

5.9.4 Off-Street Parking Standards

(1) Parking Plan Required

A parking plan (where appropriate), shall be submitted with an application for a Site Plan, Concept Plan, Regulating Plan, or any development that is required to provide more than three off-street parking spaces. The plan may be included within the required Circulation Plan, and shall accurately designate the required parking spaces, access aisles, and driveways, and the relation of the off-street parking facilities to the uses or structures such facilities are designed to serve. (See Section 5.10, Mobility and Circulation.)

(2) Minimum Number of Spaces Required

Unless otherwise expressly stated in this section, off-street parking spaces for non-industrial uses shall be provided in accordance with Table 5-9, Minimum Off-Street Parking Standards:

TABLE 5-9: MINIMUM OFF-STREET PARKING STANDARDS [1] [2] [3] [4] [6]				
Use Type	Traditional Areas		Conventional Areas	
	Min. # Spaces / 1,000 sq. ft.	Additional Requirements	Min. # Spaces / 1,000 sq. ft.	Additional Requirements
<i>Agricultural Uses</i>				
Agricultural Use	---	Subsection 5.9.4(4)	---	Subsection 5.9.4(4)
<i>Residential Uses</i>				
Attached Dwelling	---	<ul style="list-style-type: none"> ▪ 2/first bedroom ▪ 0.50 space/each additional bedroom 	---	<ul style="list-style-type: none"> ▪ 2/first bedroom ▪ 0.50 space/each additional bedroom
Detached Dwelling	---	<ul style="list-style-type: none"> ▪ 2/unit 	---	<ul style="list-style-type: none"> ▪ 2/unit
Elderly Housing	---	<ul style="list-style-type: none"> ▪ 1.50/housing unit 	---	<ul style="list-style-type: none"> ▪ 1.50/housing unit
Group Home	---	Subsection 5.9.4(4)	---	Subsection 5.10.4(4)
Retirement Center	4	<ul style="list-style-type: none"> ▪ 1/emp 	4	<ul style="list-style-type: none"> ▪ 1/emp
Temporary Care Facility	---	<ul style="list-style-type: none"> ▪ 0.25/patient ▪ 1/emp 	---	<ul style="list-style-type: none"> ▪ 0.25/patient ▪ 1/emp
<i>Institutional Uses</i>				
Day Care Center	2	<ul style="list-style-type: none"> ▪ 1/emp ▪ 5 stacking/ standing spaces 	2	<ul style="list-style-type: none"> ▪ 1/emp ▪ 5 stacking/ standing spaces
Institutional Use	---	Subsection 5.9.4(4)	---	Subsection 5.9.4(4)
<i>Office Uses</i>				
Office	2.85	---	4	---
Medical Office	---	Subsection 5.9.4(4)	---	Subsection 5.9.4(4)
Office Showroom	2	1/emp	2	1/emp

CHAPTER 5: DEVELOPMENT STANDARDS
Section 5.9: Off-Street Parking and Loading
Subsection 5.9.4: Off-Street Parking Standards

TABLE 5-9: MINIMUM OFF-STREET PARKING STANDARDS [1] [2] [3] [4] [6]

Use Type	Traditional Areas		Conventional Areas	
	Min. # Spaces / 1,000 sq. ft.	Additional Requirements	Min. # Spaces / 1,000 sq. ft.	Additional Requirements
Commercial Uses				
Adult-Oriented Establishments	---	▪ 0.33/person of max. occupant load	---	▪ 0.33/person of max. occupant load
Automotive Fuel Sales	2.50	▪ 1/gasoline pump	3.33	▪ 1/gasoline pump
Automotive Svc Facility	2.50	▪ 1/gasoline pump	3.33	▪ 1/gasoline pump
Automotive Wash Facility	---	▪ 1 drying space/bay ▪ 2 stacking spaces/washing spaces/bay [5]	---	▪ 1 drying space/bay ▪ 2 stacking spaces/washing spaces/bay [5]
Bank	5	▪ 4 stacking spaces/drive-in lane	5	▪ 4 stacking spaces/drive-in lane
Barber and Beauty Svc	---	▪ 2/seat ▪ 1/emp	---	▪ 1/seat ▪ 1/emp
Bed and Breakfast Establishment	---	▪ 2 + 1/rented room	---	▪ 2 + 1/rented room
Building Materials	5	▪ 1/emp	5	▪ 1/emp
Convenience Stores	2.50	▪ 1/gasoline pump	3.33	▪ 1/gasoline pump
Equipment Rental	5	▪ 1/emp	5	▪ 1/emp
Extended Stay or All-Suite Hotel, Full Svc Hotel or Motel	---	▪ 1.00/guest room ▪ 0.75/emp on largest shift ▪ 0.17/person of max. occupant load in assembly areas	---	▪ 1/guest room ▪ 1/emp on largest shift ▪ 0.25/ person of max. occupant load in assembly areas
Funeral Home	---	▪ 0.25/person of max. occupant load	---	▪ 0.25/person of max. occupant load
Nursery and Garden Center	5	▪ 1/emp	5	▪ 1/emp
Personal Services	2.50		3.33	
Restaurant	7.50	▪ 0.75/emp on largest shift	10	▪ 1/emp on largest shift
Restaurant, Drive In/Drive Through	---	▪ 0.67/seat	---	▪ 0.67/seat
Retail and/or Commercial Use	2.50 for structures up to 300,000 sf 2 for structures 300,000 or more sf	---	3.33 for structures up to 300,000 sf 2.67 for structures 300,000 or more sf	---

TABLE 5-9: MINIMUM OFF-STREET PARKING STANDARDS [1] [2] [3] [4] [6]

Use Type	Traditional Areas		Conventional Areas	
	Min. # Spaces / 1,000 sq. ft.	Additional Requirements	Min. # Spaces / 1,000 sq. ft.	Additional Requirements
Self-Storage Facility	1	---	1	---
Theater	---	▪ 0.25/seat	---	▪ 0.33/seat
Vehicle Sales and Rental	1.50	---	2	---
Veterinary/Kennel Facility	1.50	---	2	---
Industrial Uses				
Heavy and Light Industrial	---	Subsection 5.9.4(3)	---	Subsection 5.9.4(3)
Engine and Motor Repair	2.50	---	2	---
Self Storage Facility	3.00	▪ + .01/unit	4	▪ .01/unit
Wrecker Service	---	▪ 1/emp ▪ 1/vehicle in use	---	▪ 1/emp ▪ 1/vehicle in use
Manufacturing, Construction	---	Subsection 5.9.4(3)	---	Subsection 5.9.4(3)
General Warehouse	---	▪ 2/emp	---	▪ 2/emp

NOTES:

- [1] Requirements are based on gross square feet.
- [2] Unified developments may establish parking requirements as necessary, provided the minimum overall requirements shall be maintained.
- [3] Decimals shall be rounded up to the next highest whole number.
- [4] "emp" = employee
- [5] A washing space is not a parking space.
- [6] Uses with variable parking demand characteristics may be permitted to install fewer spaces than required by Subsection 5.9.4(4); however, sufficient area shall be reserved in accordance with Subsection 5.9.11(4) to allow for adequate parking to be installed upon a change in use or increased parking demand over time.

(3) Off-Street Parking Standards for Selected Service and Industrial Uses

Uses subject to the alternative off-street parking standards shall provide the minimum number of spaces identified in Table 5-10, Off-Street Parking Standards for Selected Industrial Uses:

TABLE 5-10: OFF-STREET PARKING STANDARDS FOR SELECTED INDUSTRIAL USES

"SF" = Square Feet	
Use or Activity [1]	Required Number of Spaces [2]
Office or administrative area	1 per every 300 sf
Indoor sales area	1 per every 200 sf
Indoor storage/warehousing/assembly/vehicular service/manufacturing area: 1-3,000 square feet	1 per every 250 sf

TABLE 5-10: OFF-STREET PARKING STANDARDS FOR SELECTED INDUSTRIAL USES

"SF" = Square Feet	
Use or Activity [1]	Required Number of Spaces [2]
3,001-5,000 square feet	1 per every 500 sf
5,001-10,000 square feet	1 per every 750 sf
10,001 + square feet	1 per every 1,250 sf
Outdoor sales/display/storage area (3,000 square feet or less)	1 per every 750 sf
Outdoor sales/display/storage area (more than 3,000 square feet)	1 per every 1,000 sf
NOTE:	
[1] Uses with variable parking demand characteristics may be permitted to install fewer spaces than required by Subsection 5.9.4(4); however, sufficient area shall be reserved in accordance with Subsection 5.9.11(4) to allow for adequate parking to be installed upon a change in use or increased parking demand over time.	
[2] The total number of required spaces is cumulative based on the variety of different functions present in a single use.	

(4) Uses with Variable Parking Demand Characteristics

- (a) Uses that reference this subsection in Table 5-9, Minimum Off-Street Parking Standards, have widely varying parking and loading demand characteristics, making it difficult to establish a single off-street parking or loading standard. Upon receiving a development application for a use subject to this subsection, the Planning Department shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking standards on the basis of a parking and loading study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Planning Department, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.
- (b) In approving a parking requirement for a proposed use that is less than identified in table 5-9 or Table 5-10, sufficient area shall be reserved in accordance with Subsection 5.9.11(4) to allow for adequate parking to be installed upon a change in use or increased parking demand over time.

(5) Mixed Uses

Unless otherwise approved, lots containing more than one use shall provide parking spaces in an amount equal to the total of the standards for all individual uses. This provision shall not limit the ability to submit an Alternative Parking Plan to reduce the minimum number of required off-street parking spaces in recognition of different operating hours or peak business periods.

(6) Maximum Number of Spaces Permitted

In no event shall an attached residential, nonresidential, or mixed-use development provide more than 120 percent of the minimum number of parking spaces established in Table 5-9, Minimum Off-Street Parking Standards, as surface spaces except through the approval of an Alternative Parking Plan. (See Subsection 5.9.11.)

(a) Additional Requirements

- (i)** Any off-street surface parking spaces provided in excess of the maximum number of off-street parking spaces required in Table 5-9, Minimum Off-Street Parking Standards, shall comply with the standards of Subsection 5.9.11(1), Provision Over the Maximum Allowed.
- (ii)** Off-street surface parking spaces provided in excess of the maximum number of spaces shall be pervious.

(7) Compact Spaces

Within lots of 20 or more spaces, up to 25 percent of the minimum number of required off-street parking spaces identified in Table 5-9, Minimum Off-Street Parking Standards, may be provided as compact car spaces, provided the following standards are met:

(a) Minimum Dimensions

- (i)** Each compact car parking space shall have minimum dimensions in accordance with Table 5-11, Dimensional Standards for Parking Spaces and Aisles;
- (ii)** The minimum width of compact spaces shall be increased to eight feet and seven inches for spaces at a 60 degree angle to the aisle serving them, and ten feet and six inches for spaces at a 45 degree angle to aisle serving them;

(b) Location

Compact car parking spaces shall be located no closer to the primary building entrance than any standard parking spaces; and

(c) Designated

All compact car spaces shall be designated by signage or pavement marking.

(8) Placement

The location or placement of off-street parking areas on a development site shall be limited in accordance with the placement standards in Section 5.3, Building and Site Design Standards.

5.9.5 Computation of Required Off-Street Parking Spaces

(1) Fractions

When measurements of the number of required parking spaces result in fractions, the space standard shall be rounded upward to the next highest whole number.

(2) Different Use Areas

Except as provided for in this subsection, parking shall be calculated separately for each different use area in a building or on a site, including all accessory uses.