

Comparison of Parking Requirements

NEW CODE						OLD CODE			
Use or Use Group	Metric	Ag., Rural Res., Res., and Ind. Zones	C/R and Employment Zones		Use	Metric	Spaces Required	Additional Language/ Comments	
			Within Parking Lot District or Reduced Parking Area	Outside Parking Lot District or Reduced Parking Area					
		Baseline Minimum	Baseline Minimum	Baseline Maximum					Baseline Minimum
AGRICULTURAL									
Agricultural Auction Facility	1,000 SF of GFA	5	--	--	--	Retail, general (SE/E-3.7)	1,000 gross leasable sf	5	
Agricultural Processing	1,000 SF of GFA	1.5	--	--	--	Industrial, manufacturing or warehouse (SE/E-3.7)	1,000 sf of total floor area	1.5	And sufficient area to provide for loading and unloading of trucks
Farm Supply, Machinery Sales, Storage, and Service	1,000 SF of GFA, excluding storage area	5	1	2	2	Farm machinery and supply (E-3.7)	1,000 sf of sales area	2-5 (1-4 in CR zone)	If solely storage and service of farm machinery and supply - 1.5 spaces per 1,000 sf
Nursery									
Nursery (Retail)	1,000 SF of Sales Area	6	3	6	6	Retail, general (SE/E-3.7)	1,000 gross leasable sf	5 (1-4 in CR zone)	
Nursery (Wholesale)	1,000 SF of Total Floor Area	1.5	--	--	--	Industrial, manufacturing, warehouse (SE/E-3.7)	1,000 sf of total floor area	1.5	And sufficient area to provide for loading and unloading of trucks
Slaughterhouse	1,000 SF of GFA	1.5	--	--	--	Industrial, manufacturing, warehouse (SE/E-3.7)	1,000 sf of total floor area	1.5	And sufficient area to provide for loading and unloading of trucks
Winery	1,000 SF of GFA, and	1.5	--	--	--	Industrial, manufacturing, warehouse (SE/E-3.7)	1,000 sf of total floor area	1.5	There must be a minimum of 10 additional visitors' spaces if the winery conducts public tours.
	If winery conducts public tours	10							
Accessory Agricultural Uses									
Farm Market, On-site	Market	3	0	0	3	Footnote in use table C-9.3	Market	3	



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RESIDENTIAL									
Household Living									
Single-Unit Living Two-Unit Living Townhouse Living	Dwelling Unit	2	1	2	2	Dwelling, one- family, semi- detached or two-	Dwelling Unit	2 (0.4-1.6 in CR zone)	
Multi-Unit Living	Efficiency	1	1	1	1	Dwelling, multiple- family (E-3.7)	Efficiency	1 (0.6-0.9 in CR zone)	The base requirement may be reduced under Section 59-E-3.33. For MPDUs, only 1/2 amount of spaces required
	1 Bedroom	1.25	1	1.25	1.25		1 Bedroom	1.25 (0.75-1.125 in CR zone)	
	2 Bedroom	1.5	1	1.5	1.5		2 Bedroom	1.5 (0.90-1.70 in CR zone)	
	3+ Bedroom	2	1	2	2		3+ Bedroom	2 (1.2-1.8 in CR zone)	
Group Living									
Dormitory Independent Living Facility for Seniors or Persons with Disabilities, Personal Living Quarters Residential Care Facility	Bed	0.25	0.25	0.25	0.25	Housing and related facilities for senior adults... (E-3.7)	Determined according to the Parking Policy Areas	See table in E-3.7 (0.6-0.9 in CR zone)	
	OR: Dwelling Unit or PLQ	1	0.5	1	1	Hospice (E-3.7)	Per bed + per two employees on the largest shift	1 (0.6-0.9 in CR zone)	Plus a space large enough to accommodate ambulance or delivery vehicle(Also see E-3.7)
	plus, Employee	0.5	0.5	0.5	0.5	Nursing home or domiciliary care home (E-3.7)	Per 4 beds + per 2 employees on the largest work shift	1 (0.6-0.9 in CR zone)	
						Personal Living Quarters (E-3.7)	Individual living unit	1 (0.6-0.9 in CR zone)	Parking for any complete dwelling unit in a must comply with the standards for a dwelling, multiple- family



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Accessory Residential Uses									
Attached/ Detached Accessory Apartment	Accessory Dwelling Unit (In addition to residential spaces)	1	--	--	--	Accessory Apartment (A-20)	Accessory Dwelling Unit	1 (in addition to spaces for house) (1.2-1.8 in CR zone)	If a new driveway must be constructed, then 2 on-site parking spaces must be provided
Dwellings for Caretakers/ Watchkeepers	Accessory Dwelling Unit	1	1	1	1	n/a	n/a	n/a	n/a
Farm Tenant Dwelling	Dwelling Unit	1	--	--	--	n/a	n/a	n/a	n/a
Home Occupation (Low or Major Impact)	Non-Resident Employee (In addition to residential spaces)	1	1	1	1	Registered home occupation (A- 6.1)	Registered home occupation	Minimum for zone or 2 (2.4-3.6 total in CR zone)	Must not require construction of any off- street parking area other than that required by the residential use...
	plus, Each Client Allowed per hour	1	1	1	1	Home occupation, major (G-2.29)	Nonresident Employee Plus	1	These spaces must be in addition to the number of spaces required for the residential use of the property.
							Client/ customer allowed per hour	1	
Home Health Practitioner (Low or Major Impact)	Home Health Practitioner (In addition to residential spaces)	1	1	1	1	Office, medical practitioner's (A-6.1 & E.7)	Practitioner	4 (2.4-3.6 total for CR zone)	n/a
	Non-Resident Employee	1	1	1	1				
	plus, Each Client Allowed per hour	1	1	1	1				
Live/Work Units	Accessory Dwelling Unit	--	1	1	1	n/a	n/a	n/a	n/a



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CIVIC AND INSTITUTIONAL									
Ambulance, Rescue Squad (Private)	Employee	1	0.5	1	1	Ambulance service or rescue squad (E- 3.7)	Adequate parking to accommodate all motor vehicles operated in connection with the use and 2 additional for each vehicle		
	plus, Each Vehicle Operated in Connection w/ the Use (adequately sized space)	1	1	1	1				
Charitable, Philanthropic Institution	Resident and Employee	1	0.5	1	1	Charitable or Philanthropic Institution (G.2.21)	Residential: For every 2 residents, and for every 2 employees on the largest work shift	1 (0.2-0.8 in CR zone)	
	OR: 1,000 SF of Recreational GFA	5	1	3.5	3.5	Charitable or Philanthropic Institution (G.2.21)	Rec & Environ.: total # of required spaces for each component of development under Section E-3.7 for auditorium, health club, etc	varies (0.2-0.8 in CR zone)	
	OR: 1,000 SF of Office GFA	4	2	4	4	Charitable or Philanthropic Institution (G.2.21)	Office: same as general office under Section E-3.7.	Chart in E-3.2 : parking reqs based on Policy Area designation & transit proximity	
Cultural Institution	1,000 SF of GFA	1.25	0.5	2	1.25	Community center, library, museum ... (E-3.7)	1,000 sf of total floor area	2.5	



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Day Care Facility									
Family Day Care Group Day Care	Non-Resident Employee (in addition to residential spaces)	1	0.5	1.5	1	Child day care facility (E-3.7 family day care home)	Non-resident staff member	1 (in addition to residential parking requirement) (0.2-0.8 in CR zone)	The required number of spaces may be allowed on the street abutting the site.
						Day care facility for senior adults and persons with disabilities (E-3.7)	4 non-resident senior adults or persons with disabilities	1 (0.2-0.8 in CR zone)	
Day Care Center	1,000 SF of GFA	3	3	4	3	Child day care facility (G-2.13.1 & E- 3.7 group day care home)	Non-resident staff member	1 (in addition to residential requirement) (0.2-0.8 in CR zone)	The required number of spaces may be allowed on the street abutting the site.
						Child day care facility (G-2.13.1 & E- 3.7 child day care center)	Non-resident staff member	1 (0.2-0.8 in CR zone)	Specific language about reducing parking in G- 2.13.1
							Six Children	1 (for drop-off and pick-up)	
						Day care facility for senior adults... (E- 3.7)	4 non-resident senior adults or persons with disabilities	1 (0.2-0.8 in CR zone)	
Educational Institution (Private)	Student (grades 9- 12)	0.25	0.15	0.25	0.25	Educational institution, private (E- 3.7)	Employee	1	Spaces for the safe and convenient loading and unloading of students, plus facilities for student parking.
	Employee	1	0.25	0.5	0.5				
Hospital	1,000 SF of GFA	1.75	1.75	5	1.75	Hospital (E-3.7)	1,000 sf of total floor area	1 (0.2-0.8 in CR zone)	Plus adequate reserved space for visiting staff doctors
							Resident doctor	1 (0.2-0.8 in CR zone)	
							3 employees on the major shift	1 (0.2-0.8 in CR zone)	



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Private Club, Service Organization	1,000 SF of GFA	2.5	1.5	2.25	2.25	Community center, library, museum, civic club, private club... (E-3.7)	1,000 sf of total floor area	2.5 (0.5-2.0 in CR zone)	
Religious Assembly	Fixed Seat	0.25	0.15	0.25	0.25	Church, synagogue or other place of worship (E-3.7)	Per 4 persons for whom seating is provided in the main auditorium	1 (0.2-0.8 in CR zone)	See E-3.7 for provisions about providing fewer spaces
	OR: 1,000 SF of Assembly Area	20	10	14	14				
Swimming Pool (Community)	Every 7 persons legally permitted to occupy pool	1	0.5	1	1	Swimming pool, community (E-3.7)	Every 7 persons lawfully permitted in the pool at one time	1 (0.2-0.8 in CR zone)	See E-3.7
COMMERCIAL									
Animal Services									
Animal Boarding and Care	Employee	1 (per employee) + 3	1	3	1 (per employee) + 3	Animal Boarding Place (G-2.02)	Employee	1 per employee+ 3 (0.2-0.8 in CR zone)	The required number of parking spaces must in no case be less than 3
Veterinary Office/ Hospital	Employee	1	1	2.5	1	Hospital, veterinary (G-2.32)	BOA specifies	At least 5 (0.2-0.8 in CR zone)	
	plus, Each Doctor Practicing Simultaneously	2.5	2	3.5	2.5				
		Min. of 5	Min. of 5		Min. of 5				
Eating and Drinking									
Country Inn Restaurant	1,000 SF for Patron Use, (excluding outdoor seating area in the Commercial/ Residential and Employment zones)	10	4	12	4	Country Inn (C-4.397 & E-3.7)	Restaurant and/ or Retail: 1,000 gross leasable sf	Restaurant (see below) Retail: 5 (4 in CR zone)	
						Restaurant or similar place dispensing food, drink or refreshments. (E- 3.7)	1,000 sf of floor area for patron use inside/ per 1,000 sf for patron use outside	25/ 15 (4 in CR zone; no spaces for outdoor area)	



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Funeral and Interment Services									
Cemetery Crematory Funeral Home, Undertaker	Capacity of Assembly Area	0.33	0.25	1	0.33	Funeral parlor (E- 3.7)	Per 25 gross sf of space in the public rooms	1 (0.2-0.8 in CR zone)	
	Employee	1	1	1	1		Employee on the major shift	1 (0.2-0.8 in CR zone)	
	plus, Each Vehicle Operated in Connection with the Use	1	1	1	1		Each vehicle used in connection with the business	1 (0.2-0.8 in CR zone)	
Landscape Contractor	Employee	0.5	--	--	--	Landscape Contractor (G- 2.30.00)	Adequate parking for the total number of vehicles and trailers permitted.		
	plus, Each Vehicle Operated in Connection with the Use	1	--	--	--				
Lodging									
Bed and Breakfast Hotel, Motel	Guest Room (in addition to any residential spaces) plus,	1	0.33	1	0.5	Bed and Breakfast (E- 3.7)	Guest room (in addition to parking required for dwelling)	1 (0.2-0.8 in CR zone)	
	1,000 SF of Meeting Room, Dining	--	2	10	6	Hotel, motel, inn (E- 3.7)	CBD/Transit Station Development Area: guest room/ for each 1,000 square feet of gross floor area used for ballrooms...	.5/ 10 (0.1-.4 in CR zone)	
							Other locations: guest room/ for each 1,000 gross square feet of area used for ballrooms...	.7/ 10 (0.14-0.56 in CR zone)	



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Medical and Dental									
Clinic Medical, Dental Laboratory	1,000 SF of GFA	4	In CRN, NR: 2	4	4	Medical or dental clinic (E-3.7)	1,000 SF of GFA of the building	5 (1-4 in CR zone)	
			In CRT, CR, GR, EOF, LSC: 1						
Office and Processional									
Life Sciences Office Research and Development	1,000 SF of GFA	2.8	2	3	2.25	Office, general office, and professional buildings or similar uses	1,000 GSF	1.9-3 depending on transit proximity and & Parking Policy Area (0.7-0.8 in CR zone)	
						Office, professional, other than medical practitioner	Each professional person occupying office	2 (0.4-1.6 in CR zone)	



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Recreation and Entertainment									
Adult Entertainment Campground Conference Center Golf Course, Country Club Health Clubs & Facilities Recreation and Entertainment Facility Shooting Range	1,000 SF of GFA	10	1	5	2.5	Auditorium or stadium (E-3.7)	Every 4 seats or similar vantage accommodations provided	1 (0.2-0.8 in CR zone)	
	OR: Every seat/ Guest Space	0.25	0.25	1.25	0.25	Health Club (E-3.7)	1,000 sf of floor area devoted to patron use	5 (1-4 in CR zone)	3.5 parking spaces per 1,000 SF required when located within an office building
	OR: Each Campsite	1	1	5	1	Meeting Center (E-3.7)	1,000 sf of net floor area used for ballrooms and meeting rooms	10 (2-8 in CR zone)	
	OR: Each Court	2	2	5	2		1,000 sf of net floor area used for foyers and other space	2.5 (0.5-2 in CR zone)	
						Recreational establishment, commercial (E-3.7)	1,000 sf of floor area	12.5 (2.5-10 in CR zone)	
						Swimming pool, commercial (E-3.7)	Every 4 persons lawfully permitted in the pool at one time	1 (0.2-0.8 in CR zone)	
						Theaters, indoor or legitimate(E-3.7)	Each 4 seats or similar vantage accommodations	1 (0.2-0.8 in CR zone)	



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Retail Sales and Service									
Combination Retail Retail/ Service Establishment Rural Antique Shop Rural Country Market	1,000 SF of Gross Leasable Area	5	3.5	6	5	Furniture store	1,000 gross leasable sf, plus	2 (4 in CR zone)	Does not apply to the furniture section of a department store or furniture store located in a regional shopping center
							Each employee	1	
						Regional shopping centers	1,000 gross leasable sf	5.5 (4 in CR zone)	
						Retail establishments, auxiliary	1,000 gross leasable sf	3.5 (4 in CR zone)	
						Retail, general	1,000 gross leasable sf	5 (4 in CR zone)	Storage space over 35% of the total gross leasable area excluded in calculating the number of required spaces
Vehicle/Equipment Sales and Rental									
Heavy Vehicle Sales and Rental Light Vehicle Sales and Rental	1,000 SF of Gross Leasable Area	4	1	2.5	2.5	Retail, general	1,000 gross leasable sf	5 (0.66-2.64 in CR zone)	Storage space over 35% of the total gross leasable area excluded in calculating the number of required parking
Vehicle Service									
Automobile Storage Lot Car Wash Filling Station Repair	1,000 SF of GFA	4	1	2.5	2.5	Automobile filling station (E-3.7)	Each car wash, grease bay or similar service area	2 (0.4-1.6 in CR zone)	
							Each Employee	1 (0.2-0.8 in CR zone)	
						Automobile repair and service station	1,000 sf of total floor area	3.33 (0.66-2.64 in CR	
							Each employee	1 (0.2-0.8 in CR zone)	



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Accessory Commercial Uses									
Commercial Kitchen	Each Kitchen User	1	--	--	--	Commercial Kitchen (C-1.31)	n/a	n/a	Submit a parking plan acceptable to the DPS that provides adequate on-site or off-site parking for the users of the commercial kitchen during hours of operation
INDUSTRIAL									
Animal Research Facility	1,000 SF of GFA	--	1	3	1.5	new			
Dry Cleaning Facility (Up to 3,000 SF)	1,000 SF of GFA	1.5	1	3	1.5	Industrial, manufacturing or warehouse (E-3.7)	1,000 sf of total floor area	1.5 (0.3-1.2 in CR zone)	And sufficient area to provide for loading and unloading of trucks
Dry Cleaning Facility (Over 3,000 SF)	1,000 SF of GFA	1.5	--	--	--	Industrial, manufacturing or warehouse (E-3.7)	1,000 sf of total floor area	1.5 (0.3-1.2 in CR zone)	And sufficient area to provide for loading and unloading of trucks
Artisan Manufacturing & Production Heavy Manufacturing & Production Light Manufacturing & Production Medical/ Scientific Manufacturing & Production	1,000 SF of GFA	1.5	1	3	1.5	Industrial, manufacturing or warehouse (E-3.7)	1,000 sf of total floor area	1.5 (0.3-1.2 in CR zone)	And sufficient area to provide for loading and unloading of trucks
Transportation									
Bus, Rail Terminal/ Station	1,000 SF of GFA	1.5	1	3	1.5	Railroad station, bus depot or other passenger terminal facilities (E-3.7)	Per terminal or station	100 (20-80 in CR zone)	



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Warehouse									
Freight Movement Mineral Storage Storage Facility	1,000 SF of GFA	1.5	1	3	1.5	Industrial, manufacturing or warehouse (E-3.7)	1,000 sf of total floor area	1.5 (0.3-1.2 in CR zone)	And sufficient area to provide for loading and unloading of trucks
Self-Storage	1,000 SF of GFA for Storage Units without Driveway Access	1	1	3	1	Self-storage facility (E-3.7)	1000 sf of GFA of office space associated with use	3 (0.6-2.4 in CR zone)	Width of travel aisles for vehicular access and loading and unloading will be subject to the approval of the director
	OR: 1,000 SF of Office Space GFA for Storage Units with Driveway Access	3	1	3	1.5		Per Employee	1 (0.2-0.8 in CR zone)	
	plus, Employee	1	1	1	1		Resident Manager	2 (0.4-1.6 in CR zone)	
Waste-Related									
Recycling Collection and Processing	1,000 SF of GFA	1.5	--	--	--	Industrial, manufacturing or warehouse (E-3.7)	1,000 sf of total floor area	1.5 (0.3-1.2 in CR zone)	And sufficient area to provide for loading and unloading of trucks
All Other Industrial Uses Not Specifically Listed, Except Utilities	1,000 SF of GFA	1.5	1	3	1.5	Industrial, manufacturing or warehouse (E-3.7)	1,000 sf of total floor area	1.5 (0.3-1.2 in CR zone)	And sufficient area to provide for loading and unloading of trucks

