

# ARTICLE 12 – PARKING

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## 12.1 PURPOSE

This Article established standards for the minimum and maximum number of parking spaces required for different land uses. It also establishes standards for the size and configuration of parking spaces and circulation within parking areas to insure adequate safety to vehicles and pedestrians. The Article provides for shared parking between uses when uses with different parking demands can share the same parking spaces at different times of day. The standards also provide for bicycle parking, parking lot surfacing, parking space and aisle delineation and adequate parking for disabled individuals.

## 12.2 AMOUNT OF PARKING

### 12.2.1 Number of Spaces Required

**12.2.1.1** The off-street parking facilities required by this Article shall be provided for all uses except where otherwise indicated by this Article. The location, design and number of spaces shall conform to this Article.

**12.2.1.2** Table 12-1, Parking Requirements by Use, establishes the minimum number of parking spaces required and the maximum number of parking spaces

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permitted for each of the land uses indicated. All calculations of square footage shall be gross square footage of the building, structure, portion of the building or structure specified, or the general area specified.

**12.2.1.3** The maximum amount of off-street parking required shall be as specified in Table 12-1, Parking Requirements by Use. Any parking provided in excess of the maximum shall be on a pervious surface approved in accordance with §12.3.5.

**12.2.1.4** On-street parking spaces shall not be counted toward meeting the minimum amount required unless otherwise provided for in this Chapter.

**12.2.1.5** The minimum amount of parking required pursuant to Tables 12-1, Parking Requirements by Use, or 12-2, Shared Parking Demand Calculation, if shared parking is provided, may be reduced by up to fifty percent (50%) for uses in the D, Downtown Mixed Use District. (Rev. 12-1-08; Ord. 2008-18)

**12.2.1.6** In addition to the minimum amount of parking required for multi-family residential complexes (townhouses, apartments, condominiums and excluding one (1) and two (2) family structures) adequate parking for recreational vehicles and guests shall be provided in the following ratios:

- a. Recreational vehicle (mobile homes, campers, boats on trailers, etc., self propelled or designed to be towed) spaces shall be provided at a ratio of one (1) space for each fifteen (15) units. Recreational vehicle spaces shall measure a minimum of twelve (12) feet by thirty-six (36) feet. If the covenants and restrictions applied to a development prohibit the parking and storage of recreational vehicles in the development, such parking is not required.
- b. Guest parking shall be provided at a ratio of one (1) space for each four (4) units in the complex above the minimum required. Guest parking may be provided in a separate parking area, in combination with designated unit parking or parallel to the curb on a private street if the street width is adequate and the parking is properly delineated.

**12.2.1.7** In the event a conforming use is enlarged or expanded by more than thirty percent (30%), the amount of off-street parking facilities that would be required if the increment were a separate use shall be provided.

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**TABLE 12-1 PARKING REQUIREMENTS BY USE**

(Rev. 2-21-11; Ord. 2011-01)

<b>A</b>		<b>B</b>	<b>C</b>
<b>Use</b> (See Table 3-1, for Definition and Coding of Uses)		<b>Minimum Number of Vehicle Spaces</b>	<b>Maximum Number of Vehicle Spaces</b>
<b>1.0 RESIDENTIAL USES</b>			
1.1	Accessory Dwellings (Carriage Houses, Granny Flats, Echo Homes)	1 per unit	2 per unit
1.2	Apartments	1.5 per unit	2.5 per unit
1.3	Condominiums	1.5 per unit	2.5 per unit
1.4	Duplex	1.5 per unit	2 per unit
1.5	Manufactured Home Park	2 per home	2.5 per home
1.6	Manufactured Home (Standard)	2 per home	2.5 per home
1.7	Manufactured Home (Residential Design)	2 per home	2.5 per home
1.8	Mobile Home	2 per home	2.5 per home
1.9	Modular Home	2 per home	2.5 per home
1.10	Manufactured Home Park or Mobile Home Park	2 per home	2.5 per home
1.11	Multifamily Dwelling	1.5 per unit	2.5 per unit
1.12	Patio Homes	2.0 per unit	3.0 per unit
1.13	Room Renting, no more than four roomers, separate cooking facilities	1 per room	1 per room
1.14	Room Renting, no more than four roomers, no separate cooking facilities	1 per room	1 per room
1.15	Room Renting, more than four roomers	1 per room	1 per room
1.16	Single Room Occupancy Units	1 per room	1 per room
1.17	Dwelling, Single-Family, Semi-Detached	1.5 per unit	N/A
1.18	Single-Family Detached Dwelling	2 per unit	N/A
1.19	Townhouse	1 per unit	N/A
<b>2.0 ACCOMMODATIONS AND GROUP LIVING</b>			
2.1	Bed and Breakfast Inn	0.5 per guest room + 1 for owner	1 per guest room + 2 for owner
2.2	Boarding House	1 per bedroom	1.5 per bedroom
2.3	Dormitories	1 per 2 beds	1 per bed
2.4	Hotels, Motels, Motor Courts, or Tourist Courts	0.7 per room + 1 per 300 sf of common area	1 per room + 1 per 100 sf of common area

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<b>A</b>		<b>B</b>	<b>C</b>
<b>Use (See Table 3-1, for Definition and Coding of Uses)</b>		<b>Minimum Number of Vehicle Spaces</b>	<b>Maximum Number of Vehicle Spaces</b>
<b>2.5</b>	<b>Housing Services for the Elderly, including assisted-living services, retirement housing services, congregate living services, lifecare or continuing care services, skilled-nursing services, rest homes, or homes for the aged</b>	1.1 per bed	1.3 per bed
<b>3.0 COMMERCIAL USES</b>			
<b>3.1</b>	<b>Animal Hospitals, Veterinary Services</b>	1 per treatment room and operatory	2 per treatment room and operatory
<b>3.2</b>	<b>Appliance Sales and Service</b>	1 per 350 sf	1 per 200 sf
<b>3.3</b>	<b>Automobile and Truck Rental</b>	1 per 500 sf of sales and service building	1 per 375 sf of sales and service building
<b>3.4</b>	<b>Bakeries, Retail, including manufacturing of goods for sale on the premises only</b>	1 per 350 sf	1 per 200 sf
<b>3.5</b>	<b>Bank, Credit Union, or Savings Institution</b>	1 per 350 sf	1 per 200 sf
<b>3.6</b>	<b>Beverage Stores</b>	1 per 350 sf	1 per 200 sf
<b>3.7</b>	<b>Bicycle Sales and/or Repair</b>	1 per 350 sf	1 per 200 sf
<b>3.8</b>	<b>Book Stores</b>	1 per 350 sf	1 per 200 sf
<b>3.9</b>	<b>Bus, Truck, or Large Vehicle Sales</b>	1 per 500 sf of sales and service building	1 per 375 sf of sales and service building
<b>3.10</b>	<b>Business Machines</b>	1 per 350 sf	1 per 200 sf
<b>3.11</b>	<b>Business Offices</b>	1 per 350 sf	1 per 200 sf
<b>3.12</b>	<b>Business Service Centers, including blueprinting, printing, Photostatting and copying</b>	1 per 350 sf	1 per 200 sf
<b>3.13</b>	<b>Cafeteria or Limited Service Restaurant</b>	1 per 100 sf	1 per 50 sf
<b>3.14</b>	<b>Camera Supply Store</b>	1 per 350 sf	1 per 200 sf
<b>3.15</b>	<b>Candy or Confectionary Making, on-premises and retail only</b>	1 per 350 sf	1 per 200 sf
<b>3.16</b>	<b>Car Wash, Automobile Laundries, or Car Care Centers, automatic or self-service</b>	1 per 500 sf including service bays, wash tunnels and retail areas	1 per 375 sf including service bays, wash tunnels and retail areas
<b>3.17</b>	<b>Car Wash, Automobile Laundries, or Car Care Centers, generally</b>	1 per 500 sf including service bays, wash tunnels and retail areas	1 per 375 sf including service bays, wash tunnels and retail areas

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Use (See Table 3-1, for Definition and Coding of Uses)		Minimum Number of Vehicle Spaces	Maximum Number of Vehicle Spaces
3.18	Car, Boat or Marine Craft Dealers	1 per 500 sf of sales and service building	1 per 375 sf of sales and service building
3.19	Carpet, Rug and Upholstery cleaning	1 per 350 sf	1 per 200 sf
3.20	Child Care, Family Homes	0.3 per room	1 per room
3.21	Clothing Stores, New Clothing	1 per 350 sf	1 per 200 sf
3.22	Clothing Stores, Used Clothing	1 per 350 sf	1 per 200 sf
3.23	Convenience Stores (no gasoline sales)	1 per 350 sf	1 per 200 sf
3.24	Convenience Stores (selling gasoline)	1 per pump + 1 per 350 sf	1.5 per pump + 1 per 200 sf
3.25	Delicatessen	1 per 350 sf	1 per 200 sf
3.26	Department Stores (over 15,000 square feet)	1 per 350 sf	1 per 200 sf
3.27	Department stores (under 15,000 square feet)	1 per 350 sf	1 per 200 sf
3.28	Drive-in Window or Drive-thru Facilities (banks, laundries, fast foods, and similar uses) where Principal Use is permitted in the district	1 per 350 sf	1 per 75 sf
3.29	Dry Cleaning and Laundry	1 per 350 sf	1 per 200 sf
3.30	Farm Landscape, and Garden Supply Sales (feed, seed, fertilizer, farm hardware, lawn furniture, mulch, fencing, fountains, statuaries and other incidental sales of products or related items)	1 per 350 sf	1 per 200 sf
3.31	Film Development	1 per 350 sf	1 per 200 sf
3.32	Financial Offices	1 per 350 sf	1 per 200 sf
3.33	Flea Markets (indoors)	1 per 350 sf	1 per 200 sf
3.34	Flea Markets (out-of-doors)	1 per 375 sf of sales and service building	1.5 per 375 sf of sales and service building
3.35	Flex Space (office and warehouse building) with no outside storage	1 per 350 sf	1 per 200 sf
3.36	Floor Coverings	1 per 350 sf	1 per 200 sf
3.37	Flower Shop, Florists	1 per 350 sf	1 per 200 sf

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<b>Use (See Table 3-1, for Definition and Coding of Uses)</b>		<b>Minimum Number of Vehicle Spaces</b>	<b>Maximum Number of Vehicle Spaces</b>
3.38	<b>Furniture Stores (new furniture)</b>	1 per 350 sf	1 per 200 sf
3.39	<b>Furniture Stores (used furniture)</b>	1 per 350 sf	1 per 200 sf
3.40	<b>Garden Supply Centers</b>	1 per 350 sf	1 per 200 sf
3.41	<b>Gasoline Stations, Service Stations</b>	1 per pump + 2 per rack	1.5 per pump + 3 per rack
3.42	<b>General Mercantile Stores</b>	1 per 350 sf	1 per 200 sf
3.43	<b>Gift Store</b>	1 per 350 sf	1 per 200 sf
3.44	<b>Grocery Stores</b>	1 per 350 sf	1 per 200 sf
3.45	<b>Hardware, inside storage</b>	1 per 350 sf	1 per 200 sf
3.46	<b>Hardware, outside storage</b>	1 per 350 sf	1 per 200 sf
3.47	<b>Heating and Air-Conditioning Sales and Service</b>	1 per 350 sf	1 per 200 sf
3.48	<b>Heavy Machinery Sales</b>	1 per 350 sf	1 per 200 sf
3.49	<b>Home Occupations</b>	1 per unit	2 per unit
3.50	<b>Ice Cream Parlors</b>	1 per 350 sf	1 per 200 sf
3.51	<b>Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods not otherwise listed, sales and service, with outdoor storage</b>	1 per 350 sf	1 per 200 sf
3.52	<b>Industrial Equipment, Plumbing Supplies and Other Heavy Consumer Goods not otherwise listed, sales and service, without outdoor storage</b>	1 per 350 sf	1 per 200 sf
3.53	<b>Laundromats</b>	1 per 350 sf	1 per 200 sf
3.54	<b>Laundry Pick-up</b>	1 per 350 sf	1 per 200 sf
3.55	<b>Legal Offices</b>	1 per 350 sf	1 per 200 sf
3.56	<b>Live-work Units</b>	(See §12.2.2)	(See §12.2.2)
3.57	<b>Lumber Yard and Building Material Sales with outside storage, wholesale or retail</b>	1 per 350 sf	1 per 200 sf
3.58	<b>Lumber Yard and Building Material Sales within enclosed buildings only, wholesale or retail</b>	1 per 350 sf	1 per 200 sf
3.59	<b>Manufactured Home, Modular Home, Mobile Home, or Storage Building Sales</b>	1 per 500 sf of sales and service building	1 per 375 sf of sales and service building

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<b>Use</b> (See Table 3-1, for Definition and Coding of Uses)		<b>Minimum Number of Vehicle Spaces</b>	<b>Maximum Number of Vehicle Spaces</b>
<b>3.60</b>	<b>Mixed Commercial and Residential Use where commercial use is primary on first floor, with residential units on the second floors or above</b>	(See §12.2.2)	(See §12.2.2)
<b>3.61</b>	<b>Motorcycles, Retail Sales</b>	1 per 500 sf of sales and service building	1 per 375 sf of sales and service building
<b>3.62</b>	<b>Newsstands</b>	1 per 350 sf	1 per 200 sf
<b>3.63</b>	<b>Nurseries and Greenhouses, Commercial</b>	1 per 350 sf	1 per 200 sf
<b>3.64</b>	<b>Office Buildings over Storefronts</b>	1 per 350 sf	1 per 200 sf
<b>3.65</b>	<b>Office or Bank Building, no drive-through facility</b>	1 per 350 sf	1 per 200 sf
<b>3.66</b>	<b>Office or Bank Building, with drive-through facility</b>	1 per 350 sf	1 per 200 sf
<b>3.67</b>	<b>Pawnshops and Secondhand Goods, Retail Sales</b>	1 per 350 sf	1 per 200 sf
<b>3.68</b>	<b>Personal Services (e.g., nail salons, barbers, shoe repair, and similar establishments)</b>	1 per 350 sf	1 per 200 sf
<b>3.69</b>	<b>Pet Store or Pet Supply Store</b>	1 per 350 sf	1 per 200 sf
<b>3.70</b>	<b>Pharmacy or Drugstore with other retail sales, under 15,000 square feet</b>	1 per 350 sf	1 per 200 sf
<b>3.71</b>	<b>Pharmacy or Drugstore without retail sales, at least 15,000 square feet</b>	1 per 350 sf	1 per 200 sf
<b>3.72</b>	<b>Pharmacy or Drugstore, medicine or related medical product sales only</b>	1 per 350 sf	1 per 200 sf
<b>3.73</b>	<b>Photography Studio</b>	1 per 350 sf	1 per 200 sf
<b>3.74</b>	<b>Rentals, Trailer</b>	1 per 500 sf of sales and service building	1 per 375 sf of sales and service building
<b>3.75</b>	<b>Repair and Maintenance, Appliance</b>	1 per 350 sf	1 per 200 sf
<b>3.76</b>	<b>Restaurants, without drive-in or drive-through facilities</b>	1 per 300 sf	1 per 100 sf
<b>3.77</b>	<b>Retail Outlets for products manufactured on premises</b>	1 per 350 sf	1 per 200 sf

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Use (See Table 3-1, for Definition and Coding of Uses)		Minimum Number of Vehicle Spaces	Maximum Number of Vehicle Spaces
3.78	Retail Sales or Service Establishments, not listed elsewhere, and conducted within an enclosed building	1 per 350 sf	1 per 200 sf
3.79	Sales, Secondhand and Swap Shop Sales	1 per 350 sf	1 per 200 sf
3.80	Shoe Repair	1 per 350 sf	1 per 200 sf
3.81	Shoe Store	1 per 350 sf	1 per 200 sf
3.82	Shopping Center, Community Center (general merchandise with two or more anchors) including between 100,000 to 300,000 gross square feet of building area and between ten to thirty acres of site area	1 per 350 sf	1 per 200 sf
3.83	Shopping Center, Neighborhood Center including between 30,000 to 100,000 gross square feet of building area and between three to ten acres of site area	1 per 350 sf	1 per 200 sf
3.84	Shopping Center, Regional Center (enclosed mall with two or more anchors) including between 400,000 to 1 million gross square feet of building area and between ten to one-hundred acres of site area	1 per 350 sf	1 per 200 sf
3.85	Shopping Center, Superregional Center (similar to regional, but has three or more anchors) including at least 500,000 gross square feet of building area and more than one-hundred acres of site area	1 per 350 sf	1 per 200 sf
3.86	Shopping, Fashion/Specialty Center (higher end, fashion-oriented stores)	1 per 350 sf	1 per 200 sf
3.87	Shopping, Home Improvement Center	1 per 375 sf of sales and service building	1.5 per 375 sf of sales and service building
3.88	Shopping, Malls, Shopping Centers, or Collection of Shops not otherwise enumerated	1 per 350 sf	1 per 200 sf



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Use (See Table 3-1, for Definition and Coding of Uses)		Minimum Number of Vehicle Spaces	Maximum Number of Vehicle Spaces
3.89	Shopping, Market Shops including open markets	1 per 350 sf	1 per 200 sf
3.90	Shopping, Outlet or Discount Center (manufacturer outlet stores)	1 per 350 sf	1 per 200 sf
3.91	Shopping, Power Center (category-dominated anchors with few small tenants), including between 250,000 to 600,000 gross square feet of building area and between 25 to 80 acres of site area	1 per 350 sf	1 per 200 sf
3.92	Superstores, including at least 60,000 square feet of building area	1 per 350 sf	1 per 200 sf
3.93	Tailor or Dressmaking (not including textile manufacturing)	1 per 350 sf	1 per 200 sf
3.94	Tanning Salons	1 per 350 sf	1 per 200 sf
3.95	Vehicle Repair and Service	3 per rack	4 per rack
3.96	Woodworking Shops, Cabinetmaking Shops, or Wood Crafting Services	1 per 350 sf	1 per 200 sf
<b>4.0 INDUSTRIAL USES</b>			
4.1	Food Manufacturing and Bakeries	1 per 600 sf	1 per 350 sf
4.2	Carpentry, Floor, and Tile Contractor	1 per 600 sf	1 per 350 sf
4.3	Construction Business	1 per 600 sf	1 per 350 sf
4.4	Contractors' Offices without outdoor storage areas	1 per 600 sf	1 per 350 sf
4.5	Contractors' Offices with outdoor storage areas	1 per 600 sf	1 per 350 sf
4.6	Electrical Component Assembly Operations	1 per 600 sf	1 per 350 sf
4.7	Industrial Parks	1 per 600 sf	1 per 350 sf
4.8	Newspaper Production	1 per 600 sf	1 per 350 sf
4.9	Salvage Yards	1 per employee	N/A
4.10	Laboratories and Other Facilities for Research and Testing of Products	1 per 600 sf	1 per 350 sf
4.11	Laboratories: Dental, Medical and Optical	1 per 600 sf	1 per 350 sf

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Use (See Table 3-1, for Definition and Coding of Uses)		Minimum Number of Vehicle Spaces	Maximum Number of Vehicle Spaces
4.12	Light Assembly of Pre-manufactured Parts	1 per 600 sf	1 per 350 sf
4.13	Machine Shop, Welding Shop (enclosed buildings)	1 per 600 sf	1 per 350 sf
4.14	Metal Shops	1 per 600 sf	1 per 350 sf
4.15	Recycling Centers	1 per 600 sf	1 per 350 sf
4.16	Sawmills established as a temporary use, accessory to construction or related activities	1 per 600 sf	1 per 350 sf
4.17	Scrap Metal Collection and Processing, including collection of aluminum cans, including outdoor operations	1 per 600 sf	1 per 350 sf
4.18	Scrap Metal Collection and Processing, including collection of aluminum cans, provided all operations are within an enclosed building	1 per 600 sf	1 per 350 sf
<b>5.0 WAREHOUSING AND STORAGE USES</b>			
5.1	Distribution Business, not exceeding 5 contiguous uses	1 per 500 sf	1 per 350 sf
5.2	Mini Warehouse	1 per 10 storage cubicle + 4 spaces	1.5 per 10 storage cubicle + 6 spaces
5.3	Refrigerated Warehouse or Cold Storage	1 per 500 sf	1 per 350 sf
5.4	Storage of Construction Equipment, generally	1 per 500 sf	1 per 350 sf
5.5	Storage of Construction Equipment, outdoor, incidental to construction activities	1 per 500 sf	1 per 350 sf
5.6	Warehouse Structures, generally	1 per 500 sf	1 per 350 sf
5.7	Wholesale Trade, generally, with operations conducted and merchandise stored entirely within a building and not otherwise listed	1 per 500 sf	1 per 350 sf
<b>6.0 ASSEMBLY, INSTITUTIONAL, AND ENTERTAINMENT</b>			
6.1	Adult Establishments	1 per 300 sf	1 per 150 sf
6.2	Bars, alcohol serving	1 per 300 sf	1 per 150 sf
6.3	Bingo Establishments	5 per 1,000 sf	6 per 1,000 sf
6.4	Recreation, indoor commercial (e.g., billiards)	5 per 1000 sf	6 per 1000 sf

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<b>Use (See Table 3-1, for Definition and Coding of Uses)</b>		<b>Minimum Number of Vehicle Spaces</b>	<b>Maximum Number of Vehicle Spaces</b>
6.5	<b>Bowling Alley</b>	5 per lane	6 per lane
6.6	<b>Swimming Pool</b>	Greater of 1 per 100 sf of water surface OR 1 per 4 fixed seats	N/A
6.7	<b>Recreation, outdoor commercial</b>	1 per 5,000 sf of land	1.5 per 5,000 sf of land N/A
6.8	<b>Drive-in Theaters</b>	1 per 50 sf	1 per 30 sf
6.9	<b>Religious Land Uses</b>	1 per 4 fixed seats plus 1 per 500 sf of other area	1 per 2 seats plus 1 per 350 sf of other area
6.10	<b>Community Centers, Meeting Halls, Community Halls, Reception Halls, Wedding Halls, for assembly and recreation</b>	1 per 250 sf	1 per 150 sf
6.11	<b>Private or Non-profit Clubs, including country clubs, athletic clubs, lodges, fraternal organizations, and swimming clubs on a noncommercial membership basis. Includes social, fraternal, social service, union and civic organizations.</b>	1 per 300 sf	1 per 150 sf
6.12	<b>Entertainment Establishments, such as lounges, discos, nightclubs, private clubs, and music or dance establishments</b>	1 per 300 sf	1 per 150 sf
6.13	<b>Exhibition, Convention, or Conference Structure</b>	Determined at site approval	Determined at site approval
6.14	<b>Fitness Centers and Recreational Sports, Gym, Health Spa, Reducing Salon, Swimming Pool/Auditorium, Racquet Club or Athletic Club</b>	10 spaces + 1 per 200 sf in excess of 1,000 sf	13 spaces + 1 per 150 sf in excess of 1,000 sf
6.15	<b>Golf Courses, public and private</b>	4 per hole + spaces required for other uses	5 per hole + spaces for other uses
6.16	<b>Golf Driving Ranges</b>	1 per 2 tees	1 per tee
6.17	<b>Golf, Miniature</b>	1 per hole	2 per hole
6.18	<b>Open Space, park or active recreational uses operated on a non-commercial basis</b>	1 per 5,000 sf of land	1.5 per 5,000 sf of land N/A

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<b>Use (See Table 3-1, for Definition and Coding of Uses)</b>		<b>Minimum Number of Vehicle Spaces</b>	<b>Maximum Number of Vehicle Spaces</b>
6.19	Recreation or Amusement Enterprises conducted inside or outside a building for profit, not otherwise listed	1 per 300 sf for inside uses + 1 per 5,000 sf of land for outside uses	1 per 200 sf for inside uses + 1.5 per 5,000 sf of land for outside uses
6.20	Skating Rink - Ice or Roller Skating	5 per 1,000 sf	7 per 1,000 sf
6.21	Sports Stadiums, Arenas, Coliseums, or Assembly Halls, less than two (2) acres (including parking areas)	1 per 6 seats	1 per 4 seats
6.22	Sports stadiums, arenas, coliseums, or assembly halls, two (2) acres or greater (including parking areas)	1 per 6 seats	1 per 4 seats
6.23	Temporary Carnivals, Rides, Ferris Wheels	1 per 600 sf of outdoor recreation area	1 per 500 sf of outdoor recreation area
6.24	Theaters (outdoor)	1 per 6 seats OR 1 per 50 sf if no permanent seats	1 per 4 seats OR 1 per 30 sf if no permanent seats
6.25	Theaters or Auditoria (indoor)	1 per 6 seats	1 per 4 seats
6.26	Video Poker Establishments	N/A	N/A
6.27	Zoos, Botanical Gardens, and Arboreta	1 per 300 sf for inside uses + 1 per 5,000 sf of land for outside uses	1 per 200 sf for inside uses + 1.5 per 5,000 sf of land for outside uses
<b>7.0</b>	<b>PUBLIC, INSTITUTIONAL OR COMMUNITY FACILITIES (SEE ALSO PUBLIC USE DISTRICT FOR PUBLIC FACILITIES)</b>		
7.1	Armories, Military Reserves	Determined at site approval	Determined at site approval
7.2	Community Food Services	1 per 300 sf	1 per 200 sf
7.3	Crematorium and Embalming	N/A	N/A
7.4	Day Care Facility	2 + 1 per 6 children (up to maximum capacity)	3 + 1 per 4 children (up to maximum capacity)
7.5	Fire, Sheriff, and Emergency Services	Determined at site approval	Determined at site approval
7.6	Funeral Homes	1 per 4 seats up to seating capacity in main assembly area	1 per 2 seats up to seating capacity in main assembly area
7.7	Government Offices (including courts, city halls, and other offices devoted to governmental services)	1 per 300 sf	1 per 200 sf
7.8	Hospitals, Sanitariums	1 per bed + 1 per 300 sf of office and administration space	1 per 150 sf

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Use (See Table 3-1, for Definition and Coding of Uses)		Minimum Number of Vehicle Spaces	Maximum Number of Vehicle Spaces
7.9	Libraries	1 per 500 sf	1 per 250 sf
7.10	Medical and Dental Clinics or Offices, ambulatory or outpatient care, family planning and care, and blood or organ banks	3 per physician + 2 per treatment room	5 per physician+ 2.5 per treatment room
7.11	Museums and Art Galleries	1 per 300 sf	1 per 200 sf
7.12	Post Office	1 per 300 sf	1 per 200 sf
7.13	Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools	1 per 4 students	1 per 2 students
7.14	Schools, academic, nursery and preschool, grade schools, elementary, middle, and high school	1 per classroom	2 per classroom
7.15	Schools, art, music, dance, dramatics, or other fine arts	1 per 200 sf	1 per 150 sf
7.16	Schools, specialty including beauty, business management, computer training, driving education, flight training (not including airports, helipads, heliports, or runways), and sports or recreation education	1 per 200 sf	1 per 150 sf
7.17	Social Assistance, welfare and charitable services (excluding day care and community food services)	1 per 300 sf	1 per 200 sf
7.18	Studios for artists, designers, musicians, photographers, sculptors (not as home occupation)	1 per 300 sf	1 per 200 sf
<b>8.0 TRANSPORTATION USES AND STRUCTURES</b>			
8.1	Private Boat Docks, Boat Houses, or Marinas, including bait houses associated with marinas	0.5 per berth or slip	1 per berth or slip
8.2	Bus Passenger Stations/Terminals/Shelters	1 per 750 sf	1 per 500 sf
8.3	Bus Maintenance, including repair and storage	1 per employee	1.2 per employee
8.4	Freight Terminals and Truck Terminals	1 per 500 sf including service bays, wash	1 per 375 sf including service bays, wash

**ARTICLE 12 - PARKING**

<b>A</b>		<b>B</b>	<b>C</b>
<b>Use (See Table 3-1, for Definition and Coding of Uses)</b>		<b>Minimum Number of Vehicle Spaces</b>	<b>Maximum Number of Vehicle Spaces</b>
		tunnels and retail areas	tunnels and retail areas
8.5	Parking Lots, parking structures or underground parking areas	N/A	N/A
8.6	Taxi Stands	N/A	N/A
<b>9.0 UTILITY USES AND STRUCTURES</b>			
9.1	Gas or Electric Generation Distribution Facilities, compressor stations, or substations	1 per employee	1.2 per employee
9.2	Power Generation Plants	1 per employee	1.2 per employee
9.3	Public Utility Storage and Service Yards	1 per employee	1.2 per employee
9.4	Radio / Television Stations With Transmitter Tower	1 per employee	1.2 per employee
9.5	Radio / Television Stations and Studios with no tower transmissions	1 per employee	1.2 per employee
9.6	Sewage Treatment Plant, Pump Stations, or Lift Stations	1 per employee	1.2 per employee
9.7	Solid Waste Collection Centers, solid waste transfer stations, recyclable materials, yard waste and similar items	1 per employee	N/A
9.8	Telecommunication Towers	1 per employee	N/A
9.9	Telephone Exchange and Repeater Stations	1 per employee	N/A
9.10	Utility Lines (including electric lines, phone and cable lines, distribution circuits, gas and fuel lines, water lines, steam and air conditioning lines, irrigation channels, and sewer and waste water lines)	N/A	N/A
9.11	Water Supply Facilities including pump stations, dams, levees, culverts, water tanks, wells, treatment plants, reservoirs, and other irrigation facilities	1 per employee	N/A

**ARTICLE 12 - PARKING**

<b>A</b>		<b>B</b>	<b>C</b>
<b>Use</b> (See Table 3-1, for Definition and Coding of Uses)		<b>Minimum Number of Vehicle Spaces</b>	<b>Maximum Number of Vehicle Spaces</b>
<b>10.0 AGRICULTURE</b>			
<b>10.1</b>	<b>Agricultural Uses including raising crops, livestock, orchards, forestry, and related uses unless otherwise listed in this matrix</b>	N/A	N/A
<b>10.2</b>	<b>Greenhouses, Commercial</b>	1 per 500 sf of sales and service building	1 per 375 sf of sales and service building
<b>10.3</b>	<b>Horticulture</b>	1 per 500 sf of sales and service building	1 per 375 sf of sales and service building
<b>10.4</b>	<b>Kennels, Animal Pounds and Shelters</b>	1 per 1,500 sf	1 per 500 sf
<b>10.5</b>	<b>Riding Academies/Stables (commercial)</b>	1 per 1,500 sf	1 per 500 sf

**12.2.2 Shared Parking**

**12.2.2.1** Developments which contain a mix of uses on the same parcel, or the owners of different uses on more than one (1) parcel and have formally agreed to share parking may reduce the amount of required parking in accordance with the allocations contained in Table 12-2, Shared Parking Demand Calculation.

**TABLE 12-2 SHARED PARKING DEMAND CALCULATION**

		<b>Weekday</b>		<b>Weekend</b>		
<b>A</b>		<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>
<b>Land Use</b>		<b>Daytime</b>	<b>Evening</b>	<b>Daytime</b>	<b>Evening</b>	<b>Nighttime</b>
<b>1.</b>	<b>Residential</b>	10%	100%	100%	70%	100%
<b>2.</b>	<b>Office/Industrial</b>	100%	10%	10%	5%	5%
<b>3.</b>	<b>Commercial</b>	60%	90%	100%	70%	5%
<b>4.</b>	<b>Hotel</b>	75%	100%	75%	100%	75%
<b>5.</b>	<b>Restaurant</b>	50%	100%	100%	100%	10%
<b>6.</b>	<b>Entertainment / Commercial</b>	40%	100%	80%	100%	10%

**Notes to Table 12-2**

- a. Column A - Land Use is the generalized category of use of the property or portion of the property. Parking requirements are for the specific use specified in Table 12-1, Parking Requirements by Use.
- b. Columns B and D - Daytime is the hours from 7:00 am to 5:00 pm Monday through Friday.
- c. Column C and E - Evening is the hours from 5:00 pm to midnight Sunday through Friday.
- d. Column F - Nighttime is the hours from midnight to 7:00 am every day of the week.

## ARTICLE 12 - PARKING

- e. The percentages represent the portion of total minimum parking required for the generalized category of use during each period.
- f. The minimum amount of shared parking required for the combination of uses can be calculated using the following methodology:
  - 1. Determine the minimum parking requirements in accordance with Table 12-1, Parking Requirements by Use, for each land use as if it were a separate use;
  - 2. Multiply each minimum required amount by the corresponding percentage for the use in each of the five (5) time periods set forth in Columns B - F of Table 12-2;
  - 3. Total the minimum required amount for each time period;
  - 4. Select the column with the highest total; and
  - 5. Use the resulting number as the required minimum number of parking spaces for the combined uses.

### 12.2.3 Change in Land Use

Whenever a conforming building or use, constructed or established after the effective date of these regulations, is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need for an increase of thirty percent (30%) or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. The expansion and renovation of nonconforming uses are addressed in Article 19, Nonconforming Uses.

### 12.2.4 Parking Spaces Reserved for Handicapped

Parking facilities shall comply with the Americans with Disabilities Act of 1990 (42 U.S.C Subsection 12181 et seq., Pub. L 101-336 and implementing regulations at 28 C.F.R. parts 35 and 36). Applicants should consult the ADA Technical Assistance Manual from the U.S. Dept. of Justice on the Internet at [www.usdoj.gov/crt/ada/taman3.html](http://www.usdoj.gov/crt/ada/taman3.html), and Technical Assistance Manual for State and Local Governments at [www.usdoj.gov/crt/ada/taman2.html](http://www.usdoj.gov/crt/ada/taman2.html).

## 12.3 DESIGN STANDARDS FOR VEHICULAR PARKING AREAS

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### 12.3.1 Definition

For the purpose of this Chapter, an off-street parking space is an all weather surface area, not located in a street or service lane, permanently reserved for the temporary storage of one (1) automobile and connected with a street or service lane by an all-weather surface driveway which affords ingress and egress.

### 12.3.2 Site Plan

An off-street parking plan shall be required and shall accompany all applications for development approval. The plan shall be prepared in accordance with the requirements of Article 5, Approval Procedures, and Appendix B, Application Documents. (Rev. 12-1-08; Ord. 2008-18)

### 12.3.3 Size of Spaces

Each off-street parking space shall measure not less than nine (9) feet in width by eighteen (18) feet in length. Parking spaces designed at an angle to the access aisle shall provide a rectangular area within the space and exclusive of the access aisle that measures no less than nine (9) feet in width by eighteen (18) feet in length.



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**TABLE 12-3 STANDARDS FOR PARKING LOT AISLES**

<b>A</b>		<b>B</b>
<b>Parking Angle (in degrees)</b>		<b>Minimum Aisle Width (in feet) for Each Direction of Travel</b>
<b>1.</b>	30	12
<b>2.</b>	45	13
<b>3.</b>	60	18
<b>4.</b>	90	24

### **12.3.4 Surface, Drainage and Maintenance**

**12.3.4.1** Off-street parking facilities shall be properly graded for drainage to prevent damage to abutting property and/or public streets and service lanes, and shall be surfaced with asphalt, concrete, or other all weather surface approved by the City Engineer. Off-street parking areas shall include concrete curbs and/or gutters, be maintained in a clean, orderly and dust-free condition and not be used for the sale, repair or dismantling or servicing of any vehicles, equipment, materials or supplies.

**12.3.4.2** In no event will any off-street parking be allowed on an unpaved surface, except as provided in §12.3.5, or in an area that has not been approved for off-street parking in accordance with this Article.

**12.3.4.3** Overnight parking of large trucks, trailers, shipping containers and similar vehicles is not permitted unless such vehicles are parked entirely behind a principal structure and shielded from the street.

**12.3.4.4** Wheel stops shall be provided in all parking spaces where necessary to prevent vehicles from overhanging a sidewalk or damaging landscaping.

### **12.3.5 Alternative Paving Surfaces**

**12.3.5.1** Where the principal use creates a light or intermittent demand on the parking lot, the City Engineer may approve an alternative permanent surface material or a substitute for concrete curbs, or both, which best fits the needs of the situation. Loose sand, gravel or similar materials or asphalt curbs shall not be considered suitable alternative materials.

The City Engineer must find that:

- a. The alternative surface will not degrade the public street surface by the dragging or spilling of loose sand or gravel from the parking area;
- b. The alternative surface will adequately withstand the anticipated light or intermittent parking demand; and
- c. The alternative surface will reduce the impervious surface area of the parcel or parking lot.

**12.3.5.2** For purposes of this section, "light or intermittent demand on the parking lot" means that the use routinely generates an average parking turnover rate of not more than two (2) per day per space, and an average daily parking utilization rate of fifty percent (50%) or less or where the Director finds that the daily parking demand is low enough to warrant the use of an alternative surface.

## ARTICLE 12 - PARKING

**12.3.5.3** The following provisions apply to parking areas where a pervious surface treatment is applied to the area dedicated for surface parking spaces and drive aisles:

- a. Parking lot areas eligible for pervious or permeable surfaces include parking spaces and access aisles but not driveways, parking lot perimeter roads or heavily used parking access drives.
- b. Pervious surfaces include pervious concrete and asphalt, pervious pavers and turf block or other surface treatment approved by the City Engineer. Loose gravel, crusher run, sand or native soils are not permitted and may not be approved.
- c. To be considered pervious, at least five percent (5%) of the parking area shall consist of permeable pavement or surface treatment. The stormwater reductions that result from permeable pavement may be considered in any stormwater management plans or mitigation requirements established by Article 15, Stormwater Management.
- d. The following types of low turnover and low utilization parking area may use stabilized turf sod, pervious pavement, or other permeable surface treatment as a parking surface on up to seventy percent (70%) of the required parking area.
  1. Parking lots for uses that do not generate more than ten (10) trips per day and that include no more than five (5) spaces may incorporate pervious pavement or turf sod, but not loose gravel.
  2. The following uses, which generate traffic intermittently:
    - a. Religious land uses;
    - b. Community centers, meeting halls, community halls, reception halls, wedding halls, for assembly and recreation;
    - c. Private or non-profit clubs, including country clubs, athletic clubs, lodges, fraternal organizations and swimming clubs on a noncommercial membership basis including social, fraternal, social service, union and civic organizations;
    - d. Sports stadiums, arenas, circuses, coliseums, hippodromes or assembly halls;
    - e. Temporary carnivals, rides, ferris wheels;
    - f. Cemeteries; and
    - g. Utility uses and structures.

### 12.3.6 Entrances and Exits

**12.3.6.1** All parking lots shall be designed so that all exiting movements onto a public street or service lane are in a forward motion. Entrance and exit driveways from parking lots to public streets and service lanes may be located no closer than fifty (50) feet from any another intersection with the public street or service lane, measured along the curb line that is parallel to the public street or service lane.

**12.3.6.2** The minimum throat length at parking lot exits shall be no less than forty (40) feet. "Throat length" means the distance extending from the intersection to the first curb cut, left turn conflict, or intersection with a parking aisle and provides storage area for vehicles waiting to exit the site.

### 12.3.7 Marking

Parking spaces in lots shall be marked by means which clearly and permanently delineate individual spaces. Pavement markings and regulatory signs or markers shall be used to insure efficient traffic circulation and safe operation of the lot. However, an alternative pavement surface approved pursuant to §12.3.5., consisting of turf block,

## **ARTICLE 12 - PARKING**

stabilized turf sod or other vegetative surface is exempt from pavement marking requirements.

### **12.3.8 Landscaping**

Parking lots shall be landscaped according to the requirements of Article 10, Landscaping. Parking lots shall be coordinated within a total landscaping plan for the site as specified in Article 10.

### **12.3.9 Access Aisles**

Parking lot access aisle shall provide direct access to individual parking spaces. Aisle width shall conform to Table 12-3, Standards for Parking Lot Aisles. One-way traffic only shall be permitted in aisles that serve a single-row of parking spaces at an angle other than ninety (90) degrees.

## **12.4 BICYCLE PARKING**

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### **12.4.1 Generally**

The bicycle parking requirements of this chapter are intended to encourage the use of bicycles as a means of transportation in the city. Bicycle parking facilities must be located on the same site as the uses they serve and shall be convenient to the front entrances of the building.

### **12.4.2 Bicycle Parking Required**

Bicycle parking may be required where the Director finds that there is a sufficient need in a particular case.

### **12.4.3 Design of Spaces**

**12.4.3.1** Bike racks shall be located no more than fifty (50) feet from the principal entry to a building or structure, or along a walkway that leads directly to the principal entry. Bike racks shall be located no farther from the principal entrance than the closest motor vehicle parking space.

**12.4.3.2** Each required bicycle parking space shall be on asphalt, concrete or similar all weather surface material.

**12.4.3.3** Each space shall be no less than one (1) foot wide by six (6) feet long with a minimum vertical clearance of seven (7) feet. An access aisle not less than five (5) feet wide shall be provided and maintained beside or between each row of bicycle parking.

**12.4.3.4** In order to provide security, bicycle parking facilities shall include either a lockable enclosure in which the bicycle can be stored or a stationary rack upon which the bicycle can be locked.

**12.4.3.5** Bicycle rack design must accommodate both "U"-shaped locks and cables and include, but are not limited to, such shapes as an inverted "U" design or a "ribbon."

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**12.4.3.6** Bicycle racks shall be securely anchored to a walkway, parking lot, building or similar permanent structure.

**12.4.3.7** Bicycle racks shall use durable finishes that are not damaged by abrasion from bicycles.