

**ARTICLE XXIII**

**PARKING AND LOADING STANDARDS**

**Section 23.1 Description and Purpose**

This article establishes minimum and maximum vehicle parking requirements by land use type, regardless of zoning district. Loading space, loading dock and loading area requirements are also established. It is the purpose of these regulations to assure each land use, development or redevelopment has sufficient vehicle parking, loading/unloading area and safe on-site circulation for vehicles and pedestrians.

Accommodation of shared parking facilities is provided among land uses that experience peak parking demands at different times of the day and week. Shared parking proposals are subject to Planning Commission approval.

The Planning Commission is authorized to waive the required minimum vehicle parking spaces to permit less than the required minimum on any parcel when un-built reserve parking is shown on the final site plan and, if built, would meet the required minimum number of vehicle parking spaces.

**Section 23.2 Minimum Vehicle Parking Space Requirements by Land Use**

In all zoning districts, there shall be provided a minimum number of vehicle parking spaces by land use as stated in Table 23.1.

**TABLE 23.1  
Minimum Parking Space Requirement**

LAND USE	MINIMUM PARKING SPACES REQUIRED
<b>Residential:</b>	
Single family detached dwelling unit	2 per dwelling unit
Single family attached dwelling unit	2 per dwelling unit
Two family building	2 per dwelling unit
<b>Multiple Family Occupancy:</b>	
Studio apartment	1.25 per unit
One bedroom apartment	1.5 per unit
Two or more bedroom apartment	2 per unit
Elderly housing, independent living	1 per unit
Elderly housing, assisted living	0.6 per unit
Boarding house	1 per room plus 2 for owner/manager
Group child day care	0.25 per child (licensed capacity)

<b>Office:</b>	
General business office	3.6 per 1000 square feet [SF] of gross floor area [GFA]
Notary/Funeral home	1.0 per 50 SF area used for service
Data processing/telemarketing operation	6.0 per 1000 SF-GFA
Doctor office	4.5 per 1000 SF-GFA
Medical office with outpatient treatment	5.5 per 1000 SF-GFA
Legal, accounting, engineering and other professional office	4.50 per 1000 SF-GFA
Retail bank with drive through window	5.5 per 1000 SF-GFA
Financial or insurance office building	4.4 per 1000 SF-GFA
<b>Retail and Service:</b>	
General retail not in shopping center	3.5 per 1000 SF-GFA
Retail grocery	6.0 per 1000 SF-GFA
Furniture, appliance and building materials	3.0 per 1000 SF-GFA
Shopping center, lifestyle center and strip center	3.8 per 1000 SF-GFA
Coin laundry	1.0 per total washer and dryer machines
Bowling alley	8.0 per bowling lane
Motor vehicle sales and service	2.7 per 1000 SF-GFA interior sales area plus 2 per service bay plus 1 per employee
Vehicle washing facility (self-service)	1.0 per wash bay
Vehicle washing facility (service)	2.0 plus 1 per wash bay
Sit down restaurant with bar serving alcoholic beverages	22.5 per 1000 SF-GFA
Sit down restaurant without bar	16 per 1000 SF-GFA
Fast food restaurant	15 per 1000 SF-GFA
Personal care services	2.0 per treatment station but not less than 4.3 per 1000 SF-GFA
Other services	1.7 per 1000 SF-GFA
Commercial lodging	1.25 per guest room plus 10 per 1000 SF restaurant/lounge plus 25 per 1000 SF meeting/banquet room
<b>Industrial:</b>	
Wholesale/warehouse	2.0 per 1000 SF-GFA
Manufacturing (single use)	1.5 per 1000 SF-GFA
Manufacturing (multi-tenant)	2.0 per 1000 SF-GFA
General warehouse and distribution	0.7 per 1000 SF-GFA
Self-storage facility	0.25 per 1000 SF-GFA

Office in same building as manufacturing	3.6 per 1000 SF-GFA
<b>Institutional:</b>	
Religious center	0.6 per seat
Auditorium	0.25 per seat
Theater (live performance)	0.4 per seat
Movie theater, cinema (one screen)	0.5 per seat
Movie theater, cinema (multi-screen)	0.33 per seat
Arena, stadium	0.33 per seat
Health or athletic club	1.0 per person fire marshal rated capacity
Elementary, middle school	0.35 per student capacity
High school	0.50 per student capacity
College or university	[determined by parking study]
Hospital or medical center	[determined by parking study]
Group home, convalescent or nursing home	1.0 per patient room
Conference, reception or banquet center	0.75 per person per fire marshal capacity
Government offices/facility	[determined by parking study]

**Section 23.3 Maximum parking spaces**

In no event shall a parcel of land be developed or redeveloped with vehicle parking spaces numbering more than 110% of the stated minimum requirement in Table 23.1 unless waived by the Planning Commission based on clear demonstration of need.

**Section 23.4 Parking Requirements for Uses of Land Not Covered in Section 23.2**

For all uses of land or occupancies not addressed in Table 23.1, the Planning Commission shall determine the required parking based on nationally accepted data from parking space demand.

**Section 23.5 Shared Parking Facilities**

Shared parking is the use of a parking space or facility by vehicles generated by two or more individual land uses without conflict of encroachment. The ability to successfully share parking spaces is the result of two conditions:

- a) Variations in the accumulation of vehicles by hour, by day or by season at the individual land uses, and
- b) Proximity of land uses allowing easy walking distance between or around adjoining buildings.

The goal of shared parking is to create the proper balance between providing adequate parking to support land use and minimizing the negative visual and environmental aspects of excessive land area devoted to vehicle parking.

It is recognized that significant benefits can result by building less parking than would be required for 2 or more nearby land uses. In situations where nearby land uses have parking demand characteristics that peak at different time periods, the Planning Commission may authorize shared use of a parking facility.

The procedure used to determine the viability of shared parking is as follows:

- a) Determine the number of vehicle parking spaces required for the separate uses of land, then
- b) Determine the percentage of maximum parking needed for the different uses during different days and times, then
- c) Apply the percentage from step (b) to the required parking space numbers in step (a), then
- d) Add totals by day and time periods, then
- e) Select the total with the highest value.

**Appendix 3** of this ordinance provides a full example of this procedure. A sample shared parking agreement between two or more land owners is included in **Appendix 4** of this ordinance.

**Sections 23.6 – 23.99** *[Reserved]*