

Comparison of Base Parking Requirements - Current Code v. Proposed Code

Current Code		Proposed Code			
Use or Use Group	Min. Number of Parking Spaces	Min. Number of Parking Spaces			Use or Use Group
	All Zones	Ag, Rural, Residential, and Industrial Zones	Primary or Secondary Parking Benefit Districts	All other C/R or Employment Zones	
Airport, airpark, airfield	50 spaces	--	--	--	--
Ambulance service or rescue squad	Adequate number of spaces to accommodate the use and 2 additional spaces per vehicle	1 space for each employee	0.5 spaces for each employee	1 space for each employee	Fire/EMS (private)
Apartment, accessory	2 spaces per dwelling unit	1 space in addition to parking requirement for principal dwelling	1 space in addition to parking requirement for principal dwelling	1 space in addition to parking requirement for principal dwelling	Accessory Apartment, Attached or Detached
Apartment hotel	1 space for each transient bedroom or transient suite with no separate bedroom; 1.25 spaces for each apt for transient suite w/one bedroom; 1.5 spaces for each apartment or transient suite with 2 bedrooms; 2 spaces for each apartment or transient suite with 3 or more bedrooms; and one space for every two employees on the major shift; and 2.5 spaces for each 1,000 square feet of floor area for places of assembly	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Auditorium or stadium	1 space for every 4 seats or similar vantage accommodations provided	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation and Entertainment
Automobile filling station	1 space for each car wash bay, grease bay, or similar service, and 1 space for each employee	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	2.5 spaces per 1,000 SF of GFA	Vehicle Service
Automobile repair and service station	1 space for each employee, and 3.3 spaces per 1,000 square feet of total floor area	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	2.5 spaces per 1,000 SF of GFA	Vehicle Service
Bed and breakfast lodging	1 space for each guest room, or as provided in 59-G-2.09.2(f); plus 2 spaces required for the main dwelling unit	1 space for each guest room	0.33 spaces for each guest room, plus 2 spaces for each 1,000 SF of Meeting Room, Dining	0.50 spaces for each guest room, plus 4 spaces for each 1,000 SF of Meeting Room, Dining	Lodging, Bed and Breakfast & Lodging

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Boardinghouse	1 space for each guest room for new construction; for a converted structure, 1 space for every 2 rooms	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Charitable or philanthropic institution	See Section G-2.21(a) and (c)(1)	2.50 spaces per 1,000 SF of GFA	1.50 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Charitable, Philanthropic Institution
Child care facilities:					
Family day care home and group day care home	1 space for each non-resident staff plus required spaces for the main dwelling unit, and may include on-street parking	Family Day Care: 1 space for each non-resident staff in addition to spaces required for residential	Family Day Care: 1 space for each non-resident staff in addition to spaces required for residential	Family Day Care: 1 space for each non-resident staff in addition to spaces required for residential	Family Day Care, Group Day Care
		Group Day Care Home: 3 spaces for each 1,000 SF of GFA	Group Day Care Home: 3 spaces for each 1,000 SF of GFA	Group Day Care Home: 3 spaces for each 1,000 SF of GFA	
Child day care center	1 space for each non-resident staff plus required spaces for the main dwelling unit, if applicable, plus 1 space for every six children	3 spaces for each 1,000 SF of GFA	3 spaces for each 1,000 SF of GFA	3 spaces for each 1,000 SF of GFA	Day Care Center
Civic or private club	2.5 spaces per 1,000 SF of GFA	2.50 spaces per 1,000 SF of GFA	1.50 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Private Club, Service Organization
Clinic, medical or dental	5 spaces per 1,000 SF of GFA	3.50 spaces per 1,000 SF of GFA	2.00 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Medical and Dental
Community center, library, museum,	2.5 spaces per 1,000 SF of GFA	1.25 spaces per 1,000 SF of GFA	0.5 spaces per 1,000 SF of GFA	1.25 spaces per 1,000 SF of GFA	Cultural Institution
Country market	5 spaces per 1,000 square feet of area used for interior and exterior retail display sales	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	4 spaces per 1,000 SF of GFA	Retail Sales and Services

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Day care facility for senior adults and persons with disabilities	1 space for every 4 non-resident senior adults or persons with disabilities. The Board of Appeals may reduce this requirement in accordance with 59-G-2.13	3 spaces for each 1,000 SF of GFA	3 spaces for each 1,000 SF of GFA	3 spaces for each 1,000 SF of GFA	Day Care Center
Domiciliary care home	1 space for every 4 beds and 1 space for every 2 employees on the largest work shift	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Dwelling, carriage house	1 space plus 2 spaces required for the main dwelling unit	1 space in addition to parking requirement for principal dwelling	1 space in addition to parking requirement for principal dwelling	1 space in addition to parking requirement for principal dwelling	Accessory Apartment, Attached or Detached
Dwelling, multiple family, or apartment:					
Efficiency	1 space for each dwelling unit	1 space for each dwelling unit	0.5 space for each dwelling unit	1 space for each dwelling unit	Multi-Unit Living
1 bedroom	1.25 spaces for each dwelling unit	1.25 space for each dwelling unit	0.5 space for each dwelling unit	1.25 space for each dwelling unit	Multi-Unit Living
2 bedrooms	1.5 spaces for each dwelling unit	1.5 spaces for each dwelling unit	0.75 space for each dwelling unit	1.5 spaces for each dwelling unit	Multi-Unit Living
3 or more bedrooms	2 spaces for each dwelling unit	2 spaces for each dwelling unit	1 space for each dwelling unit	2 spaces for each dwelling unit	Multi-Unit Living
Dwelling, one-family, semi-detached, two-family, mobile home, fourplex,	2 spaces for each dwelling unit	2 spaces for each dwelling unit	1 space for each dwelling unit	2 spaces for each dwelling unit	Single-Unit Living, Two-Unit Living
Dwelling, townhouse	2 spaces per dwelling unit	2 spaces for each dwelling unit	1 space for each dwelling unit	2 spaces for each dwelling unit	Single-Unit Living, Two-Unit Living

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Educational institution, private	1 space for each employee, and sufficient off-street parking space for the safe and convenient loading and unloading of students, and additional facilities for student parking	0.25 space for each Student (K-8), and 0.5 space for each Student (9-12)	0.15 space for each Student (K-8), and 0.25 space for each Student (9-12)	0.25 space for each Student (K-8), and 0.5 space for each Student (9-12)	Educational Institution (Private)
Farm machinery and supply	5 spaces per 1,000 square feet of interior and exterior sales area or as per the opinion of the Board of Appeals, but no less than 2 spaces per 1,000 square feet of interior and exterior sales area; if only devoted to storage and service of farm machinery, 1.5 spaces per 1,000 square feet of total floor area	5 spaces for each 1,000 SF of GFA, excluding storage area	--	--	Farm Supply, Machinery Sales, Storage and Service
Fraternity, sorority, dormitory	1 space for every 2 students, except 1 space for every 4 students in a dormitory, plus 1 space for each manager or employee	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Funeral parlor	1 space for every 25 gross square feet of floor area in the public rooms, and one space for each employee on the major shift, and one space for each business vehicle	0.25 spaces per seat	0.15 spaces per seat	0.50 spaces per seat	Funeral and Internment Services
Furniture store	2 spaces per 1,000 square feet of gross floor area and 1 space for each employee, except this does not apply to the furniture section of a department store or a furniture store located in a regional shopping center	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	4 spaces per 1,000 SF of GFA	Retail Sales and Services
Guest room in a country inn, tourist home	1 space for each guest room or suite	1 space for each guest room	0.33 spaces for each guest room, plus 2 spaces for each 1,000 SF of Meeting Room, Dining	0.50 spaces for each guest room, plus 4 spaces for each 1,000 SF of Meeting Room, Dining	Lodging, Bed and Breakfast

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Health clubs	5 spaces per 1,000 square feet of floor area devoted to patron use, except when located within an office building, 3.5 spaces	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation and Entertainment
Heliport/helistop	As required by the Board of Appeals	1.5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	1.5 spaces per 1,000 SF of GFA	All Other Industrial Uses Not Specifically Listed
Hospice	1 space for each bed, plus 1 space for every 2 employees on the largest shift, plus 1 space for an ambulance or delivery vehicle	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Hospital	1 space per 1,000 square feet of total floor area, plus 1 space for each resident doctor, plus adequate reserved space for visiting staff doctors, plus 1 space for every 3 employees on the largest shift	2.5 spaces per 1,000 SF of GFA	1.50 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 of SF	Hospital
Hotel, motel, inn,	.5 spaces for each guest room plus 10 spaces per 1,000 square feet of gross floor area used for places of assembly if located in a central business district or transit development area; For all other districts .7 spaces for each guest room, plus 10 spaces per 1,000 square feet of gross floor area used for places of assembly	0.7 spaces for each guest room plus 10 spaces per 1,000 SF of Meeting Room, Dining	0.33 spaces for each guest room plus 2 spaces per 1,000 SF of Meeting Room, Dining	0.50 spaces for each guest room plus 4 spaces per 1,000 SF of Meeting Room, Dining	Lodging, Hotel, Motel
Housing and related facilities for senior adults or persons with disabilities	See chart at Article E: Page 59E-28. 0.5 to 1.0 spaces per bed for 0-1 bedrooms. 0.65 to 1.35 spaces per bed for 2 or more bedrooms.	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living

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Individual living unit in a personal living quarters	1 space	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Industrial, manufacturing establishment or warehouse	1.5 spaces per 1,000 square feet of total floor area	1.5 spaces per 1,000 SF of GFA			
Industrial, manufacturing establishment or warehouse	1.5 spaces per 1,000 square feet of total floor area	1.5 spaces per 1,000 SF of GFA	1 1.5 spaces per 1,000 SF of GFA	1.5 spaces per 1,000 SF of GFA	Manufacturing, Warehouse
Meeting center	10 spaces per 1,000 square feet of net floor area used for ballrooms and meeting rooms; and 2.5 spaces per 1,000 square feet of net floor area used for foyers and other space	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation & Entertainment
Nursing home	1 space for every 4 beds and one space for every 2 employees on the largest work shift	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Offices, general and professional buildings	See Section 49-E-3.2 -- 2.40 - 3.00 spaces per 1,000 SF of GFA when more than 1600 ft. away from a Metro; 2.10 - 2.70 spaces per 1,000 SF of GFA when located btwn 800 - 1600 ft. away from a Metro; 1.9 to 2.6 spaces per 1,000 SF of GFA when located within 800 ft. of GFA	2.80 spaces per 1,000 SF of GFA	2 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Office and Professional
Office, medical practitioner	4 spaces for each practitioner in each office	3.50 spaces per 1,000 SF of GFA	2 spaces per 1,000 SF	2.25 spaces per 1,000 SF of GFA	Medical and Dental

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Office, professional, nonresidential	5 spaces per 1,000 square feet of gross floor area used by medical practitioners; 2.5 spaces per 1,000 square feet of gross floor area used by all other professionals	2.80 spaces per 1,000 SF of GFA	2 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Office and Professional
Office, professional (other than medical practitioner)	2 spaces for each professional person in each office	2.80 spaces per 1,000 SF of GFA	2 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Office and Professional
Place of worship	One space for each 4 persons for whom seating is provided in the main auditorium, provided that the number of spaces is not reduced by more than 30% of the facility is located within 500 feet of any public parking lot; see Article : Page 59E-25 for further details	0.25 spaces per each fixed eat or 20 spaces per 1,000 SF of assembly area	0.15 spaces per each fixed eat or 10 spaces per 1,000 SF of assembly area	0.25 spaces per each fixed eat or 14 spaces per 1,000 SF of assembly area	Religious Assembly
Railroad station, bus depot or other passenger terminal	100 spaces	1.5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	1.5 spaces per 1,000 SF of GFA	Bus, Rail Terminal
Recreational establishment, commercial	12.5 spaces per 1,000 square feet of floor area, except that racquetball, squash, and handball courts shall require 3.5 spaces per court	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation and Entertainment
Regional shopping centers	5.5 spaces per 1,000 square feet of gross leasable square feet; parking requirements for separate standing office and professional buildings shall be as set forth under the category in this subsection	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	4 spaces per 1,000 SF of GFA	Retail Sales and Service
Restaurants	25 spaces per 1,000 square feet of floor area devoted to patron use within the establishment and 15 spaces per 1,000 square feet of ground area located outside the establishment	10 spaces per 1,000 SF devoted to patrons	2 spaces per 1,000 SF devoted to patrons, excluding outdoor seating area	4 spaces per 1,000 SF devoted to patrons, excluding outdoor seating area	Eating and Drinking

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Retail establishments, auxiliary	3.5 spaces for each 1,000 square feet of gross leasable space	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	4 spaces per 1,000 SF of GFA	Retail Sales and Service
Retail, general	5 spaces per 1,000 square feet of gross leasable square feet; all storage space that exceeds 35% of the total gross leasable area shall be excluded from this calculation	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	4 spaces per 1,000 SF of GFA	Retail Sales and Service
Self-storage facility	3 spaces per 1,000 square feet of gross floor area, plus 1 space for each employee, plus 2 spaces for a resident manager	1.5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	1.5 spaces per 1,000 SF of GFA	Warehouse
Swimming pool, commercial	1 space for every 4 persons legally permitted to occupy the pool	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation and Entertainment
Swimming pool, community	1 space for every 7 persons legally permitted to occupy the pool	--	--	--	Swimming Pool (Community)
Theaters, indoor or legitimate	1 space for every 4 seats or similar vantage accommodations provided	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation and Entertainment