessible Design 4.1.2 (5)

Total Number of Parking Spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van-Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
Column A			
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**

* one out of every 8 accessible spaces

** 7 out of every 8 accessible parking spaces

Location

Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance. Where buildings have multiple accessible entrances with adjacent parking, the accessible parking spaces must be dispersed and located closest to the accessible entrances.

When accessible parking spaces are added in an existing parking lot, locate the spaces on the most level ground close to the accessible entrance. An accessible route must always be provided from the accessible parking to the accessible entrance. An accessible route never has curbs or stairs, must be at least 3-foot wide, and has a firm, stable, slip-resistant surface. The slope along the accessible route should not be greater than 1:12 in the direction of travel.

Accessible parking spaces may be clustered in one or more lots if equivalent or greater accessibility is provided in terms of distance from the accessible entrance, parking fees, and convenience. Van-accessible parking spaces located in parking garages may be clustered on one floor (to accommodate the 98-inch minimum vertical height requirement).

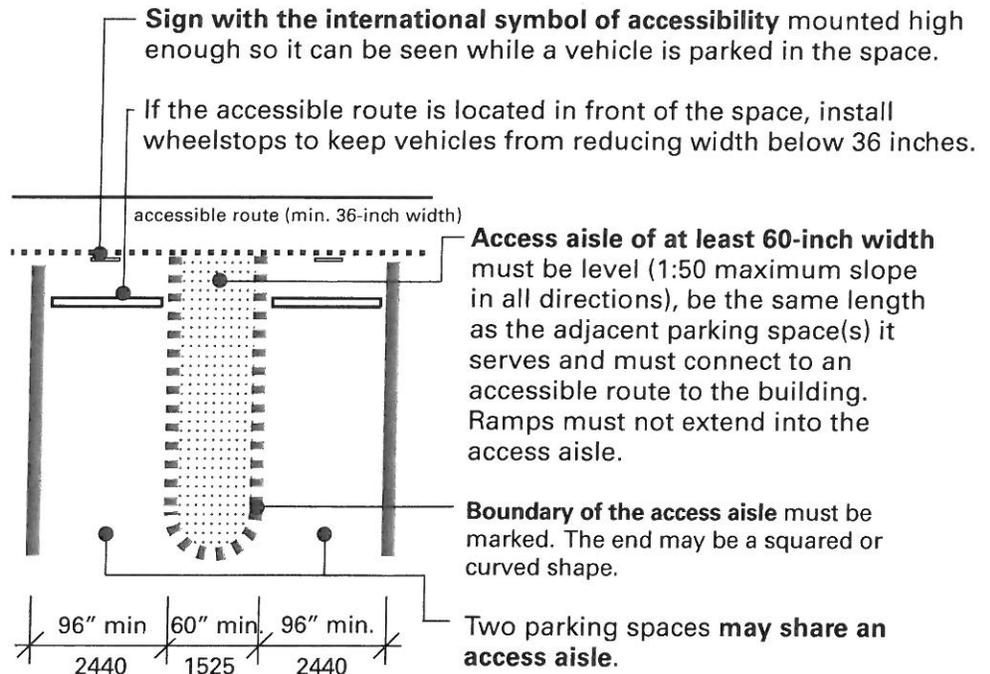
Free Technical Assistance

Answers to technical and general questions about restriping parking lots or other ADA requirements are available by telephone on weekdays. You may also order the ADA Standards for Accessible Design and other ADA publications, including regulations for private businesses, at any time day or night. Information about ADA-related IRS tax credits and deductions is also available from the ADA Information Line.

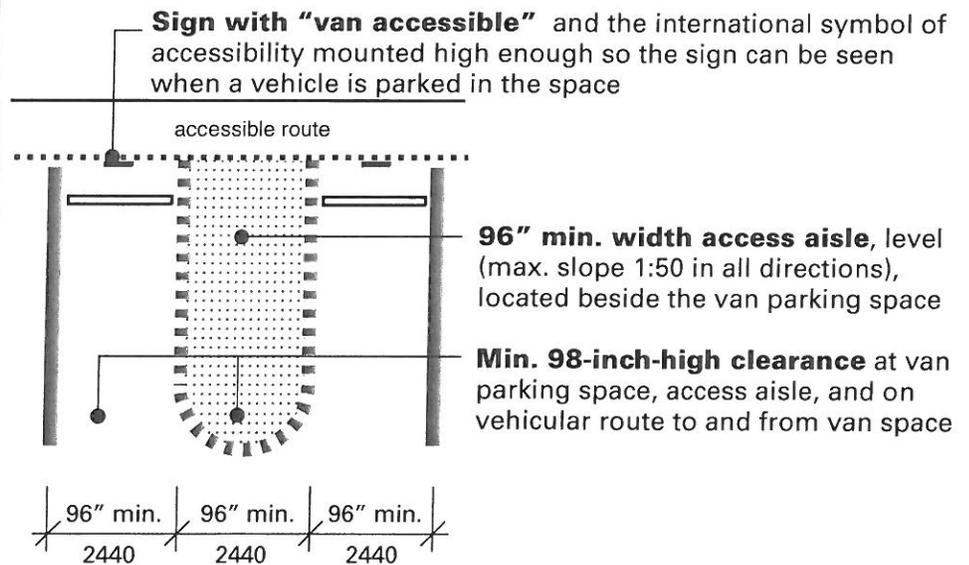
Department of Justice ADA Information Line

800-514-0301 (voice)
800-514-0383 (TTY)

Features of Accessible Parking Spaces for Cars



Three Additional Features for Van-Accessible Parking Spaces



ADA Website and ADA Business Connection

You may also view or download ADA information on the Department's ADA website at any time. The site provides access to the **ADA Business Connection** and the ADA design standards, ADA regulations, ADA policy letters, technical assistance materials, and general ADA information. It also provides links to other Federal agencies, and updates on new ADA requirements and enforcement efforts. www.usdoj.gov/crt/ada/adahom1.htm

Reference:

ADA Standards for Accessible Design (28 CFR Part 36):
§ 4.1.6 Alterations; § 4.1.2 Accessible Sites and Exterior Facilities: New Construction; § 4.6.1 Parking and Passenger Loading Zones, and § 4.3 Accessible Route.



Office Use Only
 Date Received: _____
 Date Completed: _____

DRIVEWAY, SIDEWALK, PARKING LOT, and RESTRIPIING PERMIT APPLICATION

APPLICANT INFORMATION

PROPERTY ADDRESS		Parcel ID:	
Suite/Unit/Apt	City	State	Zip

PROPERTY OWNER (Use back if multiple names)

Address

Suite/Unit/Apt	City	State	Zip
Tel #	Cell Fax	E-mail	

APPLICANT NAME

Address

Suite/Unit/Apt	City	State	Zip
Tel #	Cell Fax	E-mail	

CONTRACTOR

Address

Suite/Unit/Apt	City	State	Zip
Tel #	Cell Fax	E-mail	

FEES INFO

Please note: The City reserves the right to inspect the sub-grade on all projects poured in the right-of-way.
 All curb cuts must be saw cuts.
Do Not pour Driveway Aprons on Broken Curbs.
 No Concrete is to be poured on the City's Right-of-Way until it is inspected.
 Additional Information may be required based on the extent of the job.

Brief Description of Work:

Authorization By Property Owner

The above information is true and correct to the best of my knowledge and belief. I fully understand that in the event information given above proves false, action, if any, may be revoked by the City Council. I swear that I am the property owner of the property which is the subject matter of the attached Petition for Driveway and Sidewalk Permit, as shown in the records of The City of Riverdale, Georgia.

X _____ X _____ _____
 Applicant Print Name Applicant Signature Date

X _____ X _____ _____
 Owner Print Name Owner Signature Date

AUTHORIZATION