

**Sec. 8-3089. Minimum space requirements for off-street parking areas.**

All uses of land and structures within all zoning districts of the city shall be required to provide off-street parking spaces in the numbers hereinafter specified, unless exempted from such requirements under section 8-3090. For handicapped off-street parking space requirements, see section 8-3082(a)(3).

Use		Minimum Parking Space Requirements
(1)	<i>Residential:</i>	
	a. Single-family detached and semidetached dwelling units	2.0 per dwelling unit
	b. Multifamily:	
	1. Studio	1.25 per dwelling unit
	2. One-bedroom	1.50 per dwelling unit
	3. Two-bedroom	1.75 per dwelling unit
	4. Three- or more bedroom	2.0 per dwelling unit
	c. Lodging facilities:	
	1. Hotel; motel; inn	1 space for each guest or sleeping room or suite plus additional spaces as required for other functions such as bar, restaurant, etc.  Where it can be demonstrated by the owner or operator that 15 percent or more of the overnight guests arrive by means other than a personal automobile, the guest parking space requirement may be reduced proportionately up to 25 percent
	2. Tourist, roominghouse or boardinghouse	1 space for each rental unit plus 1 additional place for the owner or manager

Use		Minimum Parking Space Requirements
	3. Hostel	1 off-street parking space for each 8 beds or other sleeping accommodations and 1 parking space for every 2 employees
	4. Short-term vacation rental  <i>[Short-term vacation rental adopted November 10, 2014; effective January 1, 2015 (14-003621-ZA)]</i>	Studio up to three (3) bedrooms: The requirement for the type of dwelling unit;  Four (4) or more bedrooms: The requirement for the type of dwelling unit plus one space for each additional two (2) bedrooms.
	d. Transitional shelter for the homeless	1 space for each full-time employee during the maximum shift period
	e. Single room occupancy residences	1.00 per every 4 dwelling units
	f. Senior citizen congregate housing	1 space per every 2 congregate units plus 1 additional space per 2 employees or staff members
(2)	<i>Religious facilities:</i>	
	a. Church, synagogue and other place of worship <sup>(1)</sup>	1 space for each 8 seats
<sup>(1)</sup> Neighborhood places of worship where 25 percent or more of the parishioners walk to such place of religious worship. The parking space requirement may be reduced proportionately.		

Use		Minimum Parking Space Requirements
(3)	<i>Health and medical uses:</i>	
	a.	Hospital, medical center, other major treatment facilities
		1 space for each 2 patient beds plus 1 space for each doctor on the medical staff and 1 additional space for each 3 employees
	b.	Nursing-convalescent homes, institution for the permanent care of aged, children, etc.
		0.5 space per bed
	c.	Medical and dental office, including allied health professional offices and outpatient clinics
		1 space per each 175 square feet of leasable area or 3 spaces for each doctor and allied health trained person occupying the use, whichever is greater. Provided the off-street parking ratio for a federal Veterans' Administration outpatient clinic may be reduced to 1 space for each 350 square feet of leasable area when such facility is approved subject to the provisions of section 8-3031
	d.	Health clubs, spas, etc.
		1 space for each 200 feet of leasable area

Use		Minimum Parking Space Requirements
(4)	<i>Educational and related uses:</i>	
	a. Elementary and high schools	At least 1 space for each 2 employees, including teachers and administrators, plus sufficient off-street space for the safe and convenient loading and unloading of students, plus additional facilities for student parking, taking into consideration the total number of students; the percentage of students driving automobiles; and the requirements for stadium, gymnasium and auditorium use
	b. Colleges, technical schools, businesses and commercial schools	1 space for each 3 full-time or regular students based on maximum enrollment on the premises at any one time, plus 1 space for each 2 employees
	c. Fraternities, sororities, etc.	1 space per bed
	d. Auditorium, public assembly facilities, halls, gymnasiums, stadiums, field houses, grandstands	1 space for each 4 seats, including temporary seats

Use		Minimum Parking Space Requirements
	e. Public libraries, art galleries, museums and other nonrecreational public facilities	1 space for each 400 square feet of floor area open to the public, plus additional spaces as required for such facilities as an auditorium, or space designed for public assembly
	f. Day nurseries, kindergarten, child care center	At least 1 space for each 2 employees, including teachers and administrators, plus sufficient off-street space for the safe and convenient loading and unloading of children shall be provided. Such space shall allow queuing for a minimum of three vehicles.
	g. College dormitories and apartment buildings used by a college	0.5 space per bed, plus 1 space for every 2 on-site employees
(5)	<i>Recreational uses:</i>	
	a. Parks, athletic fields, tennis and pool facilities, golf courses, etc.	As determined by the zoning administrator under section 8-3092, "minimum space requirements for use not specifically covered by sections 8-3089, 8-3090 and 8-3091"

Use		Minimum Parking Space Requirements
	b. Recreational and community center buildings, recreation clubs, related uses	As determined by the zoning administrator under section 8-3092, "minimum space requirements for use not specifically covered by sections 8-3089, 8-3090 and 8-3091"
	c. Enclosed recreational buildings, specialized facilities and related uses, including racquetball and bowling establishments	As determined by the zoning administrator under section 8-3092, "minimum space requirements for use not specifically covered by sections 8-3089, 8-3090 and 8-3091"
	d. Open recreational facilities, including camps, youth facilities, training facilities, etc.	As determined by the zoning administrator under section 8-3092, "minimum space requirements for use not specifically covered by sections 8-3089, 8-3090 and 8-3091"
	e. Gymnasiums, stadiums, field houses, grandstands and related facilities	1 space for each 4 seats, including temporary seats
	f. Electronic, video or mechanical amusement arcade	1 space for each 200 square feet of leasable area, plus 1 additional space for each 2 licensed game machines

Use		Minimum Parking Space Requirements	
	g.	Carnival, community fair, athletic event or similar activities	1 space for every 4 seats for all rides or seating areas associated with the activity plus 1 additional space for each truck or support vehicle
(6)	<i>Offices:</i>		
	a.	Banks, savings and loan and similar financial institutions	1 space for each 175 square feet of leasable area plus 4 spaces to accommodate each drive-in window
	b.	An office or office building containing accountants, employment agencies, public promotion agencies, legal counsels and similar business uses when such uses do not exceed 25,000 square feet	1 space for each 200 square feet of leasable area, plus 1 additional space for each 200 square feet of area used as a reception area for visitors

Use		Minimum Parking Space Requirements
	c. An office or office building containing accountants, employment agencies, public promotion agencies, legal counsels and similar business uses when such uses contain 25,000 or more square feet within a single structure	1 space for each 200 square feet of leasable area for the first 25,000 square feet; 1 space for each 400 square feet of leasable area between 25,001 and 35,000 square feet; 1 space for each 500 square feet of leasable area greater than 35,000 square feet; provided, however, that the aggregate parking ratio shall not be less than 1 space for each 250 square feet of leasable area
	d. Artist-photography studio	1 space for each 400 square feet of leasable area
	e. Architects, engineers, landscape architects, and land surveyors	1 space for each 300 square feet of leasable area, plus 2 spaces for each vehicle operated in conjunction with landscaping and land surveying crews
	f. Architects, engineers and other similar uses (seven or less employees)	1 space for each employee, plus 1 space for each office vehicle
(7)	<i>Laboratories:</i>	
	a. Laboratories serving the requirements of medical, dental, optometry and similar professions	1 space for each 350 square feet of leasable area plus 1 additional space for each 200 square feet of office space to be used by visitors, customers or salesmen



Use		Minimum Parking Space Requirements	
	b.	Laboratories providing analytical and testing services	1 space for each 350 square feet of leasable area
(8)	<i>Retail sales and services:</i>		
	a.	Food stores and drugstores	1 space for each 200 square feet of leasable area
	b.	Meat market, bakery, confectionery-convenience food stores	1 space for each 200 square feet of leasable area, plus 1 space for each gasoline pump facility if provided
	c.	Personal service shops, including barbershop, beauty shop, shoe repair, dry cleaning, laundry pickup station, laundromats, watch repair and similar uses	1 space for each 200 square feet of leasable area, plus 1 space for each employee
	d.	Clothing stores and dry goods, including shoe store, men's shops, women's shops, variety stores and stores of similar nature	1 space for each 250 square feet of leasable area
	e.	General merchandising store, including household goods, hardware, paint-wall covering, dry goods, appliances, automotive accessories and other general retail sales	1 space for each 250 square feet of leasable area
	f.	Furniture and floor covering stores	1 space for each 800 square feet of leasable area
	g.	Appliance stores, including sale of televisions, stereos and sound equipment	1 space for each 400 square feet of leasable area
	h.	Specialty shops, including gift shops, florist, hobby and sport shop, camera and bookstore and similar uses	1 space for each 300 square feet of leasable area
	i.	Antique shop, used furniture	1 space for each 400 square feet of leasable area

Use		Minimum Parking Space Requirements
	j.	Restaurant or places dispensing food and drinks
		1 space for each 4 seats provided for patron use
	k.	Fast-food restaurant
		<p>1 parking space for each 200 square feet of leasable area, plus 1 parking space for each 4 seats provided for patron use.</p> <p>There shall also be 160 linear feet of space for off-street vehicle queuing for each service lane or service window, of which a minimum of 100 linear feet shall be located between the street right-of-way and the first service window or order board. Provided that for drive-through establishments with fewer than 24 seats, a minimum of 200 linear feet for vehicle queuing spaces shall be provided for a single service lane or order station and a total of an additional 160 linear feet of queuing space for each additional service lane or order board. A minimum of 120 linear feet for vehicle queuing shall be located between the street right-of-way and the initial order station.</p> <p>All queuing shall be contained on private property and shall not be allowed on the public right-of-way</p>

Use		Minimum Parking Space Requirements
	1. Catering service	1 off-street parking space shall be provided for each employee plus 1 space for each 4 seats provided for the maximum capacity to be served on the premises
(9)	<i>Building materials:</i>	
	a. Building materials, supplies, lumberyards	1 space for each 400 square feet of leasable area of office, sales or other space used by customers or salesmen (excludes storage area)
	b. Building materials and supplies where 35 percent or more of the leasable area is for the sale of garden goods, appliances, hardware, etc.	1 space for each 250 square feet of leasable area (excludes storage area for building materials)
	c. Equipment rental	1 space for each 200 square feet of leasable area of office, sales or other space used by customers or salesmen
(10)	<i>Printing:</i>	
	a. Newspaper, general circulation	1 space for each 350 square feet of leasable area plus 1 space for each company vehicle
	b. Printing, letter shops, book binding	1 space for each 200 square feet of leasable area
	c. Newspaper, magazine distribution	1 space for each 400 square feet of leasable area plus 1 space for each company vehicle

Use		Minimum Parking Space Requirements
(11)	<i>Animal care:</i>	
	a.	Animal hospital, veterinary clinic 1 space for each 175 square feet of leasable area or 3 spaces for each veterinarian or allied professional trained person occupying the use, whichever is greater
	b.	Animal grooming, pet shop 1 space for each 300 square feet of leasable area
(12)	<i>Automotive, truck, boat, trailer sales and services:</i>	
	a.	Fuel station [Amended 10/18/12, 12-000309-ZA] 1 per 250 square feet
	b.	Vehicle service, minor and major [Amended 10/18/12, 12-000309-ZA] 3 per service bay
	c.	Automobile, truck, boat or trailer sales 1 space for each 400 square feet of leasable area of enclosed sales, shop or garage area, plus 1 space for each employee on the maximum work shift
	d.	Motorcycle, motor scooter sales and service 1 space for each 400 square feet of leasable area, plus 1 space for each employee on the maximum work shift
	e.	Automotive parts, equipment and accessory sales 1 space for each 400 square feet of leasable area, plus 1 space for each employee on the maximum work shift

Use		Minimum Parking Space Requirements
(13)	<i>Shopping center:</i>	
	a.	Center with 200,000 square feet or less of gross leasable area.
		At least 5.0 spaces for each 1,000 square feet of leasable area but not more than 5.5 spaces for each 1,000 square feet of leasable area
	b.	Center with over 200,000 square feet of leasable area up to 600,000 square feet gross leasable area.
		At least 1,000 spaces plus 4.5 spaces for each 1,000 square feet of leasable area over 200,000 square feet but not more than 5.0 spaces for each 1,000 square feet of leasable area
	c.	Center with over 600,000 square feet gross leasable area.
		At least 2,800 spaces plus 4.25 spaces for each 1,000 square feet of leasable area over 600,000 square feet but not more than 5.0 spaces for each 1,000 square feet of leasable area
(14)	<i>Industrial:</i>	
	a.	Industrial or manufacturing
		1 space for each 2 plant employees; 1 space for each managerial personnel; 1 visitor parking space for each 10 managerial personnel; 1 additional space for each vehicle used in the conduct of the daily activities of the business

Use		Minimum Parking Space Requirements
	b. Warehousing	Up to 20,000 gross square feet, 1 space per 1,000 gross square feet devoted solely to warehousing, plus required footage for other uses; for the second 20,000 gross square feet, 1 space per 2,000 gross square feet; in excess of 40,000 square feet, 1 space for 4,000 gross square feet. One additional space for each vehicle used in the day-to-day operation