

SECTION 122 - ZONING

ARTICLE V. - SUPPLEMENTARY ZONING DISTRICT REGULATIONS

DIVISION 2. - OFF-STREET PARKING AND LOADING VEHICULAR FACILITIES^[3]

Footnotes:

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Cross reference— Traffic and vehicles, ch. 70.

Sec. 122-431. - Required; compliance with chapter.

- (a) Wherever in any zoning district off-street facilities are provided for the parking or display of any and all types of vehicles, boats or heavy construction equipment, whether such vehicles, boats or equipment are self-propelled or not, and in all cases where there is land upon which vehicles traverse the property as a function of the primary use, including drive-in facilities (referred to in this division as "other vehicular uses"), such off-street facilities and land shall conform to the minimum requirements of this chapter.
- (b) It is the intent of this chapter that the public interest, welfare and safety require that every building and use erected or instituted after the effective date of the ordinance from which this chapter is derived shall be provided with adequate off-street parking facilities for the use of occupants, employees, visitors, customers or patrons. It is also the intent of this chapter that the public interest, welfare and safety require that certain uses provide adequate off-street loading facilities. Such off-street parking and off-street loading facilities shall be maintained and continued so long as the main use continues.

(Code 1982, § 20-7.12)

Secs. 122-432, 122-433. - Reserved.

Sec. 122-434. - Number of parking spaces.

The off-street parking required by this chapter shall be provided and maintained on the basis of the following minimum requirements. See subsection (6) of this section for special requirements in the CBD zoning district.

(1) *Residential uses.*

- a. Single-family and two-family dwellings, including townhouses, cluster and patio houses: Two spaces for each dwelling unit.
- b. Multiple-family dwellings: Two spaces for each dwelling unit.
- c. Roominghouses, lodginghouses, boardinghouses and nurses' homes: One space for each sleeping room, plus two spaces for the owner or operator.
- d. Housing for the aged: One space for each dwelling unit.
- e. Guesthouses: One space.
- f. Hotels, motels, airtels and boatels: One space for each sleeping room, plus one additional space for every ten sleeping rooms, or fraction thereof, plus parking for accessory uses such as restaurants (see specific use for number of spaces).

- g. Manufactured home parks: Two spaces for each manufactured home site, plus one space for every 200 square feet of nonstorage floor area contiguous to offices, laundry facilities, recreation buildings and the like.
- h. Interval occupancy accommodations: 1.5 spaces for each dwelling unit.
- i. Community residential home: One space for every three beds plus one space for the manager; provided that not more than two of the required parking spaces may be located within a front yard.
- j. Bed and breakfast inn: One space for each sleeping room plus two for employees.

(2) *Office and institutional uses.*

- a. Professional or business offices, laboratories: One space for every 200 square feet of nonstorage floor area.
- b. Medical and dental offices, medical clinics and pain management clinics: One space for every 150 square feet of nonstorage floor area.
- c. Nursing homes, rest homes, convalescent homes and homes for the aged: One space for every four beds.
- d. Hospitals: 1.5 spaces for each bed.
- e. Libraries, community centers and recreational facilities: One space for every 200 square feet of nonstorage floor area, or one space for every three seats, whichever is greater.
- f. Theaters for live stage productions: One space for every three seats plus 25 spaces for cast and crew.
- g. Houses of worship: One space for every three seats in the auditorium or chapel area.
- h. Elementary and junior high schools: Two spaces for each classroom or office room, plus one space for every three seats, whether temporary or permanent, in any auditorium or gymnasium or cafeteria intended to be used as an auditorium.
- i. Senior high schools: As for elementary and junior high schools, except five spaces for each classroom or office area and two spaces for every three seats in any gymnasium with permanent or temporary bleachers or auditorium with permanent seating; plus two spaces for every three seats in any stadium where parking otherwise required cannot be used for stadium events.
- j. Child care centers and kindergartens: One space for every seven children for which the facility is licensed.
- k. Vocational, trade or business schools: One space for every four seats, or one space for every 250 square feet of floor area, whichever is greater.
- l. Private clubs: One space for every three seats, or one space for every 200 square feet of nonstorage floor area, whichever is greater.
- m. Assisted living facilities: One space for each dwelling unit with kitchen; one-half space for each dwelling unit without kitchen.
- n. Infant care center: One space for each ten infants for which the facility is licensed.

(3) *Commercial uses.*

- a. Commercial or service establishments, unless otherwise listed: One space for every 400 square feet of nonstorage floor area, plus one space for every vehicle based at the facility.
- b. Restaurants, nightclubs, bars and taverns: One space for every three seats.
- c. Indoor motion picture theaters: One space for every three seats.
- d. Funeral homes: One space for every two seats in chapel.

- e. Bowling alleys: Three spaces for each alley, plus additional spaces for accessory uses such as restaurants (see specific use for number of spaces).
 - f. Billiard parlors: Two spaces per table.
 - g. Marinas, commercial piers or docks: One space for every three boat slips or moorings.
 - h. Wholesale, warehouse or storage uses: One space for every 2,000 square feet of gross floor area, plus one space for each vehicle based at the facility.
 - i. Outside sales, display or activity: One space for every 1,000 square feet of land so used.
 - j. Auditoriums and arenas and other places of public assembly: One space for every three fixed seats, plus one space for every 25 square feet of space for exhibit or portable seating.
 - k. Shopping centers in CSC zoning district: Five spaces for every 1,000 square feet of gross leasable floor area.
 - l. Building trades or landscape contractors, carpenter or cabinet shops, job printers, upholstery shops, machine shops and similar uses not involving retail sales as a principal use: One space for every 1,000 square feet of floor area.
 - m. Automotive convenience centers and convenience stores: One space for every 200 square feet of nonstorage floor area.
 - n. Charter boats, fishing-party boats, sightseeing boats, charter buses, sightseeing buses and other forms of transportation, where passengers are picked up from and returned to a common point: One space for the operator and one space for each three occupants for which the conveyance is licensed.
 - o. Retail sales: One space for every 300 square feet of nonstorage floor area.
 - p. Furniture, clothing and major appliance stores: One space for every 500 square feet of gross floor area.
 - q. Golf courses: Three spaces per hole for golf courses; one space per hole for miniature golf courses; one space for every two tees for driving ranges.
 - r. Group instruction: One space for every 200 square feet of gross floor area.
 - s. Beauty shops and barbershops: Three spaces per chair.
 - t. Banks and financial institutions: One space for every 300 square feet of gross floor area.
 - u. Automotive repair: Three spaces per bay.
 - v. Gyms and spas: One space for every 200 square feet of gross floor area.
 - w. Outdoor markets: One space for every 100 square feet of area being used for sales or display.
- (4) *Industrial uses.* Unless otherwise listed, one space for each company vehicle operating from the premises, plus one space for every 1,000 square feet of floor area.
 - (5) *Uses not specifically mentioned.* Requirements for off-street parking for uses not specifically mentioned in this section shall be the same as provided for the use most similar to the one sought, as determined by the zoning administrator, it being the intent of this chapter to require all uses to provide off-street parking unless specific provision is made to the contrary.
 - (6) *Special requirements in CBD zoning district.* The parking requirements of subsections (1) through (5) of this section shall not apply within the CBD zoning district. In lieu of such requirements, the following shall apply within the CBD zoning district:
 - a. Multiple-family dwellings: One space for each dwelling unit.
 - b. All other uses: One space for every 500 square feet of gross floor area.

Notwithstanding other provisions of this section to the contrary, public on-street and off-street parking spaces may be counted to meet these requirements, provided such parking is located within 600 feet for residential uses and within 900 feet for all other uses, measured via pedestrian routing, from the entrance of the property to be served. Such public parking spaces may be used in combination with on-site parking spaces or off-site private parking spaces meeting the requirements of this section. Public parking spaces may be counted to meet the requirements of more than one use at the same time.

- (7) *Minimum requirement.* Regardless of any other requirement of this chapter, each and every separate individual store, office or other business shall be provided with at least one off-street parking space, unless specific provision to the contrary is made in this chapter.

(Code 1982, § 20-7.12.c; Ord. No. 97-31, § 1, 5-13-97; Ord. No. 97-32, § 1, 5-13-97; Ord. No. 97-40, § 3, 6-24-97; Ord. No. 99-8, § 5, 4-13-99; Ord. No. 2013-03, § 11, 2-12-13; Ord. No. [2016-19](#), § 10, 10-25-16)

Secs. 122-435—122-470. - Reserved.