



**AGENDA
PLANNING ADVISORY BOARD
REGULAR MEETING
JUNE 11, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MEETING MINUTES**
 - 3.1 Approval of Minutes for the Workshop meeting of May 7, 2025.
 - 3.2 Approval of Minutes for the Regular Meeting of May 14, 2025.
 - 3.3 Approval of Minutes for the Workshop meeting of May 21, 2025.
- 4. OLD BUSINESS**
 - 4.1 ****THIS CASE WAS WITHDRAWN BY THE APPLICANT ON 6/4/2025 - SEE WITHDRAWAL LETTER ATTACHED****
PAB CASE 2025-0001: RON FLICK AGENT FOR FERNANDINA BEACH REALTY, INC., 3172 S. FLETCHER AVENUE (BEACHSIDE MOTEL)
Requesting a Future Land Use Map amendment from High Density Residential (HDR) to General Commercial (GC) and requesting a Zoning Map change from High Density Residential (R-3) zoning district to the General Commercial (C-2) zoning district for approximately 1.11 acres of land located at 3172 S. Fletcher Avenue and identified as the Beachside Motel.
 - 4.2 **PAB CASE 2024-0006: CITY OF FERNANDINA BEACH** REQUESTS ADDING A DEFINITION FOR UNDERSTORY TREE IN LDC SECTION 1.07.00 ACRONYMS AND DEFINITIONS, AMENDMENTS TO LDC SECTION 4.05.00 LANDSCAPING, BUFFERS, AND TREE PROTECTION, SPECIFICALLY AMENDING REFERENCES, CORRECTING INVASIVE PLANT LIST, AND INCORPORATING UPDATED FLORIDA-FRIENDLY LANDSCAPING PRACTICES IN SECTIONS 4.05.01 GENERALLY, 4.05.02 APPLICABILITY, 4.05.03 LANDSCAPE MATERIALS STANDARDS, RENUMBERING SECTIONS WHICH FOLLOW AND INCORPORATING PLAIN OR CLARIFYING LANGUAGE IN SECTIONS 4.05.04 REQUIREMENTS FOR LANDSCAPE PLANTS, AND 4.05.05 MINIMUM REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT, AND MODIFYING SECTION 4.05.07 PARKING LOT LANDSCAPE REQUIREMENTS AND MODIFYING SECTION 4.05.13 HARDSHIP RELIEF IN APPLICABILITY TO ONLY LANDSCAPE STANDARDS; *Synopsis: Amends the Land Development Code to modify landscaping sections and subsections contained in Chapter 4.*
 - 4.3 **PAB CASE 2024-0010: CITY OF FERNANDINA BEACH** REQUESTS TO MODIFY STANDARDS FOR PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AS PROVIDED IN SECTION 4.03.01 STANDARDS FOR PLANNED UNIT DEVELOPMENT (PUD) OVERLAY BY REVISING

PURPOSE, CHARACTERISTICS, DESIGN REQUIREMENTS AND SITE STANDARDS; *Synopsis: Amends the Land Development Code to modify standards for allowing Planned Unit Developments.*

5. NEW BUSINESS

- 5.1 **PAB 2025-0004 - FINAL REPLAT REQUEST - KINGDOM MINISTRY - LOT 8 BLOCK 233, S. 13TH STREET**
Final subdivision replat review for the creation of 7 lots.
- 5.2 **PAB CASE 2025-0006: CITY OF FERNANDINA BEACH** REQUESTS AMENDMENTS TO LDC SECTION 7.01.04 PARKING STANDARDS AND PARKING LOT DESIGN TO AFFIRM PARKING MAXIMUM REQUIREMENTS, TO ENABLE A FEE IN LIEU FOR PARKING WITHIN THE 8TH STREET MIXED USE OVERLAY/(MU-8) ZONING, ADDING CLARIFYING LANGUAGE, INCORPORATING STANDARDS FOR BARBER SHOPS, BEAUTY SALONS, NAIL SALONS, SKINCARE, OR TATTOO PARLORS, AND MODIFYING THE STANDARDS FOR MEDICAL OFFICES AND CLINICS; *Synopsis: Amends the Land Development Code to modify parking standards and requirements for specific uses.*
- 5.3 **PAB CASE 2025-0007: CITY OF FERNANDINA BEACH** REQUESTS MINOR TEXT AMENDMENTS TO ADD TERMS IN LDC SECTION 1.07.00 ACRONYMS AND DEFINITIONS TO DEFINE HEALTH STUDIOS, PERSONAL TRAINER, RESIDE/ OWNER OCCUPIED, ROOFTOP GARDEN, AND AMENDING LDC SECTION 3.03.03 DEVELOPMENT WITHIN WETLANDS TO EXEMPT W-1 (WATERFRONT MIXED USE) PROPERTIES FROM WETLAND BUFFER REQUIREMENTS.
- 5.4 **PAB 2025-0008 - CITY OF FERNANDINA BEACH** REQUEST LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENT TO SECTIONS 9.01.00 REQUIREMENT FOR ALL BOARDS AND COMMISSIONS, 9.03.00 HISTORIC DISTRICT COUNCIL, 9.02.00 PLANNING ADVISORY BOARD, 9.04.00 BOARD OF ADJUSTMENT - ORDINANCE 2025-XX AMENDING THE LAND DEVELOPMENT CODE SECTION 9.01.06(B) QUORUM AND VOTING AND 9.03.01(B) MEMBERSHIP REMOVING ALTERNATES FROM THE HISTORIC DISTRICT COUNCIL TO ESTABLISH A SEVEN REGULAR MEMBER COUNCIL, AND MERGING THE ROLES OF THE PLANNING ADVISORY BOARD AND BOARD OF ADJUSTMENT BY AMENDING LDC SECTIONS 9.02.00 AND 9.04.00; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code to establish the Historic District Council Membership to seven (7) Voting Members and eliminating the Alternate Status and combine the roles and duties of the Planning Advisory Board and Board of Adjustment into a single board to be named as the "Planning and Adjustment Board."*

6. BOARD BUSINESS

- 6.1 Board Discussion - Coastal High-Hazard Areas
- 6.2 Summary of Subcommittee Findings to Date - Sadler Road Overlay

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT

THE NEXT PAB REGULAR MEETING IS SCHEDULED FOR WEDNESDAY, JULY 9, 2025

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, Planning and
Conservation Director

Katie Newton, Paralegal



Sylvie McCann, Administrative

Date: May 20,
2025

Submitted By: Coordinator



**MINUTES
PLANNING ADVISORY BOARD WORKSHOP
MAY 7, 2025
1:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 1:01 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Richard Doster (Chair)	Daphne Forehand (Vice-Chair)
Mark Bennett	Victoria Robas
Nick Gillette	

MEMBERS ABSENT:

Peter Stevenson	Barbara Gingher
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OTHERS PRESENT:

Margaret Pearson, Senior Planner
Morgan Ohlendorf, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. BOARD BUSINESS

- 3.1 **COMMERCIAL REDEVELOPMENT** - *The Planning Advisory Board, at their Regular Meeting of March 12, 2025, directed staff to set up a Workshop and elected to discuss this matter, being one of their discussion items from their priority list. This topic having already been discussed in a previous Workshop on April 23, 2025, is being continued in this second Workshop.*

Chair Doster initiated the discussion by stating that the goal of this meeting was to establish the boundaries of the Sadler Road Overlay and identify internal and external stakeholders.

Mrs. Pearson introduced maps that could potentially be used for the Sadler Road Overlay.

Chair Doster asked Staff about the benefits of including non-commercial properties in this overlay. Mrs. Pearson shared that it could create a sense of homogeneity in open spaces and in potential developments.

Member Bennett shared that he believes that every zoning district should be included within the Sadler Road Overlay map. Member Robas and Member Gillette agreed.

Member Gillette added that there should be a distinctive element that clearly states that this overlay doesn't apply to county properties unless they have initiated annexation into the City.

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Chair Doster asked if there were any negative elements to this overlay. Mrs. Pearson answered that it would not affect any code that currently exists, and Vice-Chair Forehand added that this overlay would only apply to commercial redevelopment in the area.

Member Gillette stated that including the non-commercial properties within this overlay could incentivize commercial redevelopment.

The Board decided that Version 1.2 of the Sadler Road Overlay best encapsulates the area to be covered within this proposed overlay.

Chair Doster asked Staff for direction in identifying stakeholders.

Mrs. Pearson identified that the City's Public Works Department, Parks & Recreation Department, Public Safety Departments, and Planning & Conservation Department would be valuable stakeholders as they would all be impacted. Staff and the Board also agreed that the County's Planning or Streets Department should be involved since Sadler Road is county-maintained. Additionally, Board Members mentioned including one (1) City Commissioner.

The Board discussed the benefits of creating this overlay, agreeing that it benefits the community and is in line with the City's Comprehensive Plan. Chair Doster emphasized that everything they are working on will benefit the residents and will enhance the community's character.

Member Bennett shared that he is looking for this overlay to allow easier access to businesses in the area, greater parking, connectivity and efficiency, and to make it a more desirable place to live.

Member Robas shared that she hopes this overlay draws in new businesses into the vacant commercial properties and produces the infill and redevelopment that the City is hoping for along the Sadler Road corridor.

Chair Doster asked Staff for direction in identifying external stakeholders. Mrs. Pearson shared that external stakeholders could be the property owners within the proposed overlay and nearby areas. The Board agreed that outreach to property owners within that envelope is a good idea as they need to be aware of the proposed changes. However, they also agreed that they would need more solid plans before alerting external stakeholders.

The Board moved on and discussed more specific details they would like to include within this overlay.

Member Gillette asked if the Board would like this overlay to be commercial or mixed use. Chair Doster shared that the Comprehensive Plan states that this overlay should be mixed use.

Member Bennett asked the Board to consider the impact that a mixed-use overlay would have on the area.

Vice-Chair Forehand shared a document with ideas for Land Development Code revisions such as development incentives. Board Members then discussed potentially changing height restrictions, reducing setbacks, and increasing lot coverage to incentivize commercial redevelopment.

Member Robas shared that she wants to ensure that stormwater does not impact neighboring communities or cause water runoffs. Member Gillette reminded other Members that properties that are candidates for redevelopment already have a higher impervious surface ratio than is currently allowed today.

Vice-Chair Forehand suggested adding requirements that developers would need to provide documentation certifying that stormwater runoff wouldn't be increased by their redevelopment. The Board discussed adding mitigation measures for impervious surface coverage, including adding a provision that allows developers to maintain or reduce their lot coverage and maintain stormwater, even if it's above the allowable percentage for the zoning district.

At this time, Board Members then moved on to discuss parking standards.

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Member Bennett suggested incentivizing parking garages.

Board Members discussed changing the parking minimums and parking standards. Chair Doster suggested removing parking minimums from the Sadler Road Overlay for commercial redevelopment. Members Gillette, Robas, and Vice-Chair Forehand agreed.

Member Gillette added that if a parking garage is proposed to be built, its maximum height should be limited to one that matches the principal structure's height.

The Board then moved to discuss landscaping and buffer requirements for commercial redevelopment.

Member Gillette suggested that they include pedestrian elements and a perimeter buffer, and it was decided to discuss the specifics later.

The Board discussed topics for the next meeting and Vice-Chair Forehand suggested going through each section of the LDC and working their way through it, beginning with Chapter 2: Uses by Zoning District.

The Board set the next workshop for May 21, 2025, at 1:00 PM.

4. PUBLIC COMMENTS

No members of the public wished to speak at this time.

5. ADJOURNMENT 2:54 PM

Morgan Ohlendorf, Recording Secretary

Richard Doster, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment >10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, Planning and
Conservation Director

Katie Newton, Paralegal



Sylvie McCann, Administrative

Date: May 23,
2025

Submitted By: Coordinator



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
MAY 14, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 5:00 PM

ROLL CALL/ DETERMINATION OF QUORUM

MEMBERS PRESENT:

Richard Doster (Chair)	Daphne Forehand (Vice-Chair)
Mark Bennett	Victoria Robas
Peter Stevenson	Barbara Gingher

MEMBERS ABSENT:

Nick Gillette

OTHERS PRESENT:

Margaret Pearson, Senior Planner
Morgan Ohlendorf, Recording Secretary
Victoria Guadagnino, Utility Engineer

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes for the Regular Meeting of April 9, 2025.

Member Stevenson challenged a comment from Member Gillette on page 2, paragraph 5, regarding the Beachside Hotel property not being a candidate for the Live Local Act. Member Stevenson noted that he did some research and found that it could possibly be a candidate.

Member Stevenson inquired if the election of subcommittee members had to be approved by vote. Chair Doster noted that the Chair can choose these committee members.

Member Robas asked to simplify the mention of the next scheduled workshop.

Chair Doster asked for the Public Hearing annotations to be changed to Public Comments.

ACTION TAKEN: A motion was made by Member Robas, seconded by Member Stevenson, to approve the Minutes for the Regular Meeting of April 9, 2025, with the noted amendments.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

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3.2 Approval of Minutes for the Workshop of April 23, 2025.

Member Stevenson asked for the mention of “Chair Doster invited Members of the subcommittee to begin discussion” be changed to reflect all members.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Robas, to approve the Minutes for the Workshop of April 23, 2025, with the noted amendments.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

4. OLD BUSINESS

4.1 PAB CASE 2025-0001: RON FLICK, AGENT FOR FERNANDINA BEACH REALTY, INC., 3172 S. FLETCHER AVENUE (BEACHSIDE MOTEL)

Requesting a Future Land Use Map amendment from High Density Residential (HDR) to General Commercial (GC) and requesting a Zoning Map change from High Density Residential (R-3) zoning district to the General Commercial (C-2) zoning district for approximately 1.11 acres of land located at 3172 S. Fletcher Avenue and identified as the Beachside Motel.

At the request of the applicant, this case was postponed to a date certain of June 11, 2025.

Margaret Pearson, Senior Planner, explained that the applicant requested continuance to a date certain of June 11, 2025.

5. NEW BUSINESS

5.1 PAB 2025-0003 - COMPREHENSIVE PLAN TEXT AMENDMENT REQUEST TO PROVIDE UPDATES TO THE WATER SUPPLY FACILITIES WORK PLAN

The City of Fernandina Beach requests a Comprehensive Plan Text amendment to provide updates to the Water Supply Facilities Work Plan.

Mrs. Pearson introduced this case and shared the items in the Comprehensive Plan that need amendments. She mentioned that Member Stevenson suggested several corrections for clarity and consistency.

Member Bennett asked about the population growth predictions in the Water Supply Plan.

Victoria Guadagnino, Utilities Engineer, answered that the numbers are a rough estimate based on consumptive use permits.

Member Robas asked about a previous population growth study and then requested more information about the population estimates in the Water Supply Plan.

The Board discussed several other topics with Ms. Guadagnino, including reclaimed water, potable water, saltwater intrusion, Department of Environmental Protection standards, and future Land Development Code (LDC) changes that might need to happen to support the updated Water Supply Plan.

Mrs. Pearson reminded the Board that the Water Supply Plan has already been reviewed and approved by the St. John's River Water Management District.

ACTION TAKEN: A motion was made by Member Robas, seconded by Member Bennett, to recommend approval of PAB case 2025-0003 to the City Commission requesting Comprehensive Plan Text Amendments as per the Staff recommendation: Policy 4.03.05, Policy 4.12.02.

Member Stevenson added an amendment to the motion to include the changes that were discussed earlier, including the acronyms.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

6. BOARD BUSINESS

- 6.1 **This item was discussed at the last PAB Regular Meeting of April 9, 2025, and the Board requested the discussion to continue to this Regular Meeting. **

PAB DISCUSSION OF LANDSCAPING, BUFFERS, AND TREE PROTECTION TEXT

AMENDMENT RECOMMENDATIONS *(Formal consideration of any text amendments will be readvertised with a new case number and ordinance references at the June 11, 2025 regular PAB meeting.)*

LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENT - LANDSCAPING, BUFFERS, AND TREE PROTECTION - ORDINANCE 2024-20 AMENDING THE LAND DEVELOPMENT CODE SECTION 4.05.00 LANDSCAPING, BUFFERS, AND TREE PROTECTION, SECTIONS 4.05.01 GENERALLY, 4.05.02 APPLICABILITY, 4.05.03 LANDSCAPE MATERIALS STANDARDS, 4.05.04 REQUIREMENTS FOR LANDSCAPE PLANS AND 4.05.13 HARDSHIP RELIEF; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code to modify landscaping sections and subsections contained in Chapter 4. - Staff added additional amendments recognized since the original application reviewed by the PAB in 2024.*

Mrs. Pearson shared the current version of this section of code. The Board reviewed the revisions.

Member Bennett asked for clarification about the section that covers the City's tree replacement program.

Member Stevenson identified section 4.05.03 where the word "materials" should be stricken. He also asked for clarification regarding verbiage for the renumbering of Section 4.05.03(E) and (F). He then suggested that "exclusive of" rather than "other than" should be used in the text Section 4.05.05

Member Bennett asked if there was a definition for "understory tree." Mrs. Pearson answered in the negative but shared that it is interpreted as meaning "a tree that doesn't fit the requirements of a shade tree."

Chair Doster asked about the next steps for these LDC amendments. Mrs. Pearson answered that this will return as a case next month for Board approval before going to the City Commission.

Chair Doster suggested that Staff provide a summary of the main points of these changes so that the City Commission clearly understands their purpose. Vice-Chair Forehand also shared that sentiment.

Member Robas asked that items relating to PUDs and light-hazard areas be put on the next agenda for discussion.

7. STAFF REPORT

8. PUBLIC COMMENT

9. ADJOURNMENT 6:06 PM

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, Planning and
Conservation Director

Katie Newton, Paralegal



Sylvie McCann, Administrative

Date: May 23,
2025

Submitted By: Coordinator



**MINUTES
PLANNING ADVISORY BOARD WORKSHOP
MAY 21, 2025
1:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 1:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Richard Doster (Chair)	Daphne Forehand (Vice-Chair)
Mark Bennett	Nick Gillette
Victoria Robas	

MEMBERS ABSENT:

Barbara Gingher	Peter Stevenson
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OTHERS PRESENT:

Mia Sadler, Planner I
Margaret Pearson, Senior Planner
Morgan Ohlendorf, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. BOARD BUSINESS

- 3.1 **COMMERCIAL REDEVELOPMENT** - *The Planning Advisory Board, at their Regular Meeting of March 12, 2025, directed staff to set up a Workshop and elected to discuss this matter, being one of their discussion items from their priority list. This topic having already been discussed in a previous Workshop on May 7, 2025, is being continued in this third Workshop.*

Vice-Chair Forehand initiated the discussion, and the Board reviewed the topics that were covered in the last workshop, including impervious surface ratios, stormwater runoff, and buffer requirements.

The Board moved on to discuss parking lot landscaping standards for commercial redevelopment.

Member Robas asked if the Board would like to invite developers to discuss the commercial redevelopment standards. Chair Doster and Vice-Chair Forehand voiced that they would rather have the general idea laid out before inviting developers.

Chair Doster invited Vice-Chair Forehand to explain how they would coordinate with Nassau County for this project. The Board discussed some County initiatives and how they could incorporate similar ideas.

The Board moved on to discuss signs.

Member Bennett voiced concerns with some of the existing commercial properties along Sadler Road who don't follow

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the current regulations. Member Robas also shared concerns about sign lighting and its impact on vehicular and pedestrian daily traffic.

The Board discussed setting specific sign standards to promote homogeneity within the Sadler Road Overlay.

Member Robas suggested that the Board determine a time frame for this project in order to keep Staff and the City Commission abreast of the progress.

Chair Doster then invited the members to discuss the topic of form-based planning.

Vice-Chair Forehand asked members if they had time to look at uses in LDC's chapter 2, Table 2.03.02. She then asked Staff to provide Minutes or history regarding the creation of the 8th Street Mixed-Use Overlay to help guide a future discussion in the creation of this new overlay.

The Board discussed permissible uses and the possibility of making the Sadler overlay similar to the 8th Street Mixed-Use Zoning District. They discussed identifying the prohibited uses, including junkyards and industrial uses, and applying similar building design standards as the ones currently applied to the 8th Street Mixed-Use Zoning District. They also suggested adding a height restriction to properties abutting residential properties, adding fences and buffers, and the orientation of buildings.

Vice-Chair Forehand suggested looking at Sadler Road as it currently exists and then creating the overlay based on the existing issues that need to be addressed first.

The Board then discussed the current County properties located within the proposed Sadler Road Overlay and to look at how we could incentivize their annexation into the City.

Vice-Chair Forehand reminded the Board that the priority in creating this overlay is to incentivize commercial redevelopment.

Chair Doster requested the notes and Minutes from the previous meetings so the Board can clearly assess the Board's progress.

Member Bennett inquired about impervious surface ratios of new developments. Vice-Chair Forehand and Member Gillette answered that it would be developed to the standards that currently exist within the zoning district. A discussion about impervious surface ratios and increased walkability ensued.

Member Gillette told the Board that he would bring a sketch of the proposed development standards to the next meeting.

Mrs. Pearson shared that Staff would create a running document for the Sadler Road Overlay showing the 8th Street Mixed-Use Standards as a base model, so the Board could see where changes are needed.

The Board proposed meeting again at another workshop on June 4, 2025, at 1:00 p.m. to continue this discussion.

4. PUBLIC COMMENT

No members of the public wished to speak at this time.

5. ADJOURNMENT 2:48 PM

Morgan Ohlendorf, Recording Secretary

Richard Doster, Chair

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, Planning and
Conservation Director

Katie Newton, Paralegal



Sylvie McCann, Administrative

Date: May 07,
2025

Submitted By: Coordinator

June 4, 2025

Ms. Sarah Campbell
City Manager, City of Fernandina Beach
204 Ash Street
Fernandina Beach, Florida 32034
VIA Email: scampbell@fbfl.org

Ms. Kelley Gibson
Director, Planning & Conservation
204 Ash Street
Fernandina Beach, Florida 32034
VIA Email: kbigson@fbfl.org

Ms. Margarete Pearson
Senior Planner, Planning and Conservation
204 Ash Street
Fernandina Beach, Florida 32034
VIA Email: Mpearson@fbfl.org

RE: PAB CASE 2025-0001: RON FLICK AGENT FOR FERNANDINA BEACH REALTY, INC., 3172 S.
FLETCHER AVENUE (BEACHSIDE MOTEL)

Dear Ms. Sarah Campbell:

This request is presented to withdraw the application referenced above for a Future Land Use Map amendment from the High Density Residential (HDR) to General Commercial (CG) and a Zoning Map Change from High Density Residential (R-3) zoning district to the General Commercial (C-1) zoning district for approximately 1.11 Acres of land located at 3172 S. Fletcher Avenue and identified as the "Beachside Motel".

Background:

1. This property presents a condition where the property was originally developed and has been used as a transient lodging establishment in a zoning district that was permissible for decades. However, in recent years the transient lodging establishment use inside the HDR FLUM (Future Land Use Map) and the Zoning Map no longer include this as a proper use. In

Ms. Sarah Campbell

June 4, 2025

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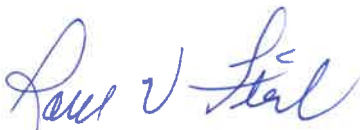
short, this has resulted in a non-conforming property, limiting its ability to improve and or expand.

2. This condition exists in more than one place in the City of Fernandina Beach, therefore the remedy sought in this case should be one usable by other landowners where these same conditions may exist.
3. Several meetings of staff brought about challenges using the FLUM amendment and rezoning to achieve this outcome.
4. Several meetings with staff brought about challenges using the FLUM amendment and rezoning to achieve this outcome. City Attorney, planning staff, and others have therefore concluded that the most viable remedy is to withdraw this application; furthermore, it is recommended that specific "text amendments" be proposed and agreed between the parties to satisfy these existing conditions which were beyond the control of the landowner and were unintended by the jurisdiction. Upon such agreement to the appropriate text amendments, the parties will propose the text amendments to the Comprehensive Plan as needed and the Land Development Code correcting this set of circumstances while still maintaining the FLUM and Zoning Districts.

Conclusion:

Request that you approve the withdrawal of this application PAB CASE 2025-0001 and upon resubmission of the new application for a text amendment, apply such application fees for such services.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron V. Flick".

Ron V. Flick

Agent, Fernandina Beach Realty, Inc.

President

Compass Group, Inc.

From: [Ron Flick](#)
To: [Margaret Pearson](#); [Kelly Gibson](#)
Cc: [Ron Flick](#)
Subject: Zoning and FLUM Corrections for PAB CASE 2025-0001
Date: Wednesday, May 7, 2025 8:42:47 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Based on discussions with staff we propose the following:

1. The applicant amends the zoning request to be C-1 versus C-2
2. The City and the Applicant intend to pursue a Development Agreement as a means to achieve conformance with zoning and the future land use with the property
3. Both parties agree to table the request until June 2025, allowing for the parties to reach agreement for presentation to the P&Z for its recommendation and approval by the City Commission to follow.

Ron V. Flick, MPA
CGC1515930
President, CEO
Compass Group, Inc.
463688 FL SR200, Suite 7
Yulee, Florida 32097
Cell (904) 753-9056
Ofc (904) 261-0059, Ext 28
Ron.flick@compassgrp.com



STAFF REPORT
PAB (LU/ZC) 2025-0001
Planning Advisory Board Hearing
April 9, 2025

**APPLICATION FOR SMALL SCALE FUTURE LAND USE MAP AMENDMENT &
ZONING CHANGE REQUEST**

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Fernandina Beach Realty Inc.				
AGENT:	Ron Flick, Compass Group				
REQUESTED ACTION:	Future Land Use Map Amendment and Zoning Change				
LOCATION:	Beachside Motel - 3172 S. Fletcher Avenue PIN#: 00-00-31-1720-0003-0010				
CURRENT LAND USE + ZONING:	High Density Residential (HDR) and R-3 (High Density Residential)				
PROPOSED LAND USE + ZONING:	General Commercial (GC)/ C-2 (General Commercial)				
EXISTING USES ON SITE:	Motel built in 1977 known as "The Beachside Motel"				
PROPERTY SIZE:	1.11 Acres				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Condos	1984	R-3	High Density Residential
	South	Condos	1983	R-3	High Density Residential
	East	Atlantic Ocean	N/A	N/A	N/A
	West	Restaurant & Motel	1959-1060	R-3	High Density Residential

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is requesting assignment of the General Commercial (GC) Future Land Use Map (FLUM) and the Community Commercial (C-2) zoning district for purposes of retaining the existing use of the property as a motel. Although the property has continuously operated as a motel for nearly fifty years, and according to a review of available land use and zoning map records, the property has maintained the same High Density Residential land use and R-3 zoning since the early 1990's.

The current owners seek to ensure continuation of the existing use on this property without fear of losing their nonconforming status and redevelopment in the event of casualty or maintenance and repairs beyond what would be permissible under the Land Development Code. Additionally, the application indicates that the age of this facility and its commercial value will require further improvements to sustain its life and economic value in the future, furthering the property's lifespan by reducing its potential of structural loss in a storm event. Under the current land use and zoning an expansion of a nonconforming use is not permissible. LDC Section 10.01.02 (F) prevents the expansion of a nonconforming use and Section 10.02.01 (C)(1) restricts the ability to grant a variance for a deviation from the aforementioned section. Therefore, the applicant is requesting the land use and zoning change to General Commercial/ C-2 to remedy their concerns for the continuation of the motel use on this parcel. The applicant asserts the property zoning on the Zoning Map and its designation on the FLUM are due to errors in the development of FLUM and Zoning Map updates and do not reflect the ongoing use of the property. The area's surrounding development contains the City's most densely populated resort-style condominiums and motels. The application does not contain plans for any proposed redevelopment or modifications to the existing



STAFF REPORT
PAB (LU/ZC) 2025-0001
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motel, therefore, a site plan is not required to be submitted as part of this future land use map amendment and zoning change request.

CONSISTENCY WITH THE COMPREHENSIVE PLAN (PLAN):

The property contains a Future Land Use Designation of High Density Residential (HDR), Policy 1.07.06. The applicant is requesting a new land use assignment of General Commercial (GC), Policy 1.07.08.

Policy 1.02.04 provides nine (9) factors for Future Land Use Map decision making which include, the type and density of surrounding uses, zoning districts within the surrounding area, and compatibility of uses within the surrounding area. Policy 1.02.06, 1.02.08, and 1.02.09 directs land uses, which strive to protect the integrity and stability of established residential areas from encroachment by incompatible development and providing for orderly transition of incompatible uses.

The ocean front property is located along S. Fletcher Avenue and surrounded by High Density Residential Land Use developed with condominium dwelling units to each side, with another nonconforming motel and nonconforming restaurant located on the parcel across the street. The 1.11-acre property is adjacent to the Atlantic Ocean and has historically operated as a motel since 1977. This property and the property directly across the street have continued their non-residential uses under a nonconforming status since at least the early to mid-90's when the City's land use and zoning maps were updated. Although the FLUM designation for its given use was incompatible, the properties have served as a commercial node in an area surrounded by transient accommodations. The overall block in which the property is located has a designated land use of High Density Residential, with the nearest commercially designated land use being located approximately 650 feet to the south, which is General Commercial land use that encompasses the entire block on the west side of S Fletcher Avenue between Ocklawaha Avenue and Mantanzas Avenue.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

Section 2.01.11 of the Land Development Code states the intent of C-2 General Commercial, zoning classification.

The C-2 District is intended for the development of land uses to accommodate offices; commercial retail; personal services establishments; restaurants; transient accommodation; uses that provide sales and services for several neighborhoods; repair shops; retail sales and services; and other similar commercial uses. The General Commercial District recognizes existing development with locations that have access to arterial roads.

The application requests the C-2 zoning district and advocates for this designation because of the high densities surrounding the property along with its location along a major arterial within the City. However, the C-2 zoning district has been restricted to more intensely developed corridors throughout the City that contain a significant amount of commercial activity such as S. 14th Street, Sadler Road, and S. 8th Street. Along S. Fletcher, commercial nodes have historically carried the C-1 (Community Commercial) zoning district and currently there is not any parcels fronting Fletcher Avenue that are zoned C-2.

The requested C-2 zoning district would be inconsistent with how other commercial properties are zoned along S. Fletcher Avenue/ A1A. Staff is also concerned with the range of allowable uses in the C-2 zoning district that would be introduced along Fletcher Avenue, which would be characterized as more intense than uses allowed upon the C-1 zoned properties located along Fletcher Avenue. In addition to uses allowed in commercial zoning, the recent state statutes (166.0415, *Florida Statutes*) known as "Live Local" allows for the potential of an affordable residential multifamily project in any commercial, industrial and mixed-use zoning districts. The requested action, if approved for commercial land use and C-2 zoning could permit redevelopment of a "live



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local” project. A qualified live local project would be permitted to exceed the currently allowed height limit within 1,000 feet of the Coastal Construction Control Line (CCCL) of thirty-five (35) feet in building height and would permit construction of a for a forty -five (45) foot tall building. If commercial designation is applied to the property, a qualified live local project could also exceed the allowable density of up to 10 dwelling units per acre at a rate of up to 18 dwelling units per acre.

Additionally, policy 2.01.06 indicates that the existing R-3 designation does provide the opportunity for limited commercial activities within the R-3 zoning district when a PUD is applied. However, the size of this parcel and limited range of uses precludes the property for qualifying as a PUD.

CONCLUSION:

The requested application of a Commercial General Future Land Use Map category and General Commercial (C-2) zoning district for this one parcel would be inconsistent with the adjoining High Density Residential land use designation for each of the adjacent properties. The range of uses permissible for the C-2 zoning district are too intense for the surrounding area and inconsistent with the surrounding Residential R-3 zoning district designation for each of the adjacent properties (**EXHIBIT A**). This application is also inconsistent with how the City has applied its commercial designation to properties along the entire ocean front area along S. Fletcher Avenue that are zoned C-1 (**EXHIBIT B**). Commercial designation within the oceanfront areas applied to larger areas including entire blocks and portions of adjoining blocks. The City has historically applied commercial land use and zoning to more than a single parcel. Further, it is possible that the requested action could be interpreted or challenged as *spot zoning* as approval of the action would arguably confer a special benefit to an individual property owner that is not commonly enjoyed by other similarly situated owners within the same area. The existing FLUM category and zoning district have been in place for at least 30 years demonstrating the community desire for any new or re-development of this area to conform with the allowable range of uses and intensity permitted at under High Density Residential/ R-3 (**EXHIBIT C**). Therefore, staff recommends denial of the applicant’s request to change the land use from High Density Residential to General Commercial and the zoning designation from High Density Residential R-3 to General Commercial C-2 for the subject property.

MOTION(S) TO CONSIDER

I move to recommend (**approval or denial**) of PAB case number 2025-0001 to the City Commission requesting a Future Land Use Map assignment of General Commercial and zoning change to C-2 from High Density Residential land use and R-3 zoning, as described and that PAB case 2025-0001 as presented, (**is or is not**) sufficiently compliant with applicable Florida Statutes, Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully Submitted,
Margaret Pearson
Margaret Pearson
Senior Planner



STAFF REPORT
PAB (LU/ZC) 2025-0001
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April 9, 2025

EXHIBIT A
Subject Property with Surrounding FLUM and Zoning Categories





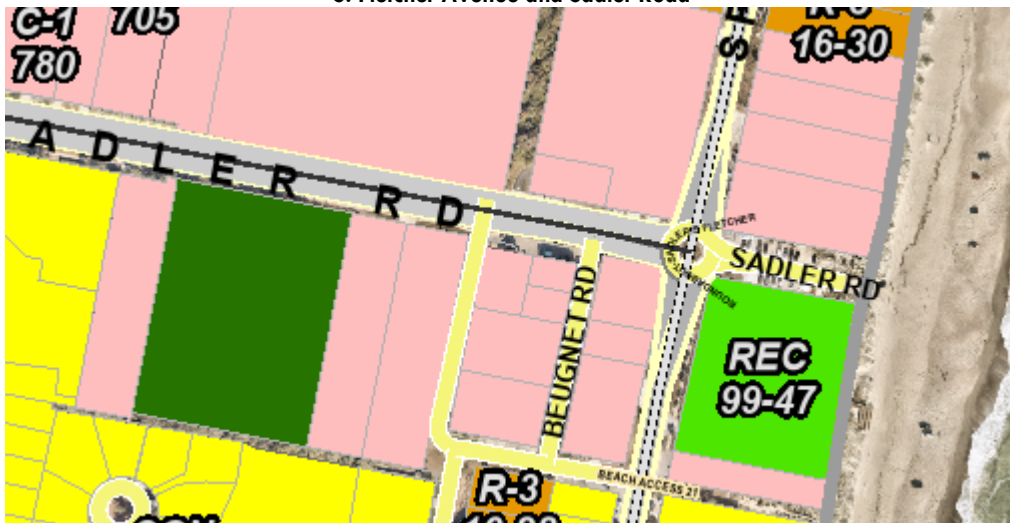
STAFF REPORT
PAB (LU/ZC) 2025-0001
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EXHIBIT B
Commercial Nodes Along S. Fletcher Avenue

Fletcher Avenue and Atlantic Avenue



S. Fletcher Avenue and Sadler Road



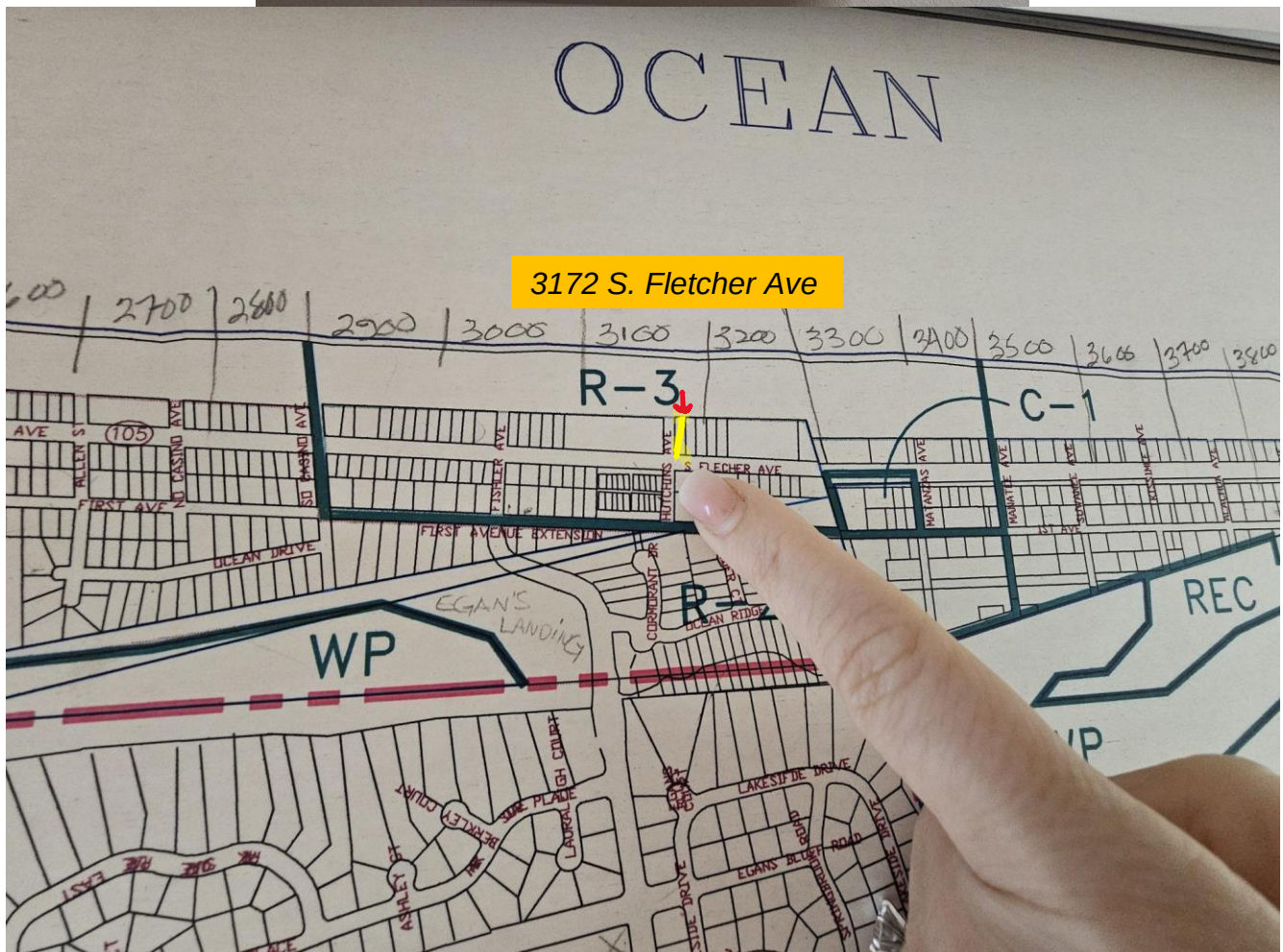
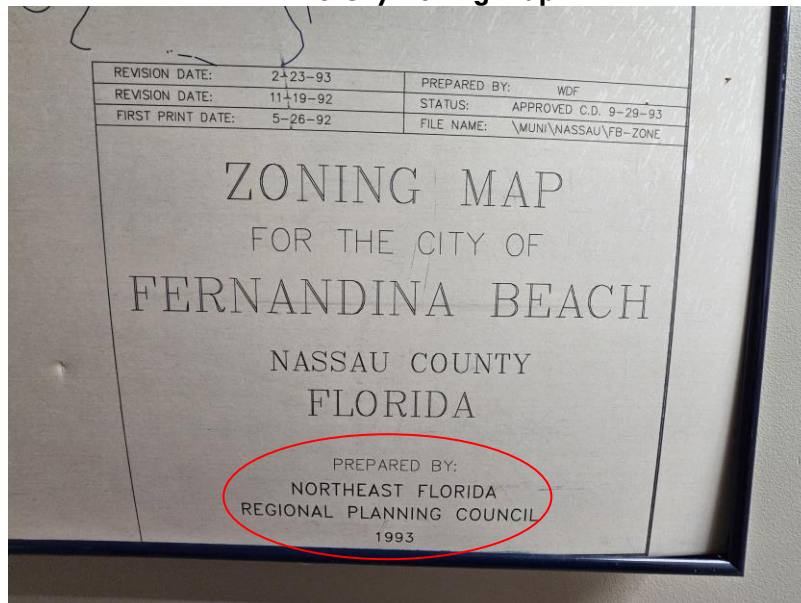
S. Fletcher Avenue and Mantanzas Avenue





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PAB (LU/ZC) 2025-0001
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April 9, 2025

EXHIBIT C
1993 City Zoning Map



Planning Advisory Board (PAB) - Submission #15411

Date Submitted: 1/21/2025

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

- ☒ Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)
- ☒ Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)
- ☐ LDC Text Amendment (\$1,500)
- ☐ Comp Plan Amendment (\$5,000)
- ☐ Subdivision Plat – Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)
- ☐ Subdivision Plat – Final (\$1,500)
- ☐ Vacation of R.O.W. (\$3,500)
- ☐ Small Cell Outside R.O.W. (per application) (\$500)
- ☐ Voluntary Annexation (\$2,000)
- ☐ Development of Regional Impact: Amend Development Order (\$1,500)
- ☐ New Telecommunications Structure (\$2,500)
- ☐ Revision to each PAB Application \$400

2025 Submission Deadlines + Meetings Calendar

Application Deadline (4:30pm)	Nov 01 2024	Nov 27 2024	Jan 02 2025	Jan 29 2025	Feb 26 2025	Apr 02 2025	Apr 30 2025	May 28 2025	July 02 2025	July 30 2025	Aug 27 2025	Oct 01 2025	Oct 29 2025	Dec 03 2025
Meeting Date	Dec 11 2024	Jan 08 2025	Feb 12 2025	Mar 12 2025	Apr 09 2025	May 14 2025	June 11 2025	Jul 09 2025	Aug TBD 2025	Sep 10 2025	Oct 08 2025	Nov 12 2025	Dec 10 2025	Jan 14 2026

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 42 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:

- ☐ LDC Text Amendment – see LDC Section 11.01.08.
- ☐ Preliminary Subdivision Plat – see LDC Section 11.01.05.
- ☐ Final Subdivision Plat – LDC Section 11.01.05.
- ☒ Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- ☒ A complete application filed at least forty-two (42) days before the date of the Planning Advisory Board's public hearing;
- ☒ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property (no older than two years);
- ☒ If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;
- ☒ A detailed letter of intent stating the following:
 - ☒ o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
 - ☒ o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes



What was the date of your pre-application meeting?*

5/24/2024

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy

hh:mm am/pm

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's Website → Map Search](#)

Site Address*

3172 S. Fletcher Ave

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1720-0003-0010

Lot*

1 and 2

Block*

3

Subdivision*

OR 1370/698

Zoning District*

R-3

Future Land Use Designation*

High Density Residential

Do you authorize the installation of a temporary City notice sign on your property?*

YES

City posting sign must remain on the property until the meeting is held. The sign will then be picked up by City Staff or can be returned to City Hall by the applicant.

REVIEW TYPE*

☒ Zoning Map Amendment ≤ 10 acres

☐ Zoning Map Amendment > 10 acres

☐ LDC Text Amendment

☒ Comp Plan Amendment

☐ Subdivision Plat – Preliminary ≤ 20 units

☐ Subdivision Plat – Preliminary > 20 units

☐ Subdivision Plat – Final

☐ Vacation of R.O.W.

☐ Voluntary Annexation

☐ Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Steve

Last Name*

Simmons

Company (if applicable)

Fernandina Beach Realty, INC

Mailing Address*

2057 South Fletcher AV

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904 261-4017

Email Address*

steve@amelia-era.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Ron

Last Name

Flick

Mailing Address

463688 SR200 Ste 7

City

Yulee

State

FL

Zip

32097

Telephone Number

(904) 753-9056

E-mail Address

ron.flick@compassgrp.com

PROJECT INFORMATION**Previous Planning/Zoning Approvals**

NA

Summary of Request (more detailed information to be provided in required letter of intent)*

This is a request to correct the FLUM on the parcel from HDR to General Commercial and also correct the Zoning Map to reflect the current and historical zoning from R3 to C-2. See LOI

We have requested to be exempt from the fees to complete the follow through of what was proposed by the City Commission in 2019 and the PAB in Jan 13th of 2021 to correct this correction of the FLUM and the Zoning Map designation to consistently reflect the zoning and land use with the current and historical uses.

Certification*

- ☒ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.
- ☒ I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
- ☒ I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Ron

Applicant Last Name*

Flick

Today's Date*

1/21/2025

Upload Supporting Documentation*

Warranty Deed ori.pdf



Upload 2

LOI for 3157 S.
Fletcher.pdf

Upload 3

Fully Executed COFB
Agent Authorization.pdf

Upload 4

PAB 2021-0001.pdf

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

January 21, 2025

Kelly Gibson, AICP
Director, City of Fernandina Beach Planning and Conservation
204 Ash Street
Fernandina Beach, Florida 32034
Email: kgibson@fbfl.org

Subject: Letter of Intent (LOI) for FLUM and Zoning Change for Parcel 00-00-31-1720-0003-0010, 3172 S. Fletcher Avenue

Dear Ms. Gibson:

These applications are submitted to the City of Fernandina Beach to correct the error on the Zoning Map and the Future Land Use Map (FLUM). The parcel 00-00-31-1720-0003-0010 which is addressed at 3172 S. Fletcher Avenue, Fernandina Beach, Florida has been identified as FLUM/Zoning Conflicts by the City of FB and requires corrections to both the FLUM and the Zoning Map to be consistent with its use, both historically and currently.

Background Information:

1. The Owner requested and was provided a development order to construct and Hotel on this site in 1977 as reflected on the Property Card and original construction testimony provided in PAB hearings to be as early as 1972. Permit was approved and issued for the construction. This site has also been issued other permits for improvements on the hotel site since that timeframe.
2. The parcel 00-00-31-1720-0003-0010 is currently identified on the Future Land Use Map (FLUM) as High Density Residential (HDR) and Zoned on the Zoning Map as R3.
3. This property was one of 12 properties:
 - a. The inconsistencies and/or conflicts on the FLUM and Zoning Map were requested to be resolved by the City Commission in 2019; first to be studied by Staff and proposed resolution by the PAB to the Commission.
 - b. List of 12 were studied and presented by FB Planning Staff to be corrected and applied to do so on November 9th, 2020. This was titled Board Business, 4.1 **Outstanding FLUM/Zoning Conflicts List**. PAB Chair, Minshew directed further study and communications with Owners of properties.
 - c. During January 13th, 2020, PAB the Staff presented details on several properties still under consideration and needing PAB direction.

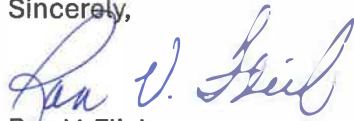
- d. This property located at 3172 S. Fletcher Avenue was presented as a Boundary Error. Further discussion resulted in PAB members supporting the intent to propose amending the controlling documents (FLUM and Zoning Map) to correctly reflect the use with the consent of the ownership.
 - e. During the PAB, it was directed by the PAB Chair Minshew, and other members present, that the property should be proposed with consent of the Owner to be corrected to show a correction in the FLUM from HDR to General Commercial and the Zoning from R3 to Commercial, to reflect its use. The current land development code further reflects the most appropriate use being C-2 for a hotel.
 - f. March 10th, 2021, the PAB held a hearing and only proposed two of the changes previously proposed for correction and did not include this property.
- 4. The age of this facility and its commercial value will require further improvements to sustain its life and economic value in the future, furthering the property's lifespan by reducing its potential of structural loss in a storm event.
 - 5. The property sustainability and its resiliency to meet FBC and other coastal requirements are needed for its guests, owners, and operators in the coming months, therefore the correct Zoning and Land Use declarations in the public records must be corrected for its use and maintainability.
 - 6. This property requires significant financial investments to assure it is a viable property to withstand the vigorous demands of an ocean front property.
 - 7. The errors of zoning on the Zoning Map and its designation on the FLUM are due to errors because of the development of FLUM and Zoning Map, not reflecting the ongoing use of the properties.

In conclusion, the property was one of 12 properties which the City Planning Staff and now the Owner must seek this corrective action to complete this corrective action.

The Owner proposes the property stated herein be designated on the FLUM from HDR to General Commercial and the Zoning Map from R-3 to C-2 District. The Owner further requests that this action be without requirements for fees or other survey requirements until the property is properly designated. Proof of ownership is provided as required. Upon completion of this administrative corrective action by the Planning Board and approval by the City Commission, the developer/owner acknowledges his and or her duty to fulfill any associated fees or site development requirements in accordance with the LDC and City Ordinances.

Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ron V. Flick

Agent for Fernandina Beach Realty Inc.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Fernandina Beach Realty, INC

(print name of property owner(s))

hereby authorize: Ron V. Flick, Compass Group

(print name of agent)

to represent me/us in processing an application for: any and all land entitlements and development
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Richard S. Simmons
(Signature of owner)

(Signature of owner)

Richard S. Simmons

(Print name of owner)

(Print name of owner)

Parcel No: 00-00-31-1720-0003-0010

STATE OF FLORIDA

COUNTY OF NASSAU

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25th day

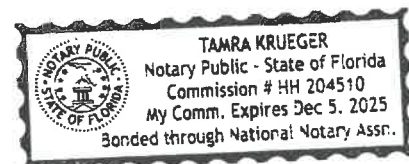
of June, 20 24, by Richard Simmons

Tamra Krueger
Notary Public

Tamra Krueger
Printed Name

12/05/2025
My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



MAP OF BOUNDARY SURVEY
LOTS 1 & 2, BLOCK 3, SOUTH BEACH

AS RECORDED IN PLAT BOOK 3, PAGE 11 OF THE PUBLIC RECORDS
OF NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
STEVE SIMMONS

PROPERTY ADDRESS:
3172 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FLORIDA 32034

GRAPHIC SCALE

0 10 20 40
(IN FEET) 1 inch = 20 ft.



LOT 1 & 2
BLOCK 2

BEACH ACCESS #31
HUTCHINS AVENUE
(50-FOOT RIGHT-OF-WAY)

TWO STORY BUILDING
STUCCO SIDING
#3172 SOUTH FLETCHER

LOT 3

LEGEND
[Symbol] = COMMUNICATIONS PEDESTAL
[Symbol] = CONCRETE FLATWORK
[Symbol] = ELECTRICITY METER
[Symbol] = LIGHT POLE
[Symbol] = COVERED AREA
[Symbol] = WATER METER
[Symbol] = WOOD OR VINYL FENCE
[Symbol] = WOOD FLATWORK
[Symbol] = WOOD POWER POLE
(P) = PLAT
(M) = MEASURED
E = CENTERLINE
P/E = POOL EQUIPMENT
x-x-x = CHAIN LINK OR WIRE FENCE

SPECIAL NOTE:

It is our interpretation of the record plat that the lots shown nearest to the Atlantic Ocean extent to the Mean High Water Line of the Atlantic Ocean.

We have researched all surveys of property in the vicinity of the subject property on file dating back to the early 1960's. All surveys performed by this firm (and there have been numerous) show the platted lot lines being extending to the (current at the time of the survey) Mean High Water Line of the Atlantic Ocean. The plat of record showing the subject property (South Beach, Plat Book 3, Page 11) was recorded in 1944 and does not specifically state that the easterly plat line is the Mean High Water Line. However, it has long been assumed to do so, and has been the locally accepted intent of the original plat. The sub-title on the original plat under the title states "A Subdivision of the South 2175.8 feet of Section Six, Township Two North - Range Twenty-Nine East, Nassau County, Florida". The Government Land Office township plat for this township and range shows the easterly line of this section to be the Atlantic Ocean. It is commonly accepted practice when referring to the waters of the Atlantic Ocean to be the Mean High Water Line. All plats along the Atlantic Ocean on Amelia Island have been treated in the same manner. There has never been a logical reason discovered to the contrary. It would not make sense to deny ocean front lots their riparian rights by leaving an unplatted strip between the Mean High Water Line of the Atlantic Ocean and the lot line.

THE INFORMATION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[] MICHAEL A. MANZIE, P.L.S. 4069
[] MELANIE G. PLATT, P.S.M. 7605

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 www.ManzieAndDrake.com
Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE. SET YOUR SITES ON US."

SCALE: 1"=20' JOB NO: 16595 DATE: 02/12/2025 CADD: LP
F.B. NO: X-396 PAGE NO: 3 CREW: JM FILE NO: C-213

Return to: (enclose self-addressed stamped envelope)

Name: **Olde Towne Title Company**

Address: **21 North 3rd Street
Fernandina Beach, Florida 32034**

This Instrument Prepared by:

Address: **Olde Towne Title Company
21 North 3rd Street
Fernandina Beach, Florida 32034**

Property Appraisers Parcel Identification (Folio) Number(s):
00-00-31-1720-0003-0010

Grantee(s) S.S. #(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

INSTR # **200545423**

OR BK **01370** PGS **0698-0699**

RECORDED 11/30/2005 10:08:29 AM

JOHN A. CRAWFORD

CLERK OF CIRCUIT COURT

NASSAU COUNTY, FLORIDA

DOC TAX PD (F.S. 201.02) 17,850.00

RECORDING FEES 18.50

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this **29th** day of **November 2005**, BETWEEN

Jerry E. Kight and Joy L. Kight as Tenants in Common

whose post office address is: **P.O. Box 2735, Blairsville**

of the County of _____, State of **Georgia 30514**, grantor, and
Fernandina Beach Realty, Inc. a Florida corporation

whose post office address is: **2057 South Fletcher Avenue, Fernandina Beach**

of the County of **NASSAU**, State of **Florida 32034**, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100** _____
_____ (**\$10.00**) Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in **Nassau**

County, Florida, to-wit:

All of that certain piece, parcel or tract of land lying and being in the County of Nassau and the State of Florida known and described as follows:

LOTS ONE (1) AND TWO (2), BLOCK THREE (3), SOUTH BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

THE REAL PROPERTY DESCRIBED HEREIN IS NOT THE CONSTITUTIONAL HOMESTEAD NOR THE PRIMARY RESIDENCE OF THE GRANTOR.

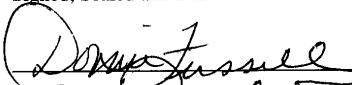
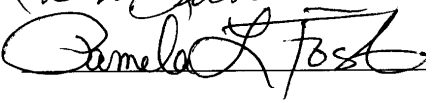
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

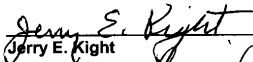
ITEM 7381L1 (9511) FLORIDA

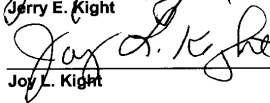
(Page 1 of 2 pages)

GREATLAND ■
To Order Call: 1-800-530-9393 ☐ Fax 616-791-1131

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, Sealed and Delivered in Our Presence:


Jerry E. Kight (Seal)


Joy L. Kight (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF FLORIDA
COUNTY OF **Nassau**

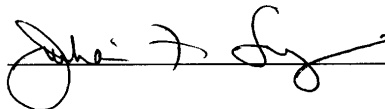
The foregoing instrument was acknowledged before me this **29th** day of **November 2005** by
Jerry E. Kight and Joy L. Kight

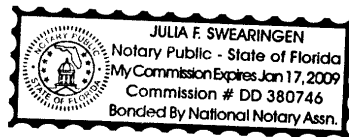
who is personally known to me or who has produced **drivers licenses**

as identification.

My Commission expires:

(Seal)


____ Notary Public



From: [Ron Flick](#)
To: [Margaret Pearson](#); [Kelly Gibson](#)
Cc: [Ron Flick](#)
Subject: Zoning and FLUM Corrections for PAB CASE 2025-0001
Date: Wednesday, May 7, 2025 8:42:47 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender, were expecting this email, and know the content is safe.

Based on discussions with staff we propose the following:

1. The applicant amends the zoning request to be C-1 versus C-2
2. The City and the Applicant intend to pursue a Development Agreement as a means to achieve conformance with zoning and the future land use with the property
3. Both parties agree to table the request until June 2025, allowing for the parties to reach agreement for presentation to the P&Z for its recommendation and approval by the City Commission to follow.

Ron V. Flick, MPA
CGC1515930
President, CEO
Compass Group, Inc.
463688 FL SR200, Suite 7
Yulee, Florida 32097
Cell (904) 753-9056
Ofc (904) 261-0059, Ext 28
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**GREEN BOLD TEXT – PAB EDITS FOLLOWING 5/8/25*

ALL OTHER TEXT WAS PREVIOUSLY VETTED.

***1.07.00 DEFINITIONS AND ACRONYMS**

Tree means any self-supporting woody plant having at least one well-defined stem and a minimum of two and a half (2.5) in DBH, and which normally grows to a minimum height of **25 15'** feet in an urban area.

Understory Tree means any native self-supporting woody plant of a species that is generally wellshaped, well-branched, and well-foliated which normally grows to a minimum height of fifteen (15) feet and which is commonly accepted by the local horticultural and arboricultural professionals as a species which can be expected to survive for at least fifteen (15) years in a healthy and vigorous growing condition over a wide range of environmental conditions.

Explanation: To define the term “Understory Tree” and modify definition of Tree to align with Landscaping requirements provided in LDC Section 4.05.00 LANDSCAPING, BUFFERS, AND TREE PROTECTION

4.05.00 LANDSCAPING, BUFFERS, AND TREE PROTECTION

4.05.01 GENERALLY

- A. It is the intent of the City to provide standards and regulations which: protect and preserve native tree species and the natural landscape; foster and encourage maintenance of natural vegetation; minimize loss of trees to development; reduce disturbance of native soil, improve ground and surface water quality; and promote energy and water conservation through use of native **plants** and Florida-Friendly landscaping principles.
- B. The intent of Section 4.05.00 is to provide minimum standards for landscaping, buffers, and tree protection within the City. These standards are provided to meet the following specific purposes:
 1. Improving the appearance of the City;
 2. Providing shade for the ground surfaces and reducing heat island effects;
 3. Buffering and protection from wind and storm damage;
 4. Buffering adjacent potentially incompatible land uses;
 5. Screening vehicular movement from pedestrian and public view;
 6. Providing for the protection and preservation of trees and native vegetation;
 7. Ensuring the local stock of native trees and vegetation is replenished;
 8. Improving ground and surface water quality through reduced run-off and decreased use of fertilizers and pesticides; and
 9. **Encouraging Requiring that** Florida-Friendly landscaping principles **and native plants** will be utilized in the **into** landscape design.
 10. **Removing and properly disposing of invasive plants and trees within the City.**

Explanation: Requires use of Florida-Friendly landscaping principles in required landscape designs, rather than encouragement. Adds a tenth number to the list of specific purposes which supports removal of invasive plants and trees to support native plant materials: 10. Removing invasive plants/trees within the city. The City continues to offer a Free native tree exchange program for those wishing to remove an invasive tree from their property. Additionally, the City continues to partner with the Invader Raiders in weekly invasive plant and tree removal from its managed areas including City Parks, conservation lands, and the Ron Sapp Egans Creek Greenway. Larger initiatives have been supported for invasive removal within the greenway as part of routine management and state-funded grants.

4.05.02 APPLICABILITY

- A. The types of development listed below ~~shall~~ **must** provide a landscaped buffer between uses, provide landscaping for parking lots, submit a tree survey prepared by a licensed Florida surveyor or a tree inventory prepared by a certified arborist with an application for site plan approval, obtain a tree permit prior to receipt of a building permit, and submit a landscape plan with any application for a development order for the situations listed below. The required landscape plan ~~shall~~ **must** demonstrate compliance with the standards of Section 4.05.00.
1. All new construction;
 2. All development of regional impact;
 3. Any change of use which results in any increase in the required off-street parking, as determined by the standards in Section 7.01.04;
 4. All commercial redevelopment which results in an increased building footprint, reconfiguration of existing parking, parking lot expansions, or development of outparcels within an existing shopping center.
 - A. Clearing of any site, including root-rake clearing, ~~shall~~ **must** be subject to the requirements for tree protection, submittal of a tree survey or a tree inventory prepared by a certified arborist, and obtaining a tree removal permit.
 - B. An application for a building permit for a single-family or two-family dwelling proposed on an existing platted lot ~~shall~~ **must** include a tree survey or a tree inventory prepared by a certified arborist. The tree survey or a tree inventory prepared by a certified arborist ~~shall~~ **must** comply with the requirements of Section 4.05.04 regarding landscaping, but ~~shall~~ **must** not be required to provide a buffer or landscaping for a parking area.
- C. The following situations are exempt from the requirements of Section 4.05.00:
1. Any interior construction, renovation, or remodeling which does not increase the footprint of the building.
 2. Licensed plant or tree nurseries or botanical gardens with respect to those plants and trees grown for sale to the general public in the ordinary course of the licensed business or for public purposes.
 3. The removal of underbrush and removal of trees which are less than four (4) inches Diameter at Breast Height (DBH).
 4. The removal of ~~prohibited~~ invasive trees identified on the most recent Florida ~~Exotic Pest Plant~~ **Invasive Species** Council Plant list, ~~as amended~~.
 5. Heavy Industrial (I-2) zoning district is exempt from the requirements of Section 4.05.00, provided that the new construction, renovation, alteration or remodeling occurs more than 75 feet from an adjoining residentially zoned and/or used property. Within the exemption area, LDC Section 4.05.00 applies only within the project's extent occurring in the 75-foot area. The exemption exists with the intent that Heavy Industrial (I-2) zoned properties would seek to minimize an overall impact on the existing tree canopy.

Explanation: Delete C.4 exemption which states: The removal of prohibited invasive trees identified on the most recent Florida Exotic Pest Plant Council Invasive Plant list. Contradicts 4.05.03 A.2. – Changes serve to correct this and amend the name of the list to the updated terms. All other changes are to support plain language as directed by the City Commission to update shall to must.

4.05.03 LANDSCAPE MATERIALS STANDARDS

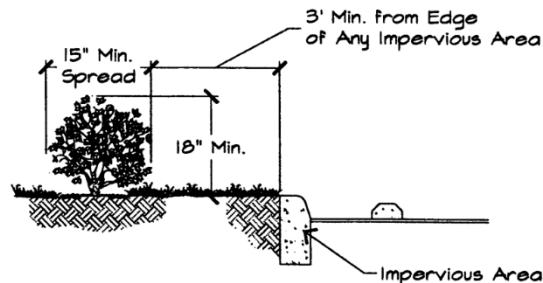
A. Plant materials

1. Trees, Shrubs, and groundcovers **shall must** be selected by using the Florida-friendly Plant Database.
2. Plants identified as “prohibited” or “noxious weeds” **invasive species, Class I or Class II in North Florida on the most recent Florida Invasive Species Council Plant List Florida Exotic Pest Plant Council Invasive Plant list or any plant listed as ‘Prohibited’, ‘Invasive’, ‘Invasive (No Uses)’, or ‘High Invasion Risk’, in North Florida from UF/IFAS Assessment of Non-Native Plants in Florida’s Natural Areas shall must** be removed and disposed of properly as part of the site development process and **development of new single family homes, major additions, or new accessory structures. Plants identified as “invasive” may be retained on a development site but shall not count toward meeting landscaping and buffering requirements.**

B. Minimum specifications for plant materials

1. All plants used as part of any landscape plan **shall must** be healthy, well proportioned, disease-free, pest-free, and hardy for the North Florida Region. Plant materials **shall must** meet the standards for Florida No. 1 or better, as set out in *Grades and Standards for Nursery Plants*, Department of Agriculture, State of Florida.
2. Shrubs **shall must** be at least eighteen (18) inches in height and have a minimum spread of at least fifteen (15) inches at the time of installation. Shrubs **shall must** be installed at least thirty-six (36) inches apart, measured on center and may not be placed closer than three feet from the edge of any impervious area.

Example:

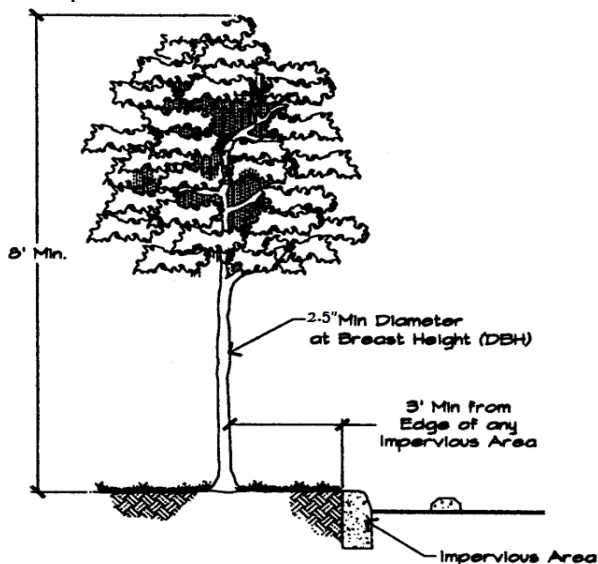


3. Hedges **shall must** be planted to create a continuous, unbroken, solid visual screen within one (1) year of planting allowing for full mature height and spread.
4. All landscaped areas **shall must** be sodded or covered with ground cover. Grassed areas **shall must** be consolidated and limited to those areas on the site which receive pedestrian traffic, provide for recreational use, provide cover for required drain fields or retention areas, or provide soil erosion control such as on slopes or in swales; and where grass is used as a design unifier or other similar practical use. Grassed areas **shall must** be planted with warm season grass species normally grown on permanent lawns in Nassau County. Special care should be taken when selecting turf grasses for shaded sites. A soil sample should be tested specifically for pH to determine which grass species is most suitable for the site. Grassed areas may be sodded, plugged, sprigged, or seeded to provide full coverage **shall must** be achieved within one (1) year after planting. Solid sod **shall must** be used in swales or areas subject to erosion. Grass sod **shall must** be clean and reasonably free of weeds and noxious pests or diseases. Grass seed **shall must** be delivered to

the job site in bags with Florida Department of Agriculture tags attached indicating the quality control program.

5. Ground cover used in lieu of grass **shall must** be planted so as to present a finished appearance and reasonably complete coverage within three (3) months of installation.
6. Vines **shall must** be a minimum of thirty (30) inches in height at planting and may be used in conjunction with fences, screens, or walls.
7. Natural mulch **shall must** be designed and installed in all planting areas to a depth of three (3) inches. The type of mulch **shall must** be specified on the landscape plan. Use of artificial mulch **shall must** not be permissible within required planting areas. Cypress mulch is strongly discouraged. Mulches are typically wood bark chips, wood grindings, pine straw, nut shells, small gravel, and shredded landscape clippings. Mulch is not required in identified annual beds. Mulch rings should extend to at least three (3) feet around freestanding trees and shrubs. All mulch should be renewed periodically. Mulches should be kept six (6) inches away from any portion of a building or structure, or trunks of trees. Plastic sheeting and other impervious materials **shall must** not be used under mulched areas.
8. Retention of native and drought tolerant species is preferred. At least fifty (50) percent of the required plants installed in landscaped buffers, landscaped parking areas, and for replacement **shall must** be native species.
9. At least fifty (50) percent of the required trees installed in landscaped buffers, landscaped parking areas, and to meet tree planting requirements **shall must** be shade trees. Existing trees, other than invasive or prohibited species, which are five (5) inches DBH or larger, and shrubs may be counted toward meeting the requirements for landscaped buffers, landscaped parking areas, and tree retention.
10. Trees **shall must** be a minimum of two and a half (2.5) inches DBH and no less than eight (8) feet tall at the time of installation. Trees **shall must** not be planted closer than three (3) feet from the edge of any impervious area. Planted trees must be a species with an average mature spread of at least twenty (20) feet, or they must be grouped so as to create a crown spread of at least twenty (20) feet.

Example:



11. *When palm trees are used to satisfy minimum landscape requirements, three (3) palm trees shall count as one (1) shade tree **for a total of 2.5 inches of the**

minimum landscape requirement. Palm trees must be a minimum of 8 feet tall at time of installation.

12. Shade trees shall must not be installed under any overhead utility line, over any buried utilities, or within a utility easement.
13. Where utilities conflict with proposed plantings, trees shall must be selected from a list provided by the City. Where underground utilities conflict with proposed plantings, tree placement shall must be a minimum of ten feet from the underground utility and a root barrier of two (2) feet deep shall must be installed.

C. Specific requirements for ~~drought tolerant~~ Florida Friendly ~~or~~ and ~~x~~Xeriscape
Landscape principles ~~m~~Materials and use of native plant materials.

- a. All development for which landscaping is required by Section 4.05.00 shall comply with the xeriscape requirements set forth in Table 4.05.03(C). The selected design options listed below and the accompanying points necessary to meet the following xeriscape requirements shall be clearly tabulated on the landscape plan.
- b. A minimum of fifty (50) points shall be accumulated by choosing from the following table of design options. As used in Table 4.05.03(C), "list" means the list of drought tolerant species set forth in the SJRWMD edition of the *Xeriscape Plant Guide*.

Table 4.05.03(C). Design Options for Xeriscape Landscaping

Design Feature	Standard	Points
Irrigation	Moisture sensing controller other than rain switch	5
	Landscape plan depicts low, moderate, and high water usage zones and grouping of plants into hydrozones	5
Grass	25% to 50% of the grass areas use drought tolerant species	5
	51% or more of the grass areas use drought tolerant species	10
	Less than 75% of the landscaped area contains sod	10
	Compacted mulched planting beds at least 3" deep are used in all planting areas except ground cover	10
Shrubs	25% to 50% of the required shrubs are drought tolerant species	5
	51% or more of the required shrubs are drought tolerant species	10
Trees	25% to 50% of the required trees are drought tolerant species	5
	51% or more of the required trees are drought tolerant species	10
	25% increase over the required number of shade trees in vehicular use areas, provided the planting area is large enough to ensure that the additional trees will thrive	5
	50% increase over the required number of shade trees in vehicular use areas, provided the planting area is large enough to ensure that the additional trees will thrive	10

Replacement Sub-section C.

C. Standards. Development requiring landscaping or perimeter buffers in accordance with this section must comply with the following xeriscape standards:

1. *Preserve and maintain native vegetation.* Existing and native vegetation must be maintained and preserved to the maximum extent practicable.
2. *Group plant material into water use zones based on water needs.* Plant material must be in water use zones according to the water needs of the genus and species, as follows:
3. *High-water use zones.* Where plant material associated with moist soils is located requires supplemental water in addition to natural rainfall. Plant material that falls in the high-water use zone shall be limited to 49 percent of the total landscaped area of the site.
4. *Moderate-water use zones.* Where plant material can survive on natural rainfall with supplemental water during seasonal dry periods.
5. *Low-water use zones.* Where plant material can survive on natural rainfall with no supplemental water.
6. *Ensure plant types are appropriate for soils.* Plant types appropriate for the soil(s) on the site must be used, and enhanced, if needed, to give the soil more moisture retention capabilities.
7. *Use of low water use plants.* Plants must be selected based on their adaptability to the site based on water use, desired effect, color, texture, and mature size. The landscape should be designed to give the desired aesthetic effect and plants should be grouped in accordance with their respective water needs. The use of native or Florida-Friendly species must be used, to the maximum extent practicable.

Explanation: *Proposed changes to LDC Section 4.05.03 (C.) serve to provide an update to current language for reference to the Florida Invasive Species Council Plan List since that organization has changed its name. The removal of table 4.05.03 C. with replacement of more current guidance from the Florida Friendly model ordinances specifically relying on terminology and guidance provided in Alachua County ordinance. The changes also eliminate duplication of terms as described in specific subsections for landscaping requirements such as installation and maintenance requirements. This is requested to be amended to reflect staff interpretation when applying the standard for minimum landscape requirements for use of palm trees.*

D. Installation

1. All required landscaping installed pursuant to this section **shall must** be installed according to accepted horticultural practice.
2. Trees may not need to be staked if appropriate canopy to root ratio is achieved. However, trees **shall must** be guyed, braced, and/or staked at the time of planting to ensure establishment of the tree and erect growth, as specified by the landscape designer or architect and compliant with the ISA staking and guying guidelines. Nail staking or other methods that cause cosmetic or biological damage to the tree are prohibited. Trees **shall must** be re-staked within twenty-four (24) hours in the event of a failure in the staking or guying. Stakes **shall must** be removed not later than twelve (12) months after installation. All areas where trees are to be planted shall be excavated to the width and depth of the root ball with the upper twelve (12) inches excavated to at least three (3) times the width of the root ball prior to being backfilled with the required topsoil mix.
3. Shade trees **shall must** be provided with at least 250 square feet of planting area per tree.

4. Understory trees **shall must** be provided with at least 100 square feet of planting area.
5. Landscaped areas **shall must** be protected from vehicular encroachment by car stops, curbs, or other appropriate means.
6. Trees **shall must** be installed a minimum of three (3) feet from a paved area. A root barrier **shall must** be required prior to installation of replacement trees.
7. Landscaped areas **shall must** be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition. All irrigation systems shall be designed, installed, and maintained in such a manner as not to be a nuisance to adjacent properties and uses and to the general public. Irrigation systems shall include moisture sensors.
8. Irrigation systems **shall must** be designed to “*Standards and Specifications for Turf and Landscape Irrigation Systems*”, Fifth Edition, 2005, Florida Irrigation Society, Inc and as subsequently amended.
9. Xeriscape areas must have a readily available water supply to provide temporary irrigation until plantings are established.
10. Natural areas and native vegetation left undisturbed by development may be excluded from the irrigation system.

E. Maintenance requirements

1. All plantings must be continually maintained in an attractive and healthy condition. Maintenance must include, but not be limited to, watering, tilling, fertilizing and spraying, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
2. Required plants that become diseased or die must be replaced not later than three (3) months following the loss of the plant.
3. Replacement trees **shall must** be maintained and warranted to survive for a period of three (3) years from installation. Trees which do not survive three (3) year must be replaced with new trees of the same size. Replacement trees must comply with the same maintenance and replacement warranty as the original replacement tree(s) and the warranty period will restart at the date of planting.
4. All trees may be pruned to maintain shape and promote their shade-giving qualities and to remove diseased or dying portions in areas where falling limbs could be a hazard. The property owner is responsible for the maintenance of all required landscaping in a healthy, thriving condition. Trees **shall must** be pruned only as necessary to promote healthy growth or to avoid power lines. Trees **shall must** not be severely pruned or "hatracked," "lionstailed," or "topped" in order to permanently maintain growth at a reduced height. Pruning **shall must** comply with current International Society of Arboriculture (ISA) standards. No more than 20% of the crown **shall must** be removed within a one (1)-year period.
5. Fertilizers: It **shall must** be the goal of each landscape plan to select plant materials capable of thriving without regular fertilizer application, with exception of palms which need quarterly fertilizer to avoid nutrient deficiencies.
6. Pesticides: It **shall must** be the goal of each landscape plan to establish an Integrated Pest Management approach and reduce or eliminate the need for pesticide application.

***Explanation:** Proposed changes to LDC Section subsections 4.05.03 ~~renumbered as E. and F.~~ serve solely to use plain language direction of the City Commission. The most recent amendments to these sections were fully vetted and approved in 2021. There are no directive changes proposed.

4.05.04 REQUIREMENTS FOR LANDSCAPE PLANS

- A. A landscaping plan **shall must** be provided to demonstrate compliance with the standards of this section and prepared in accordance with all applicable Florida Statutes. Landscaping plans **shall must** utilize the principles for creating a Florida Friendly landscape, utilize native drought tolerant plant materials to conserve water, avoid invasive exotic species, reduce need for fertilizers, and establish integrated pest management to reduce or eliminate pesticide use. The use of plant material, site design techniques, and planting design techniques which enhance wildlife habitat benefits is strongly encouraged. The publication “Planting a Refuge for Wildlife,” available from the Florida Fish and Wildlife Conservation Commission, may be used as a guide.
- B. The landscape plan **shall must** include the following elements:
 - 1. The name, address, and telephone number of the applicant, as well as the registered landscape architect or landscape designer.
 - 2. A plan showing the location, size, description, and specifications of landscaping, grade of plantings, mulch specifications, landscape area protection structures (e.g., curbs and planters), number of interior parking spaces, perimeter and interior landscape area plantings, existing trees and planting areas. The plan **shall must** illustrate the proposed irrigation hydrozones. The plan **shall must** also include property boundaries and dimensions, existing and proposed structures, pools, walks, patios, vehicular use areas, lot orientation, utility services, light poles, pad-mounted transformers, fire hydrants, existing and proposed elevations, and any other factors affecting the proposed use of the property (including the land use and zoning of adjacent properties).
 - 3. New landscape plans **shall must** account for plant watering needs and group plants into “hydrozones.” Hydrozones and their corresponding irrigation category **shall must** be identified on the landscape plan.

Explanation: *Proposed changes to LDC Section 4.05.04 serve solely to use plain language direction of the City Commission. The most recent amendments to these sections were fully vetted and approved in 2021. There are no directive changes proposed.*

***4.05.05 MINIMUM REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**

It is the intent of this section to provide minimum landscaping requirements for residential development. Use of Existing plant materials is preferred, exclusive of other than invasive species, may be counted toward meeting the landscaping requirements set forth in this section.

A. Single-family Detached and Two-family Duplex Residential Development

Single-family and two-family development must include, at a minimum, two (2) native, shade trees for every 2,500 square feet of lot area or fraction thereof. At least four (4) native trees may be located in the front, side, or rear yard. Relocation and/or mitigation of existing healthy trees on the project site measuring at least 2.5" DBH and at least 8 feet tall may be relocated and/or mitigated on the site and utilized for use as a credit to satisfy minimum landscape requirements. Tree identification and placement must be shown on a site plan but may not be required to meet the requirements of 4.05.04(A) above.

B. Tri-plex and Multi-family Residential Development

Multi-family residential development sites must meet the following standards, in addition to the requirements set forth in Section 4.05.04(A) above:

1. There must be at least two (2) native, shade trees for each 1,500 square feet, or fraction thereof, of development site. Relocation and/or mitigation of existing healthy trees on the project site measuring at least 2.5" DBH and at least 8 feet tall may be relocated and/or mitigated on the site and utilized for use as a credit to satisfy minimum landscape requirements. There must be a planting area not less than ten (10) feet in width between the building walls and parking areas. Landscape materials must be provided as follows:
 - a. One (1) tree for every 200 square feet of planting area or fraction thereof;
 - b. At least fifty (50) percent of the trees must be shade trees; and
 - c. A continuous hedge must be placed along the building walls.
2. There must be a planting area not less than ten (10) feet in width between an abutting right-of-way and parking areas. Landscape materials must meet the following standards:
 - a. One (1) tree must be provided for every 250 square feet of planting area or fraction thereof;
 - b. At least seventy-five (75) percent of the trees must be shade trees;
 - c. A continuous hedge or a berm with native plantings, at least three (3) feet in height, must be provided; and
 - d. The entire site, outside of the planting areas immediately surrounding the trees and shrubs, must contain grass or ground cover.

4.05.06 MINIMUM REQUIREMENTS FOR NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT

A. Minimum Landscaped Area

At least twenty (20) percent of the total gross land area of a development site shall must be landscaped except within the Central Business District/ C-3 zoned and the 8th street Mixed Use (MU8)/MU-8 zoning properties where a minimum of 10% of the total gross land area shall must be landscaped. New construction and landscaped areas shall be located on the site in such manner as to maximize preservation of existing trees with priority given to specimen trees.

Minimum landscaped area requirements may be achieved through the use of planters and rooftop gardens. Planting areas which fulfill landscape design strategies located within public rights-of-way **shall must** count towards the minimum planting area, if installed and paid for by the developer or property owner.

B. Minimum Tree Planting

Nonresidential development **shall must** provide one (1) shade tree for each 1,500 square feet of gross site area, or fraction thereof. **Relocation and/or mitigation of existing healthy trees on the project site measuring at least 2.5" DBH and at least 8 feet tall may be relocated and/or mitigated on the site for use as a credit to satisfy minimum landscape requirements.**

Explanation: *Proposed changes to LDC Section 4.05.06 serve to encourage the overall health of the existing City's canopy and retention of existing healthy trees, avoid overcrowding, support understory plantings and take into consideration existing environmental factors such as light, wind, as well as urban conditions such as overhead wires, street and security lights, adjacent buildings and signs. Specifically, the requested minimum tree planting amendments reflect staff interpretation of how to consider existing healthy trees on a given site when applying the minimum landscape requirements. Existing interpretation supports and encourages the retention of healthy mature trees on a site while continuing to support additional landscape trees as may be needed without overcrowding.*

4.05.07 PARKING LOT LANDSCAPING

- A. Intent: It is the intent of this section to promote vehicular and pedestrian safety; limit physical site access to established points of ingress and egress; delineate and buffer the bounds of abutting vehicular use areas so that distractions of movement, noise and glare from one area do not adversely affect the activity in another area; break up large expanses of pavement; and to reduce heat island effect within the vehicular use areas of a site.
- B. Off-Street Parking: All off-street parking lots with ~~six (6)~~ **nine (9)** or more required parking spaces and vehicular use areas (access driveways, service drives, and loading areas) are required to include landscaping. Required parking lot landscaping ~~shall~~ **must** be in addition to requirements for protection of existing trees.
- C. Perimeter Landscaping:
1. A landscaped area not less than ten (10) feet in width, exclusive of impervious area, using vertical layering of landscape materials ~~shall~~ **must** be located around the perimeter of the parking lot in order to provide visual screening from the right-of-way. Perimeter landscape area requirements ~~shall~~ **must** not apply to shared vehicular access areas or to the portion of the perimeter areas where physical interconnections exist. **Perimeter landscape area requirements are reduced to a minimum of five (5) feet and permits use of understory trees for properties located within the Central Business District or 8th Street Mixed Use Overlay.**

Explanation: *The proposed amendments directly address previously articulated concerns from both staff and property owners regarding the 8th Street redevelopment goals. Specifically, these changes aim to:*

- **Align Standards** - *The current parking lot landscaping requirement triggers at 6 spaces, while landscape islands are mandated at 10 spaces, creating an inconsistency. The change applies to all new and redeveloped parking lots.*
- **Resolve identified obstacles within the 8th Street Mixed Use (8MU) Overlay** *that are preventing the desired integration of diverse land uses.*
- **Improve corridor interconnectivity**, *a key concern for both pedestrian and vehicular traffic flow.*
- **Facilitate efficient shared parking arrangements**, *responding to concerns about excessive parking requirements while ensuring adequate availability during peak operational hours.*

It is important to note that these amendments are not intended as a final, comprehensive solution to all 8th Street redevelopment challenges. Rather, they represent a small, targeted measure designed to support current and future projects in moving forward. By addressing these previously raised issues, the amendments seek to streamline the 8MU Overlay and ensure the 8th Street redevelopment achieves its intended vibrancy, connectivity, and optimized parking solutions. Additional solutions may materialize as the board continues to consider measures to support redevelopment generally.

4.05.13 HARDSHIP RELIEF

- A. Where a landowner is unduly burdened by the strict application of this ~~this~~ the landscape sections covered in 4.05 chapter, said landowner may apply in writing to the ~~community development department director~~ City Manager for hardship relief.

Explanation: *Proposed changes to LDC Section 4.05.13 serve to eliminate the term “chapter” as this has the potential to be arguably applied as the entirety of Chapter 4 being eligible for administrative approval relief. It is Staff’s understanding that the intent of this section is to provide a minor degree of administrative latitude in allowing limited deviations to landscape requirements when a documented hardship occurs on an individual property. It was never the intention to allow administrative hardship relief requests against the entire chapter. This change is requested to better reflect the intent of only allowing that limited relief for landscape standards as approved by the City Manager.*

4.03.00 DESIGN STANDARDS FOR OVERLAY DISTRICTS

4.03.01 Standards for Planned Unit Development (PUD) Overlay

A. Purpose

It is the purpose of the PUD overlay district to provide flexible land use and design and to allow planned diversification and integration of uses and structures, while retaining to the City the authority to establish limitations and regulations thereon for the benefit of the public health, welfare, and safety. A PUD overlay district is intended to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety in physical development, creative design, variety of housing types, and a better urban environment.

The purpose of the PUD overlay district is to provide flexible land use and design that seamlessly integrates with and enhances the existing character of Fernandina Beach. This includes incorporating features that strengthen the unique identity and charm of the city, strategically protecting sensitive environmental features, and encouraging creative and efficient land use. While preserving the City's authority to ensure public health, welfare, and safety, the PUD overlay is intended to offer increased protection of vulnerable lands, foster harmonious development, support a variety of housing types, and contribute to a vibrant urban environment that complements the City's character.

B. A PUD overlay district shall must have the following characteristics:

1. Unified control for development purposes;
2. Unified site design, planned and developed as a whole, in a single development operation or a programmed series of development operations, including lands, buildings, structures, and uses;
3. Civic spaces, recreation, or open space in residential developments which provide opportunities for resident social interaction;
4. Commercial land uses, if any, which provide convenient service, employment, and access, and yet remain separated from residential areas by the use of landscaping and natural buffers; and
5. Conservation of natural resources enhanced landscaping and tree canopy protection as set forth in Chapter 3 or Chapter 4.

C. A PUD shall must provide a public benefit. When evaluating an application, public benefit items will be considered individually and as a whole to determine the appropriateness of the project. At a minimum, two (2) or more of the following public benefit conditions shall must result from the implementation of the proposed PUD:

1. Replacement of nonconforming development;
2. Creation of publicly accessible open space, such as plazas or parks;
3. Improved waterfront protection and enhancement of views of the oceanfront, and or riverfront, or Ron Sapp Egans Creek Greenway areas;
4. Preservation of designated historically or culturally significant structures;
5. Replacement or rehabilitation of obsolete, blighted, or underutilized buildings; or
6. Provision of bicycle paths and walkways that provide public access to public open space or water bodies; or
7. Creates new and/or retains existing Affordable Housing; or

8. Provides for residential and non-residential mixed-use development in the same structure or on a unified site; or
 9. Increases buffers to protect native vegetation against Egans Creek Greenway; or
 10. Incorporates lands to be placed in Conservation Future Land Use Category or protected by a conservation easement; or
 11. Increases landscape buffers beyond the minimum required; or
 12. Adds at least one point of vehicular interconnect with adjoining development; or
 13. Protects one or more private trees capable of meeting heritage tree designation; or
 14. Provides stormwater management improvements that exceed the minimum requirements to correct existing stormwater deficiencies within the surrounding area through improvements.
- D. An application for a PUD shall must contain comprehensive and detailed plans for development of the site, including building locations, building dimensions, building elevations, location, and dimensions of accessory structures, landscaping, open space, amenities, and detailed plans for infrastructure.
- E. An application for approval of a PUD shall must include a description of the program for provision, operation, and maintenance of areas, improvements, facilities, and services intended for common use by some or all of the occupants of the PUD, but which will not be provided, operated, or maintained at general public expense.
- F. Prior to formal consideration of a PUD (Planned Unit Development) application by the City's Local Planning Agency, applicants must conduct and document a public outreach program. The minimum requirements for this program are:
1. Applicant-Funded Non-Governmental Meeting: The applicant must organize and bear all costs for at least one public meeting conducted by a non-governmental entity.
 2. Submission of Feedback Analysis: The applicant must provide the City with:
 - a. A written summary of all public comments obtained from the meeting.
 - b. Detailed documentation illustrating how these comments have been integrated into the proposed PUD application. In instances where no comments were received or where comments did not lead to plan revisions, a written explanation for this outcome.
- G. A PUD overlay district is permissible in the following zoning districts: R-1, RLM, R-2, R-3, MU-1, MU-8, C-1, and C-2.
- H. A PUD overlay district is prohibited within the Coastal High Hazard Area as established in the Comprehensive Plan.
- I. The following general design standards shall must be used in evaluating a PUD:

1. The preferred access to a PUD is an arterial or major collector street. A PUD ~~shall~~ must be located and designed to minimize traffic impacts in established residential neighborhoods.
2. The natural topography, soils, natural vegetation, and surface water ~~shall~~ must be preserved and utilized through the careful location and design recreation areas, open space, and drainage facilities. Open space areas ~~shall~~ must utilize wetlands, floodplains, shorelines and other natural features.

J. The following specific design requirements apply to PUD development:

1. ~~The minimum land area for a PUD is five (5) acres, except as set forth in Section 4.03.01(I)(2) below.~~
2. ~~Where a minimum of twenty-five (25) percent of the dwellings in a residential PUD are set aside to meet affordable housing needs, the minimum land area may be reduced to two (2) acres.~~ RENUMBER FOLLOWING
3. ~~A residential PUD shall include two (2) or more housing types.~~ Permissible housing types include: mixed-use, single-family attached, single-family detached, townhouse, duplex, triplex, and multi-family buildings.
4. Within a residential PUD, five (5) percent of the land area ~~shall~~ must be designed and used for civic, ~~or~~ recreational, or open space purposes. Water bodies and wetlands ~~shall~~ must not be included within the calculation of land area set aside for civic, ~~or~~ recreational, or open space purposes.
5. Where residential uses are permissible in the underlying zoning district, the maximum residential density ~~shall~~ must comply with the density standards set forth in Table 4.01.01.
6. Where nonresidential uses are permissible in the underlying zoning district, the maximum floor area ratio shall ~~must~~ not exceed ~~0.21~~ the FAR established for the underlying zoning district and as provided in Table 4.02.01(J).
7. Within a mixed-use PUD, the following standards apply:
 - a. A minimum of five (5) percent of the land area ~~shall~~ must be designed and used for civic, recreation, or open space purposes;
 - b. A maximum of fifty (50) percent of the land area ~~shall~~ must be devoted to nonresidential uses;
 - c. A maximum of eighty (80) percent of the land area ~~shall~~ must be devoted to residential uses; and
 - d. Water bodies, ~~and~~ wetlands, and stormwater facilities ~~shall~~ must not be included within the calculation of land area set aside for civic, ~~or~~ recreational, or open space.

J. The following site design standards may deviate from the standards applicable to the underlying zoning district, and, upon approval of a site plan for the PUD, ~~shall~~ must become binding upon all development within the PUD:

1. Permissible Principal Uses;

2. Permissible Accessory Uses

~~1-3.~~ Minimum building setbacks;

~~2-4.~~ Maximum building height;

~~3-5.~~ Minimum parking ratios;

~~4-6.~~ Maximum impervious surface ratio;

~~5-7.~~ Minimum lot width; ~~and~~

8. Floor Area Ratio;

9. Roadway Standards;

10 Maximum number of residential structures; and

11. 6. Landscape design.

Explanation:

Planned Unit Developments (PUDs) are zoning overlays that allow for flexible and creative development while ensuring public benefits are received to the community beyond the minimum established in the existing Land Development Code. They are established by ordinance through a rigorous approval process, requiring a recommendation from the Planning Advisory Board (PAB), followed by two readings of an ordinance at the City Commission for final approval. A process that takes approximately four (4) months and requires initial technical compliance review. PUDs must continue to comply with density and intensity requirements directed in the Comprehensive Plan.

The Planning Advisory Board initiated a comprehensive review of PUD regulations in December 2023. This included research on PUD practices across Florida, led by intern Emily Flint, which revealed key insights into minimum acreage requirements, allowed uses, and open space provisions. Based on this research and subsequent discussions, the PAB directed the drafting of text amendments to enhance the flexibility and public benefits of PUDs in Fernandina Beach.

Key Highlights from the research:

- *Minimum Acreage:* Varies across the state, with some cities having no minimum and others ranging from 1 to 20 acres. Considerations include city characteristics, land availability, and alignment with comprehensive plans.
- *Uses:* PUDs are often divided by use (residential, mixed-use, commercial). Density and intensity generally cannot exceed the underlying zoning district.
- *Open and Recreational Space:* Many cities require 20% of the site to be open space, dedicated and maintained by the managing entity. Setbacks, water bodies, and golf courses are often not fully counted towards this requirement.

Following the presentation and discussion, the PAB directed LDC Text Amendments with the goal of enhancing the flexibility of PUD applications in Fernandina Beach. These amendments propose a multi-faceted approach to make PUDs a more accessible and versatile development tool:

1. *Eliminating Minimum Acreage Requirements:* This removes a significant barrier to entry for smaller projects, opening opportunities for diverse development on underutilized parcels.
2. *Expanding Qualifying Criteria:* By broadening the range of projects that qualify for PUD consideration, the city encourages a wider variety of creative and innovative development proposals.
3. *Allowing More Deviations from Minimum Site Design Standards:* This provides greater design flexibility, enabling developers to tailor projects to the specific needs and opportunities of each site.

The drafted amendments underscore the importance of providing affordable housing, encouraging mixed-use development, increased conservation, and increased open space, as key public benefits that PUDs can bring to the community. This approach to updating Fernandina Beach's PUD standards

is based on extensive research and thoughtful board discussion and aims to foster innovative, diverse, and community-oriented development projects. Staff recommends approval of the requested changes.

Following PAB’s unanimous approval in August 2024, the City Commission remanded the PUD language back to the PAB for further consideration and refinement at its regular meeting on October 7, 2024. The PAB discussed PUD language with the City Commission at its joint meeting in January 8, 2025, and agreed to reevaluate the language. The Board discussed PUDs at its regular meeting on March 12, 2025. The board was split on whether to proceed with any changes or clarification. Given the split board, there was no further action taken. The City Commission directed that the item be placed back on the PAB Agenda for reconsideration at its regular meeting on April 15, 2025.

Having heard the general feedback provided by the PAB at its meeting in March and with the understanding that there were split board members, staff has incorporated several changes. One change is to align FAR requirement for non-residential development with those permissible LDC Section 4.02.01(J) so that there is not a discrepancy when contemplating the allowable non-residential development potential for mixed use PUD requests. Additionally, staff has included changes which require a public participation meeting conducted by the applicant prior to consideration of a PUD. All other edits remain as originally considered in August 2024.

Planning Advisory Board (PAB)

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

☐

Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)

☐

Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)

☒

LDC Text Amendment (\$1,500)

☐

Comp Plan Amendment (\$5,000)

☐

Subdivision Plat – Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)

☐

Subdivision Plat – Final (\$1,500)

☐

Vacation of R.O.W. (\$3,500)

☐

Small Cell Outside R.O.W. (per application) (\$500)

☐

Voluntary Annexation (\$2,000)

☐

Development of Regional Impact: Amend Development Order (\$1,500)

☐

New Telecommunications Structure (\$2,500)

☐

Revision to each PAB Application \$400

2024 Submission Deadlines + Meetings Calendar

Application Deadline (4:30pm)	Nov 01 2023	Nov 29 2023	Jan 03 2023	Jan 31 2024	Feb 28 2024	Mar 27 2024	May 01 2024	May 29 2024	July 03 2024	July 31 2024	Aug 28 2024	Oct 02 2024	Nov 30 2024	Nov 27 2024
Meeting Date	Dec 13 2023	Jan 10 2024	Feb 14 2024	Mar 13 2024	Apr 10 2024	May 08 2024	June 12 2024	Jul 10 2024	Aug TBD 2024	Sep 11 2024	Oct 09 2024	Nov 13 2024	Dec 11 2024	Jan 08 2025

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 30 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:

☒

LDC Text Amendment – see LDC Section 11.01.08.

☐

Preliminary Subdivision Plat – see LDC Section 11.01.05.

☐

Final Subdivision Plat – LDC Section 11.01.05.

☐

Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- ☐ A complete application filed at least forty-five (45) days before the date of the Planning Advisory Board's public hearing;
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property (no older than two years);
- ☐ If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;
- ☒ A detailed letter of intent stating the following:
 - ☒ o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
 - ☒ o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes



What was the date of your pre-application meeting?*

1/1/2024

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's Website → Map Search](#)

Site Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

NA

Lot*

NA

Block*

NA

Subdivision*

NA

Zoning District*

R-2 w/PUD



Future Land Use Designation*

Mixed Use



REVIEW TYPE*

- | | |
|--|--|
| ☐ Zoning Map Amendment ≤ 10 acres | ☐ Subdivision Plat – Preliminary > 20 units |
| ☐ Zoning Map Amendment > 10 acres | ☐ Subdivision Plat – Final |
| ☒ LDC Text Amendment | ☐ Vacation of R.O.W. |
| ☐ Comp Plan Amendment | ☐ Voluntary Annexation |
| ☐ Subdivision Plat – Preliminary ≤ 20 units | ☐ Revision to PAB Application |

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

City of

Last Name*

Fernandina Beach

Company (if applicable)

City of Fernandina Beach

Mailing Address*

204 Ash Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Telephone Number*

904-310-3480

Email Address*

kgibson@fbfl.org

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Jeremiah

Last Name

Glisson

Mailing Address

204 Ash Street

City

Fernandina Beach

State

FL

Zip

32034

Telephone Number

904-310-3480

E-mail Address

jglisson@fbfl.org

PROJECT INFORMATION**Previous Planning/Zoning Approvals**

NA

Summary of Request (more detailed information to be provided in required letter of intent)*

LDC Text Amendments for PUD Overlay

Certification*

- ☒ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.
- ☒ I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
- ☒ I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

City of

Applicant Last Name*

Fernandina Beach

Today's Date*

7/10/2024

Upload Supporting Documentation*

PUD Draft Language - August Regular Meeting.pdf



Upload 2

Choose File

No fi...sen

Upload 3

Choose File

No fi...sen

Upload 4

Choose File

No fi...sen

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning

Planned Unit Development Research Summary

Regulations pertaining to Planned Unit Developments (PUDs) across Florida have several common objectives. These include cohesive development, innovative and efficient designs, and the creation of pedestrian oriented communities. Municipalities across the state have different specific regulations, but common trends are present regarding acreage requirements, allowable uses, and open and recreational spaces. This document summarizes policies adopted across the state regarding these characteristics, and how the City of Fernandina Beach may use this information to update its PUD standards.

Minimum Acreage

The minimum acreage for PUDs varies across the state. Considerations include the characteristics of the city/county and land available for PUDs. Acreage requirements fall in line with the comprehensive plan and any other applicable land use regulations. Several cities have no minimum size requirements (Lakeland, Jacksonville Beach, Destin, and St. Augustine). Minimum sizes range from one acre (Bradenton, Panama City, and St. Petersburg) up to twenty acres (Indian Harbour Beach).

Volusia county does not have a minimum acreage but requires that 20% of the ground area is common open space and that 10% of this area is preserved in its natural state. New Smyrna Beach provides different acreage requirements based on the geographic area of the proposed development and its use. Many municipalities also offer exceptions to acreage requirements based on the character of the proposed development and surrounding area, feasibility, and preservation of natural resources.

Fernandina Beach generally has small lot sizes that are available for development. One approach for minimum acreage requirements would be to stagger requirements based on affordable housing integration or preservation of natural resources. Under this structure, an appropriate minimum size could be 3 acres for standard residential PUDs, reduced to 2 acres with the integration of affordable housing. Proposed mixed use developments may be required to have a larger size, such as 5 acres, to ensure cohesive development that does not have a negative impact on surrounding areas-especially residential neighborhoods. There can be flexibility in these requirements based on project feasibility, benefits to the public, and preservation of existing natural resources.

Uses

PUDs are generally divided based on their use. For example, the City of Alachua divides PUDs into districts based on uses including residential, traditional neighborhoods,

employment centers, and commercial uses. Indian Harbour Beach divides use types into primary residential and nonresidential. Bradenton divides their planned developments into three categories: residential, professional/commercial/industrial, and mixed use. Panama City recognizes residential and mixed-use categories.

Cities also place limitations on the proportion of commercial and residential uses. For example, Indian Harbour Beach does not allow commercial uses within a PUD unless there are 200 or more residential dwelling units. A general guideline across the state is that density and intensity of development cannot exceed that of the underlying zoning district and of the comprehensive plan.

The City of Fernandina Beach could adequately support residential and mixed-use PUDs. The code can reflect this structure and provide specific requirements for each category of development. This would ensure that regulations are specific to the character of the proposed project and help ensure the character of the island is preserved. Several varying requirements are minimum size, landscaping/buffering standards, public access to commercial areas, preservation, and open space. Like other cities, the density and intensity of the development in Fernandina Beach should adhere to the underlying zoning district, comprehensive plan, and characteristics of surrounding area.

Open and Recreational Space

Common open space broadly encompasses civic gathering areas and recreational spaces for residents in a PUD. Open space requirements vary across the state, but many cities and counties require roughly 20% of the site to be open space. These areas must be dedicated by deed and continuously maintained by the managing entity. Setbacks and right-of ways are not included in open space calculations. Water bodies and golf courses may be included but are limited in terms of credit toward space requirements. For example, Indian Harbour Beach states that 25% of the gross acreage of the development must be common recreation and open space and that golf courses and water areas cannot exceed 50% of the credit toward meeting this requirement.

The City of Fernandina Beach should clarify requirements for common open and recreational spaces. The terms open space and recreational space should be clearly defined and have their own sets of requirements/guidelines. Like Volusia County, requiring 20% open space and 10% preservation would help to ensure the historic character of the city is retained as PUDs are integrated. Recreational areas should incorporate both active and passive uses to best serve the residents of the PUD.

Planned Unit Development (PUD) Research

Planned Unit Development (PUD) projects ensure that development projects are aligned with the goals of the managing entity and region in which they reside, promoting development in an efficient and cohesive manner. PUD guidelines have been established throughout Florida at the county and city level. The following document serves as a reference of PUD requirements across the state as of June 2024.

County PUD Guidelines

Broward County

https://library.municode.com/fl/broward_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH39ZO_ARTXXPLDEDI_S39-335DE

- Common open space must be expressed in the Master Development Plan (MDP) and preserved for its intended purpose
- No minimum lot size or distance between structures is required but must be specified by the MDP
- There must be a setback of 25ft abutting all public road rights-of-way
- There is no maximum height except as specified by the MDP
- Density must conform with the future land use outlined in the comprehensive plan

Planned districts exist for a variety of uses including agricultural centers, residential communities, commercial centers, special complexes, and industrial parks. Most of the specific requirements are met through the MDP and its approval process. Mixed uses are permitted and deviations from the MDP and standards may require approval. Planned residential communities allow for a variety of residential unit types, if they are in accordance with the Broward County Land Use Plan, and accessory nonresidential uses are also permissible.

Nassau County

https://library.municode.com/fl/nassau_county/codes/code_of_ordinances?nodeId=APXALADECO_ORDINANCE_NO._97-19NACOFI_ART25PLUNDEPU

Nassau County has established planned unit developments (PUDs) as a means for encouraging flexibility and innovativeness in development design, allowing developers to deviate from the strict application of conventional zoning districts. PUDs must be harmonious with the purpose and intent of PD ordinances and the Nassau County Comprehensive Plan.

Requirements

- Minimum area of ten upland acres
- Unified ownership or control
- Accessibility to dwellings via public or privately owned roads. County vehicles must be permitted to access the private roads
- Public infrastructure facilities must follow Land Development Code
- Open space
 - Evaluated based on conformance with the comprehensive plan as well as resulting recreational activities, protection of environmentally sensitive areas, protection of areas of

historical or archaeological significance, community design contributions, and encouraging compatibility of adjoining land uses

- Parking areas, rights-of-way, and minimum spacings between units are not included in usable open space calculations
- The planning and zoning board determines the open-space credit given from water bodies such as public beaches
- Common open spaces can be administered through an association or nonprofit corporation, if specific requirements are met

Volusia County

https://library.municode.com/fl/volusia_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH72LAPL_ARTIIIZO_DIV8SURE_S72-289PLUNDERE

Requirements

- Unified ownership
- Commercial structures primarily serve the needs of MPUD residents
 - Only accessible from roads within the MPUD
 - Unless otherwise stipulated in the development agreement, commercial operation shall not begin until certificates of occupancy have been issued for all dwelling units
- Utilities are placed underground with exceptions granted by the county council
- 20% of the RPUD project must be common open space
 - Dedicated by plat, deed, or another suitable instrument
 - Active or passive recreational areas such as picnic tables, playgrounds, nature trails, golf courses, swimming pools and tennis courts
 - 10% of common open space must be preserved in its natural state to aid in tree protection. Passive recreational use may be permitted in these areas.
 - Qualities of common open or public space include accessibility, visibility, security, and interconnection
 - Provisions for maintenance of common space are provided in the development agreement

Leon County

https://library.municode.com/fl/leon_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH10LADECO_ARTVIZO_DIV6ZODIOFZOMA_SDVIPLUNDEDEREIM_S10-6.696PLUNDE

Eligibility

- Minimum area of five acres
 - No minimum area where the proposed use is required to be approved as a PUD by the Comprehensive Plan
- Must be a single, discrete area of land sufficient width and depth to accommodate the proposed use
- Unified control/ownership

A PUD concept plan is used to establish allowable land uses and intensity/density of the development. There are several stages of review before the implementation of a PUD.

City PUD Guidelines

Alachua

https://library.municode.com/fl/alachua/codes/code_of_ordinances?nodeId=PTIICOOR_ART3ZODI_S3.6PLDEPDDI

Broadly stated, the purpose is to encourage innovative land planning and site design concepts that conform with City goals, assuring development that is efficient and high in quality.

In Alachua County, Planned Development (PD) standards are divided into four types:

- PD-R: Commercial uses are allowed to primarily serve development residents.
- PD-TND: Flexible, mixed-use framework. Encourage development of compact mixed-use, small-lot, pedestrian-oriented communities. Provides an alternative to conventional development.
- PD-EC: PD specific to mixed employment uses. Office, research, light industrial, limited neighborhood commercial, and high-density residential uses are included.
- PD-COMM: Mixed-use retail and office development. Moderate and high-density residential uses are integrated into the development above street levels and as stand-alone use.

Alachua county requires a PD master plan which ensures that the proposed land use is consistent with the comprehensive plan and surrounding development. It identifies and describes factors such as location of open space, sensitive lands & environmental resources, transportation plans, water and wastewater systems, and public facilities. This ensures adequate infrastructure and encourages a high level of planning for the proposed development.

A planned development agreement is also required to ensure that all conditions are met for approval of the master plan. This provides the opportunity to specify provisions such as environmental protection and monitoring, dividing the development into phases, and any other necessary conditions to ensure that the master plan is upheld, and the development is maintained within the guidelines of the master plan.

Each of the four PD types are required to meet different standards. Specific information can be found in section 3.6 of Alachua Couty code. General guidelines are described below.

PD-R (Planned Development- Residential District)

- The minimum area of the development is 10 acres (can be exempt as City Commission finds necessary)
- The density of development be established in the PD Master Plan and consistent with the Comprehensive Plan.
- Uses: Must be consistent with the underlying zoning district

Public facilities standards require that PD districts are consistent with City laws and standards regarding potable water, wastewater, and other infrastructure requirements. Certain street design standards may be exempted as the City Commission finds appropriate.

PD-TND (Planned Development-Traditional Neighborhood Development District)

Development size

- Minimum: 10 contiguous acres (can be exempt as City Commission finds necessary).
- Optimal size to encourage pedestrian activity is preferred. This standard is five to ten minute (0.25 to 0.5 mile) walk to meet most daily needs.

Uses

- Mixed use and variety in housing types are encouraged to fulfill the purpose of PD-TND zoning
 - Minimum of 15% of land area must be devoted to nonresidential uses
 - Partially integrated and vertical mixed-use structures are encouraged
 - Density and intensity can exceed allowance in underlying base zoning district to sufficiently support a pedestrian-oriented environment

Setbacks and design

- Minimum buffers from adjoining residential development or zone districts are required
- Buildings close to the sidewalk line are encouraged
 - Front-loaded garage setback 2 feet behind the front of the dwelling
 - Maximum linear distance between the front of the garage and the sidewalk is 18 feet
 - Setbacks only apply to the enclosed portions of buildings
 - Second story balcony floors must be at least nine feet above grade but can extend up to five feet over the lot line fronting a sidewalk
- Residential building footprints cannot exceed 50% of the lot
 - Attached dwellings may exceed this footprint if at least 30% of the lot area is developed as private open space
- Nonresidential footprint must not exceed 70% of the lot unless a minimum of 10% of the lot area is developed as private open space

Development standards

- Off-street parking and loading are established in the Parking Master Plan (Part of the PD Master Plan)
 - Alternative parking strategies should be considered to maximize pedestrian-oriented focus of the development
 - Avoid off-street parking between a building and the street it fronts
- Landscape/tree protection requirements are established in the PD Master Plan master landscape plan
 - Emphasis is placed on integration of land uses. Suburban-style landscape buffers between different land uses should be avoided.
 - Shade trees are provided on both sides of the street except for alleys
 - Setbacks: Maximum of five feet from back of curb, maximum of 40 feet on-center, each tree is surrounded by 25ft² of pervious surface
 - Trees must comply with tree protection/landscape/xeriscape standards
 - Understory/ornamental trees can be utilized where overhead utilities exist

Signage

Any modifications to Section 6.5 shall be specified in the master sign plan as part of the PD Master Plan. The theme of signage should be consistent with the surrounding area, and a uniform façade and design detail plan should be used for all signage in the development.

Exterior Lighting

Any modifications to Section 6.4 shall be specified in the master lighting plan as part of the PD Master Plan.

Open space

Open space is intended to compensate for smaller lot sizes and should be used to enhance the community. Open space standards set out in Section 6.7 cannot be reduced. The development should contain a mixture of formal and informal open spaces. Some portion of the formal open space should serve as a gathering area for residents.

All PD-TND districts with an area over 300 acres shall preserve or establish a buffer with a minimum width of 100 feet as feasible.

Building configuration

- Public buildings should be located on prominent sites located on or adjacent to a square, plaza, or village green as possible. The PD Master Plan designates the general location of civic lots and buildings.
- Private buildings define street edge with a consistent and narrow setback
- Building types should be organized to develop a common and harmonious architecture and landscaping to create an intimate and personal feel, but not to create a uniform appearance.

Environmental Protection

Development must comply with Section 6.9. Environmental protection standards shall not be reduced.

Public facilities

Public facilities standards require that PD districts are consistent with City laws and standards regarding potable water, wastewater, and other infrastructure requirements. However, to promote the pedestrian-oriented focus of these developments, streets should be narrower than in most neighborhoods. Sidewalks should be resurfaced on both sides of the street, street parallel parking should be provided, and rear lanes for access should be included.

PD-EC (Planned Development- Employment Center District)

- PD-EC district must have an area of at least 10 acres (can be exempt as City Commission finds necessary)
- PD-EC is intended to provide a mix of employment uses, subject to regulations applicable to the PD-EC district.
 - Medium and high-density residential uses are allowed but cannot exceed 25% of the entire building square footage of the district

Prepared by Emily Flint, Planning & Conservation Intern

- Commercial: Retail sales and services are allowed but cannot exceed 25% of the entire building square footage of the district
- The underlying base zone district dimensional standards shall be incorporated but may be modified in ways that are consistent with the intent and goals of the PD-EC district and scale and character of development in the City.
- Development standards must be consistent with Article 6, unless specifically modified by the PD Master Plan.
- A 50-foot landscaped perimeter buffer is required but can be modified by the City Commission based on adverse impacts to adjacent properties and rights-of-way. Up to 100% of the buffer may be credited towards common open space requirements if the City Commission finds that the buffer is consistent with Section 6.7.

Public facilities standards require that PD districts are consistent with City laws and standards regarding potable water, wastewater, and other infrastructure requirements. Certain street design standards may be exempted as the City Commission finds appropriate.

PD-COMM (Planned Development-Commercial District)

- PD-COMM district must have an area of at least 10 acres (can be exempt as City Commission finds necessary)
- Allowed uses are regulated by the applicable PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street level is encouraged.
- The density of development be established in the PD Master Plan and consistent with the Comprehensive Plan. Density can exceed what was allowed in the previously existing base zoning district.
- The underlying base zone district dimensional standards shall be incorporated but may be modified in ways that are consistent with the intent and goals of the PD-EC district and scale and character of development in the City.

Public facilities standards require that PD districts are consistent with City laws and standards regarding potable water, wastewater, and other infrastructure requirements. Certain street design standards may be exempted as the City Commission finds appropriate.

Modifications are permitted for the following development standards in PD Districts

Development Standard	Modification Procedure
Off-street parking and loading	Master parking plan
Landscape/Tree protection	Alternative landscaping plan
Exterior Lighting	Master lighting plan
Signage	Master sign plan

Table 1. Modifications for PD Districts

Modifications are **prohibited** for standards including **open space, environmental protection, and concurrency management**. All modifications must be consistent with the general intent and purpose of the PD district.

Indian Harbour Beach

https://library.municode.com/fl/indian_harbour_beach/codes/code_of_ordinances?nodeId=APXAZO_ARTXIISCDIRE_S10DIINPUPLUNDE

The City of Indian Harbour Beach defines a PUD as an area of land developed with a designated final development plan to provide for a variety of residential and compatible uses and a common open space. The intent is to encourage and permit variation in residential development to better serve the inhabitants of the community. They state that ingenuity, imagination, and flexibility are necessary to maintain the intent of this section while departing from conventional use and dimension requirements of other zoning districts and subdivision regulations.

Permitted Uses in PUDs

- Primary residential
 - Single family detached and multi-family residential dwelling units
 - Includes apartments
 - Semidetached, attached, and multistory structures
- Nonresidential
 - Religious structures
 - Public or semipublic gathering spaces
 - Cultural spaces
 - Recreational spaces
 - Commercial areas
- Use limitations
 - Nonresidential uses must be compatible with, and secondary to, residential use.
 - Buildings for nonresidential use cannot be built or established prior to the primary residential buildings or uses it is designed or intended to serve.

Ownership: The PUD must be under unified ownership or control. If the site is not under sole ownership, the developer must have written consent of all fee owners and anyone with legal or equitable interest in the property to represent them in the submission of the application and process of obtaining a PUD. All owners are bound to the confines of the PUD.

Common open space administration methods

- Public dedication to the city of the common open space
- Establishment of an association or nonprofit corporation of all individuals or corporations owning a property in the PUD to ensure maintenance of all common open space
- Developer retains ownership, control, and maintenance of all common open space
- Privately owned common spaces must conform to intended use through deed restrictions, which will include a prohibition against partition.

Common spaces, public facilities, and recreational facilities must be specified in the development schedule and constructed/fully improved at a rate that is equal to or exceeding the percentage of dwelling units completed at a given time.

Land use regulations

Size and Density

- The minimum size is 20 acres.
- There must be at least 200 residential dwelling units if the development plan provides for any commercial uses.
- The maximum density is determined by the city council upon recommendation of the planning and zoning board based on characteristics of the area in question and infrastructure limitations
 - Density will never exceed 6 dwelling units per acre exclusive of areas adjacent to public streets, rights of way, and public or private waterways and submerged lands
- 25% of the gross site acreage must be used for common recreation and open space
 - Must be permanently set aside and designated on the site plan
 - Includes active or passive recreation areas
 - Golf courses and water areas cannot be credited toward more than ½ of this requirement
 - Water areas are limited to permanent water bodies with docks or piers with planted and maintained grass around all sides and a 5:1 minimum sloped edge 20 feet into the lake
- No minimum lot area is required within a PUD district
- Access is required to all dwelling units and permitted use in accordance with health and safety standards.

Setbacks

- Minimum distances between structures changes based on number of stories
 - 2 stories or less: 15-foot setback required
 - 3 stories: 20-foot setback required
 - 4 stories: 25-foot setback required
- 25-foot setback required from nearest part of any building wall to the edge of any public right of way or private street
 - Maintained between walls of all structures and perimeter of the PUD
- 50% of waterway frontage along a property bordering a navigable waterway must be left open as a breezeway
- Oceanfront properties must adhere to the oceanfront building setback line

Design Limitations

- The maximum length of a structure is 200 feet.
- Commercial area cannot exceed 5% of the total gross acreage of the site
 - If there are over 500 dwelling units, up to 7% of acreage may be used, if buffering prevents any detrimental effect on residential uses
- The minimum floor area for a single-family dwelling is 1,250 square feet.

- The minimum floor area for a multi-family dwelling is 1,200 square feet.
- 25 square feet of landscaping are required for every parking space in a common parking area
- Utilities are underground
- Minimum construction requirements adhere to IHB Subdivision Regulations, but street, sidewalk, and drainage design requirements can be waived by the city council with the recommendation of the city engineer.
- Trees with 8-inch DBH must be preserved with exceptions for easement/drainage facilities, structure dimensions, being within 10ft of a proposed structure, driveways, or golf courses/active recreation areas

Proposed PUDs go through several steps including a tentative development plan and preliminary development plan application with exhibits describing the site and topographic maps of the area. It is reviewed by the planning and zoning board, then the city council. After approval and recording of the preliminary application, the final development plan must be completed and reviewed by the city engineer, building official, and city attorney before being voted on by the city council.

Bradenton

https://library.municode.com/fl/bradenton/codes/code_of_ordinances?nodeId=PTIILAUSSRE_CH3.0DIRE_3.4SPDIRE

Bradenton uses planned development projects (PDPs) to allow more flexibility for innovative projects. They encourage preservation of environmentally sensitive lands, creation of green space, and interactive community designs through these standards.

General information

- Minimum size of one acre
 - Can be waived if PCD director determines a smaller property could contribute meaningfully
 - Noncontiguous lots in the same comp plan neighborhood can be used with PCD approval
- Additional standards may be required; LUR standards are not circumvented or reduced without proper justification
- PCD director, public works and fire must discuss conceptual plans and general development schemes
- Land uses are limited to comprehensive plan FLUM designations

Infrastructure

Parking and vehicular access should be applied to achieve a high-quality design that reflects standards of safety, interconnectivity, establishing a pedestrian-friendly environment, and landscaping. Applicants are required to provide thorough analysis of roadways and traffic patterns.

The standards for streets, drainage and utilities, and concurrency cannot be reduced in a PDP. PDPs may require additional improvements to public facilities which should be proposed in the approval process and will be evaluated by the city.

Proposed development plans for PDPs must adequately demonstrate the preservation of natural, cultural, and historic resources. PDPs that fall partially in the Conservation district must meet all underlying requirements. All portions in the district must be common open space maintained by the

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developer or HOA. Additional stipulations may be required, especially regarding coastal resources. An 8x22-foot concrete recycling pad, fenced or screened in, and with landscaping on all three sides, is required in addition to trash dumpsters.

Residential PDPs

Density

- Limitations outlined in the FLUM/comprehensive plan
- If in a residential district, density cannot exceed land use atlas density
- Conservation district areas are not included in acreage for density calculations
- Maximum density is not guaranteed, but design factors will be used to recommend maximum density as appropriate

Open space

- Must make up at least 25% of site area
- Excludes roadways, parking areas, private yards, landscaped areas under 250 square feet, and stormwater retention areas
- Recommended forms are recreation fields, courses, fairways, pedestrian or bicycle paths/walkways, and larger landscaped areas
- Private yards designated as non-disturbed buffers or conservation easements may be eligible

Recreation areas

- Ratio is one acre per 500 residents
- PCD director may recommend ratio of one acre per 200 dwelling units or more
- Recreation area must be at least ½ acre unless PDP is less than two acres
- Recreation areas include benches, trees, open/grassy areas (including fields), pedestrian and bike paths, play/exercise facilities, etc.
 - Pedestrian and bike paths must be in specialized corridors
 - No credit for sidewalks along roadways except for specially designed incidental connection points
 - PCD director may give higher credit for facilities used by the public

Parking

- Two per dwelling unit plus one per ten units as visitor parking
- On-street parking only counts toward visitor parking
- Recreation areas for developments with 50 units or more require one parking space per ten dwelling units
- Designs requesting different ratios than these standards must be quantified and justified

Setbacks

- Two story buildings
 - 35 feet from property line with street frontage
 - 50 feet from major collector or arterial road
 - 15 feet from interior private road

- Buildings more than two stories
 - Additional 10-foot setback from any property line per additional story

A landscape buffer with a minimum width of 25 feet from all property lines is required unless otherwise stipulated in the PDP approval.

Accessory structures may be approved as appropriate.

A neighborhood activity center with a defined area limited to one acre or 5% of the overall development can be integrated into the design. Examples include light retail, restaurants, personal services, offices, etc.

Professional, commercial, and industrial PDPs

- Maximum floor area ratios of 0.35 (professional), 0.50 (commercial), and 1.0 (industrial)
- Open space must make up at least 25% of site area (excluding roadways, parking areas, stormwater retention, and landscaped areas less than 250 square feet)
- Principal buildings must be set back 50 feet from street rights of way and adjacent residential land use atlas districts
- Permitted uses are the same as the land use atlas districts unless otherwise stipulated in approval. All uses must be consistent with FLUM and the comprehensive plan.
- A 50-foot landscape buffer is required unless otherwise stipulated in approval
- Accessory structures may be approved in accordance with nonresidential accessory uses and with approval

Mixed-use PDPs

- Proposed uses must be consistent with FLUM and comprehensive plan
- If more than one land use category is used, the components within the PDP must be consistent with FLUM components
- Mixed use PDPs should comply with standards in other PDP types, but some variation may be evaluated and recommended for approval

Lakeland

https://library.municode.com/fl/lakeland/codes/land_development_code?nodeId=LADECO_ART7PLUNDEST_7.2STPLUNDEZO

General Requirements for PUD designation

- Planned and carried out under unified control
- Principle and accessory uses and structures are compatible with the development and the surrounding area
- Carried out in accordance with the comprehensive plan
- Includes a program for the full maintenance and operation of common areas and facilities

Environmental Compatibility

- Proposed without hazards to persons or property from flooding, erosion, or other dangers greater than would arise from conventional development under the comprehensive plan

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- Soils, ground water, drainage, and topography are appropriate to the proposed use in kind and pattern
 - Special surveys, samples, and tests of site characteristics may be used as necessary to determine appropriateness of proposed development

Use Restrictions

- Lot area, setbacks, and height are established by the Site Development and Standards Plan
- Each dwelling must have access to a public street
- Internal street design must be in accordance with subdivisions (public roads) and requirements established by the Public Works Department (private roads). Widths are to be determined by function and anticipated traffic volume.

Other requirements

- City Commission must review Site Development and Standards Plan in accordance with code, the Comprehensive Plan, and public health, safety, and welfare
- Assurances will be required and included as part of the Site Development and Standards Plan
- The City Commission must determine that public facilities need will be adequately met
- No minimum land area requirements

Cocoa Beach

https://library.municode.com/fl/cocoa_beach/codes/land_development_code?nodeId=APXBLADECO_CHIIZODI_ARTIVESOVPLDEDI_S2-26PLDEPD

General guidelines for planned developments (PDs)

- Unified control
- Minimum size of three acres
- Uses can be mixed residential and nonresidential but must be in accordance with the City Comprehensive Plan FLUM.
- The development must assign an acreage to each residential type to ensure densities in accordance with city charter guidelines
- Non-residential development may occur at a maximum floor area ratio of 3.0.
- Size and dimensional regulations are identified and set forth in the development agreement and master plan or preliminary engineering plans
- Perimeters should encourage interconnectivity and synergy among and between uses
 - If City Commission determines a buffer is needed, it must be dedicated on the plat and held in common ownership
 - Buffer plantings must be at least 75% native and compatible with soil PH and hydrology
- Street and sidewalk designs should maximize pedestrian use and safety
 - Key elements include ¼ mile block sizes, interconnected roadways, and orientation of buildings toward prominent public spaces
 - Sidewalks have a width minimum of 6ft, pedestrian transportation trails have a minimum of 8 feet. These must be provided within a new PD or any new/redeveloped subdivisions within a PD.

- Street lighting and signage should promote aesthetics and pedestrian-oriented practices
 - Minimize off-site light spillage, provide adequate lighting on walkways, trails, and pedestrian areas, ensure lighting does not interfere with residential activities and that glare is not visible on adjacent properties

An environmental impact assessment is required to show the existing environmental elements and the potential positive and negative impacts because of the proposed development.

Plans must also include stormwater management, traffic impacts, parking, school capacity, and utilities in accordance with code.

Landscape plans

- Must show locations and layout of landscape islands, buffers, and fencing
- Planted materials must be certified as Florida number one grades and standards and installed pursuant to plan specifications or as approved by the city
- Landscaping specifications must be consistent with the Institute for Agricultural Sciences (IFAS) standards and best practices
- After installation, the applicant's landscape architect must certify that landscape materials have been appropriately installed

Fort Walton Beach

https://library.municode.com/fl/fort_walton_beach/codes/land_development_code?nodeId=CH4DEST_4.06.00DESTPLUNDEPU

General Requirements

- Minimum area of two acres
- Permissible uses are limited to those for the underlying zoning district
- The maximum residential density, floor area ratio (FAR), maximum lot coverage, and setbacks must adhere to those for the underlying zoning district
- Building height and compatibility must be consistent with 4.00.02 and 4.00.03.
 - 25-foot lot frontage
 - Overhangs at least 8 feet above ground level and eave no more than 3 feet

Compatibility Standards

- Landscaped perimeter buffers are required when the adjacent zoning district provides for less intense development as measured by residential density and floor area ratio
- Gathering spaces should be located and buffered to protect adjacent properties from noise, light, and privacy loss
- Dumpsters cannot be located adjacent to property zoned for residential use
- Loudspeakers should be located to protect adjacent residential zoned property from noise

Jacksonville Beach

https://library.municode.com/fl/jacksonville_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH34LADECO_ARTVIIIZODI_DIV2ZODIP_EUSACUSCOUSDISTOREPALOSTSUSTLASTSISTENST_S34-348PLUNDEDIPU

Standards

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- No minimum acreage
- Unified ownership or control
- Density not to exceed that of the RM-2 zoning district
- Maximum building height of 35 feet
- Safe and adequate access via public, right-of-way, or private roads with permitted city vehicle access
- Off street parking and loading in compliance with article VIII, division 1
- Public facilities in accordance with Article X
- Recreation and open space
 - 20% of gross land must be reserved for common recreation and usable open space
 - On-site water bodies can account for up to 50% of open space
 - Parking areas, street rights-of-way, and minimum spacing are excluded from open space calculations
 - Common space and recreational facilities are included in the development plan
 - Privately-owned common space must conform to its intended use. Restrictions and/or covenants will be placed in each deed to ensure maintenance and prohibit partition.
 - Nonprofit organizations or associations proposing to maintain common space must meet specific requirements
 - Open spaces must be compatible and proposed development must have compatibility with surrounding land uses
 - The preliminary development plan must not diminish public beach access and must be consistent with the comprehensive plan
- The city council can impose conditions of the development plan to ensure it accomplishes the purpose of the code and Comprehensive Plan. The planning commission can make recommendations to the city council regarding this subject.

Panama City

https://library.municode.com/fl/panama_city/codes/code_of_ordinances?nodeId=SPBUNLADECO_CH104ZODI_ARTIIAPLUNDEPU_S104-41PLUNDEPU

Panama City divides their PUDs into two types: residential and mixed-use. Residential PUDs include any type of housing unit, in any combination, and are predominantly residential. Mixed use PUDs are predominately non-residential.

Requirements

- PUDs are reserved for instances where benefits are only feasibly achieved through a PUD
- The base zoning district's allowable uses control at least 75% of development in a PUD
- Deviation from strict development standards results in exceptional amenities, design excellence, etc.
- The minimum size for a PUD is one acre
- No minimum lot area or width are required
 - Density must comply with the density outlined in the comprehensive plan/future land use

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- Lot lines must be shown on the master concept plan

Destin

https://library.municode.com/fl/destin/codes/land_development_code?nodeId=DELADECO_ART7LAUSTYDEINZORECO_7.14.00PLUNDE

Requirements

- No minimum lot size
- For detached structures:
 - Minimum side yard of five feet
 - Minimum rear yard of ten feet
 - For detached, single family dwellings with more than three stories, the side yard shall be increased by two feet for each story over the third story
 - Corner lots and through lots shall provide the full front setback along street frontage to which the structure is oriented and a minimum of ten-foot setback along the other street frontage
 - Two or more freestanding structures on the same lot must be at least ten feet apart, except for SHMU, NHMU, and TCMU FLU designations
- Every dwelling unit must have access to a public road or street
- Access, circulation, parking, and loading must be provided in accordance with code
- Streets must meet or exceed city standards
- Private roads are prohibited unless an HOA is established in accordance with state statute
 - HOA is responsible for construction, maintenance, and control of such roadways
 - If sidewalks, utilities, and stormwater are provided for in the right-of-way, the right-of-way for private streets and cul-de-sac may be reduced to 40 feet in width and 90 feet in diameter. Utilities and stormwater can also be provided through easements.
 - The city cannot accept a private street that fails to meet minimum right-of-way requirements.

New Smyrna Beach

https://library.municode.com/fl/new_smyrna_beach/codes/code_of_ordinances?nodeId=PTIILADERE_ARTVZODI_501.00ESDI

Requirements and regulations

- Minimum parcel size of 0.75 acres in traditional city areas. This can be reduced to include work force housing or preservation of historic buildings.
- Minimum parcel size outside of traditional city areas (such as in the Corridor Overlay Zone) are 5.0 acres for residential and 2.0 for non-residential
 - Residential use is defined as 50% or more of developed land or proposed building square footage being designated for residential uses, including live-work units
- If the PUD is subdivided, minimum lot size must be described in the proposed master planned unit development
- Minimum yard size must be described in the master PUD agreement and city commission will consider whether it will have adverse effects on adjoining properties.
- Off-street parking and loading requirements must be met in accordance with code

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- No off-street parking and loading may occur in a required landscape buffer area
- All parking areas must contain a minimum of 20% interior landscaping excluding required landscape buffer areas
- A transportation analysis is required
- The maximum residential density is 18 units per acre mainland and 12 units per acre beachside

St. Augustine

https://library.municode.com/fl/st._augustine/codes/code_of_ordinances?nodeId=PTIICOR_CH28ZO_ARTIIIIZODIDIRE_DIV9PLUNDEPU_S28-290IMPU

Standards and Criteria-standalone residential and mixed-use subdivisions

- Ground occupied by buildings and structures for area devoted to residential use cannot exceed 35% of the total ground area of that portion of the PUD
- Density and intensity must be consistent with the Comprehensive Plan
- The PUD can decrease residential lot size if overall density is not increased, and the excess land is used as open space
 - Open space should be used as an active or passive recreation area, park, or conservation area
 - Open spaces shall be dedicated to the City of St. Augustine or maintained by an association of PUD community residents
 - Open spaces will be recorded and may not be encroached on by residential, commercial or industrial, primary or secondary use
- Minimum yard and lot size, dwelling unit type, height and frontage requirements, and use restrictions are waived for the PUD if it is compliant the spirit and intent of the regulations
 - The city commission may require adherence to minimum zone requirements within certain portions of the site
- Legal documentation of open space is required
- Each unit is provided visual and acoustical privacy, particularly by using fences, walks, and landscaping
- Community facility specifications must conform to relevant rules and regulations

Residential subdivisions and mixed-use subdivisions require master plans for trees and stormwater, as well as descriptions of signage, design standards, interconnectivity, and sense of place.

PUDs with mixed use must describe other potential uses in enough detail to evaluate consistency with the Comprehensive Plan, community benefits, and the integration of residential and other uses.

Standards and criteria-Redevelopment and infill PUD developments

These criteria typically apply to areas that have already been developed, and the proposed PUD involves razing the existing development and rebuilding or renovating it to change the character of existing development.

- Redevelopment should respect the existing development patterns and provide for compatibility, quality, and integrity of the existing area and neighborhoods. The PUD should contribute to the surrounding area and increase its value
- Required to demonstrate consideration of existing neighborhoods and street patterns
 - Describe impacts on community patterns, the economy, the environment, transportation & infrastructure analysis, natural features, and scenic opportunities
 - Demonstrate appropriate design, massing, screening, and architectural techniques
 - Statement of how PUD is consistent with character, history, and cultural and natural features that create a sense of place
- Required to include a description of existing buildings' condition, potential demolition issues, and renovations as applicable
 - Site design description evaluating issues pertaining to access, driveways, parking, maneuverability, and landscaping, including tree removal, is required if necessary.
- Required to include a detailed drawing and clear description of old and new streetscape to demonstrate compatibility, rhythm, and form
 - Design standards for entry corridors must be demonstrated

St. Petersburg

https://library.municode.com/fl/st._petersburg/codes/code_of_ordinances?nodeId=PTIISTPECO_CH16LADERE_S16.50.290PLUNDEPU

St. Petersburg uses planned unit development standards to address cases where larger tracts of land are available than in the usual predominant smaller-parcel development pattern.

Site Requirements

- Minimum of one acre of contiguous land
- All common service infrastructure must adhere to city standards and specifications
- Plans for the entire site must be recorded before a certificate of occupancy is issued for any unit

Maximum development potential is governed by the zoning district

Site and building design

Perimeter buildings

- Consistent with scale, massing, height, setbacks, and rhythm of buildings on adjacent properties
- Primary entrances must face the street
 - If there are two street frontages, both should appear to be a front façade through architecturally consistent windows, doorways, and porches
- All entrances must be connected to paved sidewalks; the developer must construct public sidewalks on the perimeter of the property if none exist
- Vehicular access, traffic circulation, and off-street parking areas must be consistent with the abutting blocks
 - Individual driveways for perimeter buildings are not allowed unless it is consistent with the surrounding area

- Plans must include facilities for vehicles, pedestrians, and bicyclists to travel between all areas

Interior buildings

- Setbacks are half the required setback for perimeter buildings
- Maximum height is twice the limit of the zoning district
 - Interior buildings exceeding normally prescribed height for the district must be set back at least 100 feet from all properties, as indicated in the master plan, and be buffered by perimeter buildings
- Setbacks between interior buildings are established by building and fire codes

General site and building design

- Parking must comply with standards for proposed uses
- 5% of the site area must be dedicated for common open space and recreation
 - Accessible from all areas
 - Seating, pedestrian lighting, and other basic amenities are required
 - Playgrounds/tot lots are required if more than 50% of the dwelling units are two or more bedrooms, unless it is a 55+ community
- All dwelling units must have private outdoor living spaces
- Buildings with any side exceeding 100ft long must have articulated roofline
 - Contiguous groups of dwelling units cannot be more than 250 feet long
- Contiguous townhouse units must be vertically oriented to visually break up the horizontal mass of the building
- Buildings more than three stories tall must be designed with identifiable base, middle, and top portions to break up the vertical mass
- Each first-floor residential unit must have an individual primary doorway

Tallahassee

https://library.municode.com/fl/tallahassee/codes/land_development_code?nodeId=LADECO_CH10ZO_ARTIVZODIDEST_DIV1GE_S10-165PLUNDEPUZODIREPR

Minimum requirements

- Minimum area of three acres (with some exceptions)
- Tracts must be adjoining and sufficient width and depth for proposed uses
 - Tracts that are divided by a right-of-way dedicated to a governmental entity are considered adjoining
- Unified control/ownership

There are several steps of review, and applications are required to contain extensive information regarding infrastructure, facilities, impacts, etc. in the concept plan. The city commission can approve changes to standards such as development standards and site circulation.

Existing LDC Standards for Planned Unit Developments (PUD)

4.03.00 DESIGN STANDARDS FOR OVERLAY DISTRICTS

4.03.01 Standards for Planned Unit Development (PUD) Overlay

A. Purpose

It is the purpose of the PUD overlay district to provide flexible land use and design and to allow planned diversification and integration of uses and structures, while retaining to the City the authority to establish limitations and regulations thereon for the benefit of the public health, welfare, and safety. A PUD overlay district is intended to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety in physical development, creative design, variety of housing types, and a better urban environment.

B. A PUD overlay district shall have the following characteristics:

1. Unified control for development purposes;
2. Unified site design, planned and developed as a whole, in a single development operation or a programmed series of development operations, including lands, buildings, structures, and uses;
3. Civic spaces in residential developments which provide opportunities for resident social interaction;
4. Commercial land uses, if any, which provide convenient service, employment, and access, and yet remain separated from residential areas by the use of landscaping and natural buffers; and
5. Conservation of natural resources as set forth in Chapter 3.

C. A PUD shall provide a public benefit. At a minimum, two (2) or more of the following public benefit conditions shall result from the implementation of the proposed PUD:

1. Replacement of nonconforming development;
2. Creation of public open space, such as plazas or parks;
3. Improved waterfront protection and enhancement of views of oceanfront and riverfront areas;
4. Preservation of designated historically significant structures;
5. Replacement or rehabilitation of obsolete, blighted, or underutilized buildings; or
6. Provision of bicycle paths and walkways that provide public access to public open space or water bodies.

D. An application for a PUD shall contain comprehensive and detailed plans for development of the site, including building location, building dimensions, building elevations, location, and dimensions of accessory structures, landscaping, open space, amenities, and detailed plans for infrastructure.

Existing LDC Standards for Planned Unit Developments (PUD)

E. An application for approval of a PUD shall include a description of the program for provision, operation, and maintenance of areas, improvements, facilities, and services intended for common use by some or all of the occupants of the PUD, but which will not be provided, operated, or maintained at general public expense.

F. A PUD overlay district is permissible in the following zoning districts: R-1, RLM, R-2, R-3, MU-1, C-1, and C-2.

G. A PUD overlay district is prohibited within the Coastal High Hazard Area as established in the Comprehensive Plan.

H. The following general design standards shall be used in evaluating a PUD:

1. The preferred access to a PUD is an arterial or major collector street. A PUD shall be located and designed to minimize traffic impacts in established residential neighborhoods.
2. The natural topography, soils, natural vegetation, and surface water shall be preserved and utilized through the careful location and design recreation areas, open space, and drainage facilities. Open space areas shall utilize wetlands, floodplains, shorelines and other natural features.

I. The following specific design requirements apply to PUD development:

1. The minimum land area for a PUD is five (5) acres, except as set forth in Section 4.03.01(1)(2) below.
2. Where a minimum of twenty-five (25) percent of the dwellings in a residential PUD are set aside to meet affordable housing needs, the minimum land area may be reduced to two (2) acres.
3. A residential PUD shall include two (2) or more housing types. Permissible housing types include: single-family attached, single-family detached, townhouse, duplex, triplex, and multi-family buildings.
4. Within a residential PUD, five (5) percent of the land area shall be designed and used for civic or recreational purposes. Water bodies and wetlands shall not be included within the calculation of land area set aside for civic or recreational purposes.
5. Where residential uses are permissible in the underlying zoning district, the maximum residential density shall comply with the density standards set forth in Table 4.01.01.
6. Where nonresidential uses are permissible in the underlying zoning district, the maximum floor area ratio shall not exceed 0.21.
7. Within a mixed-use PUD, the following standards apply:
 - a. A minimum of five (5) percent of the land area shall be designed and used for civic purposes;
 - b. A maximum of fifty (50) percent of the land area shall be devoted to nonresidential uses;

Existing LDC Standards for Planned Unit Developments (PUD)

- c. A maximum of eighty (80) percent of the land area shall be devoted to residential uses; and
- d. Water bodies and wetlands shall not be included within the calculation of land area set aside for civic or recreational purposes.

J. The following site design standards may deviate from the standards applicable to the underlying zoning district, and, upon approval of a site plan for the PUD, shall become binding upon all development within the PUD:

- 1. Minimum building setbacks;
- 2. Maximum building height;
- 3. Minimum parking ratio;
- 4. Maximum impervious surface ratio;
- 5. Minimum lot width; and
- 6. Landscape design.



MINUTES - ~~AMENDED~~
FERNANDINA BEACH CITY COMMISSION PLANNING ADVISORY BOARD
JOINT SPECIAL MEETING
JANUARY 8, 2025
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. **CALL TO ORDER:** Mayor James Antun called the meeting to order at 6:00 PM.
2. **ROLL CALL:** City Clerk Caroline Best called the City Commission roll and the Planning Advisory Board roll which was as follows: City Commission: Mayor James Antun, Vice Mayor Darron Ayscue, Commissioner Genece Minshew, Commissioner Tim Poynter, Commissioner Joyce Tuten. Planning Advisory Board (PAB): Chair Victoria Robas, Vice Chair Pete Stevenson, Member Richard Doster, Member Nick Gillette, Member Daphne Forehand, Member Mark Bennett. ASBSENT: Planning Advisory Board Members Barb Gingher and Member Mark Durham

Present on behalf of the City: City Clerk Caroline Best, City Manager Sarah Campbell, Deputy City Manager Jeremiah Glisson, Planning and Conservation Director Kelly Gibson, Planning and Conservation Senior Planner Margaret Pearson, and Mr. Harrison W. Poole, Esquire.
3. **PLEDGE OF ALLEGIANCE** - led by City Manager Campbell.
4. **DISCUSSION/DIRECTION:** PAB Chair Robas introduced the Joint Special Meeting and Mr. Harrison Poole as City Attorney Pro Tem. She then spoke of the importance of the special opportunity given to this body helps safeguard the history of Fernandina Beach. Vice Mayor Ayscue expressed disappointment with the PAB's ability to accomplish City Commission driven direction.
 - 4.1 **DISCUSSION/DIRECTION** - *The Planning Advisory Board (PAB) would like discussion and direction from the City Commission on their (PAB) desired areas of focus and priority for the items listed below. (Anticipated completion is 6-24 months depending on complexity of priorities identified).*
 - 4.1.1 **LAND DEVELOPMENT CODE SECTION 1.03.04 AND 1.03.05** - *Direction on separation and PAB Case 2024-0004/Ordinance 2024-21: Definitions Application.*
 - 4.1.2 **LAND DEVELOPMENT CODE TEXT AMENDMENTS** - *Direction on Returned PAB Case 2024-0010/Ordinance 2024-19: Planned Unit Developments (PUDs). The Planning Advisory Board identified request to determine consensus for a minimum acreage requirement and PAB Case 2024-0006/Ordinance 2024-20: Florida Friendly Landscape (Planning Advisory Board identified a request for specific direction on any additional items to be incorporated in revisions. Staff identified a request for minor amendments that should be incorporated to clarify the minimum mitigation for palm trees. Palm trees shall only count as 2.5" Diameter at Breast Height (DBH) regardless of their documented DBH).*
 - 4.1.3 **PARKING STANDARDS AMENDMENTS** - *The Planning Advisory Board has considered the following amendments: 1. Medical Offices (ready for action); 2. Barber Shops/ Beauty Salons (ready for action); 3. 8th Street Mixed Use 4. Beach Commercial Nodes; 4. Shared Parking Agreement Updates.*

4.1.4 **LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENTS** - *Staff identified and other non-prioritized changes: 1. Process for Reasonable Accommodations (legal identified concern); 2. Mini Storage Supplemental Standards (Consideration of additional standards such as mixed-use requirements, facade requirements and maximum number of stories); 3. Sea Turtle Model Lighting Ordinance (Prior 2016-2017 Effort) 4. Recovery Home - Defined and Zoning Allowances; 5. Addressing Requirements in LDC Section 4.04.04(L); 6. Outdoor Lighting Ordinance (Neighborly).*

Commissioner Minshew stated the Commission the PAB is an advisory board that advises the City Commission, as such the Commission seeks their advice/recommendations. Her five-year vision includes residential neighborhoods remaining intact, the Historic Districts more tightly controlled to maintain its integrity, challenging staff and the PAB to determine the different components of the community and how to preserve their uniqueness, no increased density, preserving the tree canopy, and increasing the impervious surface. Regarding commercial property: find incentives to encourage use of existing commercial properties. She also spoke of maintaining the historic Downtown integrity by finding ways to make it easier for historic structure owners to maintain them. Lastly, she suggested making the Land Development Code (LDC) easier to read and understand and to protect what we have by looking at how we can improve density, zoning, and lot size.

Commissioner Poynter agreed that incentivizing is a good approach because restoring historic structures is expensive, many owners can't afford to maintain them. Helping owners with the maintenance of derelict properties would help keep the community vibrant. He noted that the use of a simpler LDC language would help all in understanding what is required and how to provide those modifications. He emphasized that Commissioners are not planners, staff needs to provide recommendations that benefit the community now and into the future. Lastly, he suggested Nassau County could be approached regarding incentives in tax breaks for repairing neglected structures.

Commissioner Tuten spoke of her interests in the following: sustainability now and in the future, protection of economy/ jobs/environment, tree protection/canopy growth, property rights, enabling the City arborist regarding tree removal infractions, making permitting process easier, creating dune protection ordinances. She applauded the hiring of the Downtown Manager, encouraged plantings of native plants, enhanced "dark skies" language, and summarized her vision by asking how our code can be amended to protect our future.

PAB Member Gillette asked whether parking standard amendments and neighborhood character are examples of items that the City Commission is interested in the PAB pursuing. Commissioner Minshew stated she wants the PAB to come to the City Commission with a complete recommendation with all implications to make it easier for the Commission to make a decision.

PAB Member Stevenson noted the waterfront has been discussed for twenty-one years and emphasized the need to address the urgency of protecting the historic Downtown against saltwater intrusion and worries about unintended consequences. How does the PAB help protect the City now and into the future? PAB did its job on *Tringali, but the recommended next steps, as prescribed in the LDC, were not followed. However, LDC sections 1.03.04 and 1.03.5 could use some clean up.

PAB Member Stevenson inquired if any City Commissioner had opinions about City Attorney Bach's comments at the previous night's City Commission meeting regarding a development moratorium. The City Commission consensus was a lack of interest at this time. *PAB Member Stevenson asked for opinions on downtown paid parking in certain zones and seeking Nassau County input, if available, regarding the issue of paid parking, such as parking on the beach." Mayor Antun shared interest in discussing paid parking so that income can be generated by tourists and help pay for infrastructure.

PAB Member Doster noted incentivizing is one way to get the City to look like we want. He suggested that the PAB and staff advocate further for home rule to protect and enhance the City's beauty, which in turn affects its residents positively.

PAB Member Forehand noted that the PAB has presented a number of recommendations to the City Commission

which were sent back to the PAB, she would like clarification on whether these topics should be further pursued, specifically: LDC Section 1.03.04, LDC Section 1.03.05, Planned Unit Development (PUD) standards. Commissioners asked that the language be clarified and that images be added for easier understanding. Commissioner Minshew discouraged wordsmithing on the part of the Commission; she noted that it is the role the PAB to finalize language to be presented.

Vice Mayor Ayscue suggested bringing that legislation back to the City Commission as it could be revisited. Commissioner Minshew suggested adding an intent clause to any PUD changes. Commissioner Poynter suggested that input from professionals and developers could help in shaping any proposed changes, especially with the impact of the Live Local Act.

PAB Member Stevenson summarized that proposed changes should include the “why would this be good for the City” factor. Commissioners concurred.

Commissioner Tuten suggested modifying our signage ordinance since people are now using GPS.

5. PUBLIC COMMENT

Lauree Hemke, 751 Barrington Drive, supports the inclusion of an intent clause in support of guidance and changes. She inquired about long-term implications and transportation plans for future growth/needs, along with parking and stormwater needs.

Margaret Kirkland, 1377 Plantation Point Drive, emphasized that the relationship between the City Commission, the PAB, and staff communication is critical in moving forward. She shared her five-year vision: better understanding of what sustainability means for the City, the nature of our topography, adjustment to City ordinances to allow for rational forward movement and determine what should or can’t be developed. Ms. Kirkland distributed a handout summarizing her comments which she noted were already emailed to all participants of this meeting.

Pat Smedley, 1744 S. 15th Street, voiced concern regarding proposed development on 14th and 15th Street, and encouraged changes that would make the LDC easier to read. She also inquired about the City having a strategic plan and if so, why hasn’t it been mentioned during this meeting.

PAB Member Stevenson announced a Meal Preparation Event taking place at the Atlantic Recreation Center. The event goal is to prepare 40,000+ meals. Interested volunteers are welcome the morning of Saturday February 1, 2025, at 9:00 AM.

PAB Member Forehand asked for status on the codification of the LDC into Municode. Planning & Conservation Director Kelly Gibson noted that the project is still budgeted and that a recent merger of Municode has affected their productivity.

6. ADJOURNMENT: There being no further discussion, the Joint Special Meeting adjourned at 7:27 PM.

City Clerk/Recording Secretary Caroline Best

PAB Chair Victoria Robas



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
FEBRUARY 12, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Victoria Robas (Chair)	Peter Stevenson (Vice-Chair)
Mark Bennett	Barbara Gingher
Daphne Forehand	Nick Gillette
Richard Doster	

MEMBERS ABSENT:

OTHERS PRESENT:

Kelly Gibson, Planning & Conservation Director
Margaret Pearson, Senior Planner
Morgan Ohlendorf, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Meeting Minutes for the Regular Meeting of December 11, 2024.

Vice-Chair Stevenson asked for clarification about a statement from Member Bennett regarding item 5.1 and the validity of the Action Taken motion. Mrs. Gibson confirmed that the action is still valid as written and provided additional information to the Board.

ACTION TAKEN: A motion was made by Member Gingher, seconded by Vice-Chair Stevenson, to approve the Minutes for the Regular Meeting of December 11, 2024, as presented.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

3.2 Approval of Minutes for the City Commission and Planning Advisory Board Joint Special Meeting of January 8, 2025.

Vice-Chair Stevenson wanted to revise his comment under item 4.1.4 bottom area to "... but the recommended next steps, in the LDC, was not followed." He also suggested a revision to the final statement of that paragraph to say "LDC Section 1.03.04 and 1.03.05 needed some clean up." Lastly, he suggested amending the 2nd paragraph following this last one to read "...Nassau County input, if available, regarding the issue of paid parking, such as parking at/on the beach."

Member Gillette commented that he felt the Minutes were unclear about the direction given to the PAB and suggested that they should better encapsulate what was accomplished in the meeting.

The Board discussed defining objectives and common priorities mentioned between previous PAB meetings and the Joint Special Meeting of January 8, 2025.

ACTION TAKEN: A motion was made to approve the Minutes for the City Commission and Planning Advisory Board Joint Special Meeting of January 8, 2025, with the noted amendments.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

Member Bennett added that he believes that Planning Staff should give the Board direction as to which projects the Board should prioritize.

Chair Robas commented that she has compiled a list of important projects and will be sharing them with the Board and Staff.

4. STAFF REPORT

4.1 2024 Administrative Reviews Report

Mrs. Gibson presented the 2024 Administrative Reviews Report, giving an overview of administrative reviews that took place over the past year. She suggested that this report can be provided monthly at the pleasure of the Board.

Member Gillette asked how many lots were created as a result of these projects. Mrs. Gibson answered that there was a net gain of one lot.

Member Gillette asked if these applications were submitted to Staff and if there were additional applications for other projects. Mrs. Gibson answered in the affirmative. Member Gillette applauded the Staff's quick turnaround time on these projects.

4.2 Presentation of 2024 Annual Report for Planning & Conservation *(to be provided at meeting)*

Mrs. Gibson shared a report that highlights the accomplishments and major projects of the Planning & Conservation Department in 2024.

Member Doster asked if someone in the City prepares a press release to share this information with the public.

Member Gillette asked if Staff could provide additional information about the permits reviewed and the number of approved site plans.

The Board discussed producing incentives for redevelopment within the City.

Vice-Chair Stevenson asked for clarification between Annexations applications and Voluntary Annexation Petitions, as noted in this report. Mrs. Gibson explained.

4.3 Presentation of 2025 Planning Projects and Regulatory Requirements *(to be provided at meeting)*

Mrs. Gibson presented Staff's 2025 Planning Projects, including several state-mandated projects that are currently in progress.

Chair Robas asked for more information about the Adaptation Plan. Mrs. Gibson shared that the Adaptation Plan is related to flooding vulnerabilities and is designed to identify next steps in building resiliency.

Member Bennett asked for more information about the Water Supply Plan Update and if there were any plans to utilize wastewater in the future. Mrs. Gibson responded that there are requirements for using reclaimed water and that the Utilities Department has already started implementing the proper systems for this.

The Board discussed water/sewer annexations and stated that they would like to see that included in the Water Supply Plan Update.

Mrs. Gibson also shared that the Board will be reviewing the Comprehensive Plan in September 2026 to determine if changes in the Land Development Code and Comprehensive Plan are necessary.

Member Doster inquired about the Public Art Ordinance updates and asked if public art is the same as civic art. Mrs. Gibson clarified that unlike civic art, public art takes place on public property but isn't necessarily initiated by the government.

Member Bennett asked if the Board was still considering revising Land Development Code Section 1.03.05 among other things. Mrs. Gibson answered that this is a topic that can be discussed further but that it is not part of the ongoing projects, so she did not include it in this presentation.

4.4 Reminder: City Commission Visioning Workshop on Thursday, February 27, 2025 from 1-5pm at City Golf Course Clubhouse

5. BOARD BUSINESS

5.1 Follow-up discussion from January 8, 2025, City Commission and Planning Advisory Board Joint Meeting.

Chair Robas shared her list of key themes from the Joint Meeting, including the larger topics of Community Character, Natural Resources Protection/Preservation, and Sustainability. She asked the Board to provide additional topics and to prioritize items to emphasize focus on only a few items over the course of the upcoming year.

Member Doster shared his thoughts about the Joint Meeting and emphasized the importance of planning for the future and protecting the character of the community. He also suggested that the Board discusses and defines property rights, with an emphasis on neighborhood character and public spaces.

Board Members discussed at length and suggested inclusion of the following items: parking standards, neighborhoods and the existing sense of community, Street/Sidewalks and walkability improvement to increase safety, PUDs, and commercial redevelopment.

Member Forehand suggested that the Board prioritizes items that the Board has already invested significant work and time in the last months.

After some discussion, the Board agreed to put the majority of their focus on the topics of PUDs, landscaping, parking standards, and commercial redevelopment.

Member Bennett asked the Board about the interpretation of LDC 1.03.04 and 1.03.05, and if they would be amenable to discuss these sections of code again.

Member Forehand asked Staff about the current interpretation of LDC 1.03.04 and 1.03.05. Mrs. Gibson answered that applications that would be impacted by 1.03.04 and 1.03.05 are sent to the Board of Adjustment for review.

The Board decided to add 1.03.04 and 1.03.05 to their list of prioritized discussion topics.

Mrs. Gibson notified the Board that LDC amendments will be made before the Board in June 2024.

The Board decided to focus on individual topics, starting with PUDs at the next regular meeting of the PAB. Member Forehand clarified that the Board will not be voting on anything at the next meeting.

Member Forehand also shared that she would like to see more user-friendly language and graphics incorporated into the Land Development Code.

5.2 Election of Chair and Vice Chair

Member Gillette and Member Bennett nominated Member Doster to the role of Chair.

Member Gillette and Member Bennett nominated Member Forehand to the role of Vice-Chair.

6. PUBLIC COMMENT

Margaret Kirkland, 1377 Plantation Point Drive, speaking on behalf of Conserve Nassau, urged the Board to do something about over-development and emphasized how it impacts quality of life, property value, and the environment.

7. ADJOURNMENT 7:12 PM

Morgan Ohlendorf, Recording Secretary

Victoria Robas, Chair



**MINUTES
PLANNING ADVISORY BOARD
REGULAR MEETING
MARCH 12, 2025
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER 5:00 PM

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

Richard Doster (Chair)	Daphne Forehand (Vice-Chair)
Mark Bennett	Barbara Gingher
Nick Gillette	Victoria Robas
Peter Stevenson	

MEMBERS ABSENT:

OTHERS PRESENT:

Kelly Gibson, Planning & Conservation Director
Margaret Pearson, Senior Planner
Morgan Ohlendorf, Recording Secretary

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MEETING MINUTES

3.1 Approval of Minutes from the Regular Meeting of February 12, 2025.

ACTION TAKEN: A motion was made by Member Stevenson, seconded by Member Robas, to approve Minutes for the Regular Meeting of February 12, 2025, as presented.

Vote upon passage of the motion was taken by voice vote, and being all ayes, carried.

4. OLD BUSINESS

4.1 **PAB DISCUSSION OF PREVIOUSLY REVIEWED PUD RECOMMENDATIONS** *(Formal consideration of any text amendments will be readvertised with a new case number and ordinance references at the June 11, 2025 regular PAB meeting.)*

LAND DEVELOPMENT CODE (LDC) TEXT AMENDMENT - PLANNED UNIT DEVELOPMENT OVERLAY - ORDINANCE 2024- AMENDING THE LAND DEVELOPMENT CODE SECTION 4.03.01 PLANNED UNIT DEVELOPMENT (PUD) OVERLAY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *Synopsis: Amends the Land Development Code criteria and standards for Planned Unit Developments (PUDs).*

Margaret Pearson, Senior Planner, gave the Board some background information and context regarding this topic.

Member Gingher shared that she wishes the Board would succinctly decide their points and conclusions at the end of the meeting so that they can continue moving forward without redundancy.

Member Bennett shared that he believes PUDs should have a minimum size of one (1) acre and that the Board should also consider setbacks and enforce more parameters than initially proposed.

Member Stevenson asked the Board to reiterate the specific purpose of changing the PUD overlay and why we need to make any changes.

Member Gillette stated that he agreed with Member Bennett about the minimum size requirement, but that he would be amenable to reduce the PUD acreage down to .75 acres. However, he also emphasized that, unlike Member Bennett's belief that this is a developer driven action, these actions are quasi-judicial public hearings with recourse, and that they can be challenged.

Member Robas distributed a list of proposed State/Senate Bills to the Board from the American Planning Association and expressed her concerns about several bills relating to PUDs such as SB1730 (similar to HB 943). She recommended that the Board focuses on amending the acreage requirements.

Chair Doster asked that, during tonight's meeting, if the Board could at least come to a consensus about any potential change in the size of the PUD minimum acreage. Member Bennett suggested dropping the topic all together for now and returning to it later. Other Board members disagreed with this idea and stated they would like to continue the discussion. He then asked Staff to give insight on how to strategize.

Mrs Gibson provided insight into other local communities' defense strategies about zoning changes including the recent Live Local Act. She emphasized that the Board is limited about what actions can be taken.

Vice-Chair Forehand asked for clarification as to specific concerns with any other changes to the PUD language.

Member Robas voiced that she would like the LDC regarding PUD to remain the same except for the acreage. Vice-Chair Forehand replied that all suggested changes pertain to changing the required acreage only but feels that a change in size would eventually impact other parts of the code. Member Robas then retracted her statement and stated that she would not modify the acreage. Member Bennett agreed.

Members discussed the impact of making changes for residential vs. commercial PUD. Vice-Chair Forehand asked if the Board would consider only changing residential PUD requirements. Members Bennett, Robas, Gingher, and Stevenson stated that they would prefer no changes. Member Gillette, Vice-Chair Forehand, and Chair Doster stated that they would prefer moving ahead with the changes that are being proposed.

Chair Doster asked Harrison Poole, City Attorney Pro Tem, how they should proceed with having a split consensus. Mr. Poole explained that whether they approve or deny these changes, their decision will be routed as a recommendation to the City Commission. He also added that discussion of amendments will have to restart the process with a case number, advertisement/public notices of the board discussions.

The Board discussed the potential of tabling the discussion about PUD and bringing this topic back at a later date.

ACTION TAKEN: A motion was made by Member Bennett, seconded by Member Stevenson, to table this discussion to a later meeting.

Vote upon passage of the motion was taken ayes and nays, as follows:

Member Gillette	Nay
Member Bennett	Aye
Member Gingher	Aye
Member Stevenson	Aye
Member Robas	Aye
Vice-Chair Forehand	Nay
Chair Doster	Nay

5. BOARD BUSINESS

- 5.1 Update on City Commission Visioning held on Thursday, February 27, 2025 at City Golf Course Clubhouse.

Mrs. Pearson presented the Staff Report regarding the City Commission Visioning.

Member Bennett brought up the need for the Board to focus on adding more definitions to the LDC.

Member Robas asked Staff to clarify the upcoming City Commission Resolution 2025-46 regarding Live Local Act and its property tax exemption. Mrs. Gibson answered and explained that opt-out option. Chair Doster asked Staff to confirm that this action doesn't involve or affect this Board. Mrs. Gibson confirmed that it does not.

Member Robas then shared that she believes it would be helpful to have an agenda for summarizing the proposed changes to be discussed every month to keep the Board focused.

Chair Doster suggested that Staff move up commercial redevelopment as a priority to be addressed at the next meeting. Mrs. Pearson asked the Board to clarify which section of commercial redevelopment the Board would like to discuss as they encapsulate many topics the City Commission directed the Board to address first. Member Stevenson asked Staff to provide insight as to which commercial redevelopment section currently needs the most attention.

The Board discussed goals for future meetings, and which topics should be prioritized, those being landscaping, parking, and PUDs which are all part of Commercial Redevelopment.

Member Gillette asked if a water supply map of our service region could be shared with the Board.

Member Stevenson asked about the Fiscal Impact Statement form example provided to present to City Commission on any new ordinances.

6. STAFF REPORT

7. PUBLIC COMMENT

George Haffey, 1640 Northpark Drive, thanked the Board and asked that they keep Amelia Park and general neighborhood character in mind as they process any future developments.

8. ADJOURNMENT 6:10 PM

Morgan Ohlendorf, Recording Secretary

Richard Doster, Chair

Planning Advisory Board (PAB) - Submission #16018

Date Submitted: 4/25/2025

Planning Advisory Board (PAB) Application

USE THIS FORM TO Request actions to affect changes to property (zoning changes, annexations, allowable uses, subdivisions).

Fees

Once application is submitted it will be reviewed for completeness. Once verified complete, an invoice will be emailed to the applicant.

☐ Zoning Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)

☐ Land Use Map Amendment (≤ 10 acres \$2,500 / > 10acres \$5,000)

☐ LDC Text Amendment (\$1,500)

☐ Comp Plan Amendment (\$5,000)

☐ Subdivision Plat – Preliminary (≤ 20 units \$3,000 / > 20 units \$5,000)

☒ Subdivision Plat – Final (\$1,500)

☐ Vacation of R.O.W. (\$3,500)

☐ Small Cell Outside R.O.W. (per application) (\$500)

☐ Voluntary Annexation (\$2,000)

☐ Development of Regional Impact: Amend Development Order (\$1,500)

☐ New Telecommunications Structure (\$2,500)

☐ Revision to each PAB Application \$400

2025 Submission Deadlines + Meetings Calendar

Application Deadline (4:30pm)	Nov 01 2024	Nov 27 2024	Jan 02 2025	Jan 29 2025	Feb 26 2025	Apr 02 2025	Apr 30 2025	May 28 2025	July 02 2025	July 30 2025	Aug 27 2025	Oct 01 2025	Oct 29 2025	Dec 03 2025
Meeting Date	Dec 11 2024	Jan 08 2025	Feb 12 2025	Mar 12 2025	Apr 09 2025	May 14 2025	June 11 2025	Jul 09 2025	Aug TBD 2025	Sep 10 2025	Oct 08 2025	Nov 12 2025	Dec 10 2025	Jan 14 2026

IMPORTANT NOTES

Pre-Application Meeting

To guide you through the process and ensure that your application is understood and properly processed, you'll need to meet with a City Planner prior to submitting your application. Completed applications are due 42 days prior to the Planning Advisory Board meeting date.

Please see the Land Development Code (LDC) for detailed information:

- ☐ LDC Text Amendment – see LDC Section 11.01.08.
- ☐ Preliminary Subdivision Plat – see LDC Section 11.01.05.
- ☐ Final Subdivision Plat – LDC Section 11.01.05.
- ☐ Zoning Map Changes – See LDC Section 11.01.07.

The LDC is available for review at

www.fbfl.us/LDC

Application Requirements

- ☐ A complete application filed at least forty-two (42) days before the date of the Planning Advisory Board's public hearing;
- ☐ Proof of Ownership (copy of deed or tax statement);
- ☐ A current survey of the property (no older than two years);
- ☐ If applying as an agent, Owner's Authorization for Agent Representation form needs to be signed/ notarized and included in application;
- ☐ A detailed letter of intent stating the following:
 - ☐ o The consistency of the proposed amendment(s) or action(s) with the City's Comprehensive Plan.
 - ☐ o A justification for the proposed amendment(s) or action(s).

Have you met with a planner for a pre-application meeting?*

Yes



What was the date of your pre-application meeting?*

3/13/2025

If you have yet to have a pre-application meeting, please choose a date and time to schedule your meeting now. Every Tuesdays are reserved for pre-application appointments.*

mm/dd/yyyy

hh:mm am/pm

PROPERTY INFORMATION

[Property information can be found at the Nassau County Property Appraiser's Website → Map Search](#)

Site Address*

South 13th Street

City*

Fernandina Beach

State*

FL

Zip*

32034

Parcel ID #(s)*

00-00-31-1800-0233-0080

Lot*

8

Block*

233

Subdivision*

Lot 8 Block 233

Zoning District*

R-1

Future Land Use Designation*

Medium Density Residential

Do you authorize the installation of a temporary City notice sign on your property?*

YES

City posting sign must remain on the property until the meeting is held. The sign will then be picked up by City Staff or can be returned to City Hall by the applicant.

REVIEW TYPE*

☐ Zoning Map Amendment ≤ 10 acres

☐ Zoning Map Amendment > 10 acres

☐ LDC Text Amendment

☐ Comp Plan Amendment

☐ Subdivision Plat – Preliminary ≤ 20 units

☐ Subdivision Plat – Preliminary > 20 units

☒ Subdivision Plat – Final

☐ Vacation of R.O.W.

☐ Voluntary Annexation

☐ Revision to PAB Application

OWNER OF RECORD

As recorded with the Nassau County Property Appraiser

First Name*

Wardell

Last Name*

Avant

Company (if applicable)

Kingdom Ministries, Inc.

Mailing Address*

P. O. Box 16299

City*

Fernandina Beach

State*

FL

Zip*

32035

Telephone Number*

9045832156

Email Address*

nick@gilletteassociates.com

OWNER'S AGENT

If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included

First Name

Nick

Last Name

Gillette

Mailing Address

31 South 4th Street, Suite 1

City

Fernandina beach

State

FL

Zip

32034

Telephone Number

904-261-8819

E-mail Address

nick@gilletteassociates.com

PROJECT INFORMATION**Previous Planning/Zoning Approvals****Summary of Request (more detailed information to be provided in required letter of intent)***

Final plat (Replat of Block 233 Lot 8)

Certification*

- ☒ By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application.
- ☒ I acknowledge that I understand and have complied with all of the submittal requirements and procedures.
- ☒ I AGREE THAT A POSTING NOTICE WILL BE INSTALLED ON THE PROPERTY(IES) IN QUESTION AND THAT SAID SIGN WILL ONLY BE REMOVED BY STAFF AFTER THE MEETING OR BROUGHT BACK TO CITY HALL BY APPLICANT.

I/We understand that the City Staff may install a Notice of Hearing sign on the property 14 days before the scheduled hearing and that the sign must only be removed after the hearing by City Staff, unless, the applicant or property owner brings the Notice of Hearing back to City Hall.

Applicant First Name*

Tricia

Applicant Last Name*

Bowen

Today's Date*

4/25/2025

Upload Supporting Documentation*

17442-PLAT.pdf



Upload 2

agent authorization
signed.pdf

Upload 3

deed.pdf

Upload 4

Choose File

No fi...sen

DEPARTMENT OF PLANNING & CONSERVATION

204 Ash Street | Fernandina Beach, Florida 32034 | 904 310-3480 | www.fbfl.us/planning



APPLICATION FOR FINAL PLAT
REPLAT OF LOT 8 BLOCK 233

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	KINGDOM MINISTRIES INC				
AGENT:	Gillette and Associates, Inc.				
REQUESTED ACTION:	Final Plat (Replat) of Lot 8 Block 233				
LOCATION:	0 South 13th Street 00-00-31-1800-0233-0080				
CURRENT LAND USE + ZONING:	Medium Density Residential (MDR) Land Use + Medium Density Residential (R-2) Zoning				
EXISTING USES ON SITE:	Vacant				
PROPERTY SIZE:	Approximately 0.79 acres				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
WITHIN CITY LIMITS	North	Single-Family Housing	Earlier 1970's	R-2	Medium Density Residential
WITHIN CITY LIMITS	South	Single-Family Housing	Late 170's to late 1980's	R-2	Medium Density Residential
WITHIN CITY LIMITS	East	Vacant land, Office, and Single-Family Housing	1985 And 1960's	MU-1	Mixed Use
WITHIN CITY LIMITS	West	Single-Family Housing	Mid 2000's to Current	R-2	Medium Density Residential

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the City's website and at the Community Development Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant, Gillette and Associates Inc., representing the owner Kingdom Ministries Inc., seeks Final Plat (Replat) approval for a subdivision consisting of seven (7) single-family lots. This subdivision is based on previously plated lots that will be replated for the development of six (6) townhouse units and one (1) single-family dwelling unit, which will be retained by Kingdom Ministries Inc. Townhouse and single-family dwelling units are allowed as permissible uses in the R-2 zoning district. The total area of the land is 0.79 acres and is located between Vernon Street and South 13th Street. The project will have driveways accessing both Vernon Street and South 13th Street.

The proposed subdivision was submitted for review to the Technical Review Committee (TRC) in May 2025 (TRC 2025-0004) and was unanimously approved by the TRC. Issuance of the Local Development Order is pending the final approval of the plat. **(EXHIBIT E-FINAL PLAT DETAILS)**

In accordance with subdivision requirements of the Land Development Code, the Final Plat (Replat) is to be considered by the Planning Advisory Board for a recommendation to the City Commission. The City Commission will then consider the Final Plat (Replat).



CONSISTENCY WITH THE COMPREHENSIVE PLAN:

Policy 1.01.02. The approval of all developments shall be subject to the availability of adequate levels of service for all facilities and services that are subject to concurrency management requirements.

AND

Policy 1.02.03. The City shall ensure that the location, scale, timing, and design of development is coordinated with the availability of public facilities and services. The City seeks to ensure compact development patterns that integrate neighborhood and commercial activities and promote connectivity through the use of sidewalks, bike lanes and alternative low-speed shared-use vehicle paths in order to achieve a reduction in vehicular trips on arterial roadways. The purpose of this policy is to prevent the proliferation of urban sprawl and to achieve cost effective and energy efficient land development patterns and avoid or eliminate existing patterns that may be described as below.

- a. No Areas of urban development or uses, which are not functionally related to land uses which predominate the adjacent area;**
- b. No Areas of urban development or uses which fail to maximize the use of existing public facilities;**
- c. No Areas of urban development or uses which fail to use areas within which public services are currently provided; and**
- d. No Leapfrog/scattered development or ribbon/strip commercial development patterns.**

The proposed development is consistent with the Comprehensive Plan's direction for compact urban development and serves to maximize the use of existing public facilities. The subject property lies in an area of existing urban development. The proposed development will rely on an open roadway (South 13th Street) for access to the subdivision. Water and sewer services are available to serve the site, and this proposed development. The development is accessed from Fernandina Beach improved and maintained roadway.

Uses along Vernon Street South 13th Street are consistent with the City's single family residential land use pattern for the area with a few mixed-use developments on South 13th Street. The requested final plat development pattern is consistent with the characteristics of the surrounding developed properties. The applicant has not supplied a report stating the soil's suitability or the presence or absence of natural resources. This project is greenfield development. The site is currently vacant. This site is not located within a Coastal Upland Protection Zone or special flood hazard area, and the levels of service are discussed below.

Policy 4.01.01. The following level of service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by development.

Facility/Service Area	Level of Service Standard
Wastewater Treatment System	300 gallons per day per ERU (Equivalent Residential Unit)
Solid Waste Facilities	Average Solid Waste Generation Rate: 5.9 pounds per capita per day
Stormwater	Policy 4.01.02 All subdivisions, multifamily, commercial, industrial, city, and



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**Management
Facilities**

institutional projects shall provide for retention of stormwater resulting from project, unless off-site shared facilities are available. For projects within areas designated for "zero discharge," storage shall accommodate a ten (10)-year, twenty-four (24)-hour storm event. For all other areas, retention shall accommodate the greater of: (a) the first one-half (1/2) inch of stormwater within the boundaries of their project, or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces, and parking areas (at 100 percent runoff), whether paved or not. The project shall also provide detention for all storm flows. Detention shall prevent peak flows after development from exceeding the peak flow prior to development.

**Potable Water
Facilities**

Water Allocation Level of Service: 350 gallons per day per ERU (Equivalent Residential Unit)

Fire-Rescue Services

240-second travel time to 90% of the incidents (EMS with AED or BLS) & 480-second travel time to 90% of the incidents (ALS Response)

**Police and Law
Enforcement Services**

Response Time: 3 minutes or less for emergency calls and 7 minutes or less for non-emergency calls

The City has five public facilities with adopted levels of service including: Transportation, Water, Sewer, Drainage, and Solid Waste. The City's ability to maintain adopted levels of service for these utilities was confirmed through the TRC site plan review process.

The City owns and operates three potable water treatment facilities which combined can provide 18.2 million gallons per day. Potable water customers on average consume approximately 5 million gallons per day. At the adopted level of service and the proposed development density, the residential units will consume 2,450 gallons of water per day (7 units x 350 gallons per ERC per day).

The City owns and operates one sanitary sewer treatment facility which has an operation/design capacity to treat 3.5 million gallons of wastewater per day. The facility's customers currently generate, on average, 1.9 million gallons per day. At the adopted level of service and the proposed development density, the site will generate 5,635 gallons of wastewater per day (7 units x 2.3 x 350 gallons per ERC per day). The Commercial facilities are calculated by an Equivalent Residential Connection (ERC) standard, which is calculated by the utilities director.

The utilities director indicates that plant capacity is available for the site; however, other facilities, such as pipe and lift station capacity, will have to be evaluated, and the developer will have to pay for what improvements are necessary to accommodate any proposed development. These determinations will be made in advance of site plan review and necessary improvements will be required as a part of site plan approval.

As for solid waste and drainage, the City currently has contracted services with Waste Management to dispose of solid waste city-wide, therefore the impact is not necessary as part of the final plat review. Drainage impacts from any new development or redevelopment were reviewed by the City's Technical Review Committee (TRC). The City requires storm water drainage to be retained on-site and permitting through the St. John's River Water Management District (SJRWMD). All Permitting from SJRWMD has been completed.

All public facilities and services are currently available to the development and each service can maintain or exceed its level of service standards as required by Policies 1.01.02, 1.02.03, and 4.01.01. Additional, The



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developers have entered into a Public-School Concurrency Mitigation Agreement with The School District of Nassau County.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE: _____

11.01.02 Requirements for Subdivision Plats (Preliminary and Final)

- A. A preliminary subdivision plat shall be required when new streets, water lines, and sewer lines are required; when three or more residential lots are created; and where one nonresidential lot is created or proposed for development. Where new streets, water lines, and sewer lines are not required, the preliminary and final plat may be combined into a single submittal. A preliminary plat provides for a complete review of technical data and preliminary engineering drawings prior to completion of the final plat for recording.
- B. In addition to the information required in Section 11.01.03, all applications for preliminary subdivision plat approval shall contain the following information:
 - 1. The name, addresses, telephone number, facsimile number, and email address of the person preparing the plat.
 - 2. The date of preparation and date(s) of any modifications, a north arrow, and a written and graphic scale.
 - 3. The proposed name of the subdivision.
 - 4. Development specifications for the tract: area, proposed number and layout of lots and blocks, location, names, and widths of proposed roadways, consistent with this LDC and the Future Transportation Circulation Map of the Comprehensive Plan.
 - 5. All contiguous properties shall be identified by subdivision title, plat book and page, or, if un-platted, the land shall be so designated, and otherwise identified.
 - 6. Location of land to be dedicated or reserved for public use for rights-of-way, streets, sidewalks, bike trails, pedestrian trails, easements, schools, parks, open spaces, or other public uses. Proposed street names shall be included.
 - 7. Locations of utilities, utility service, connections to existing utility facilities, and easements necessary to provide access to the utility facilities for maintenance or other activity.
 - 8. Location of the nearest available public water supply and wastewater disposal system.
 - 9. A topographic survey, soils report, grading plan, and an erosion control plan.
 - 10. Existing surface water bodies, wetlands, streams, and canals, including the location of the mean high water line for each feature.
 - 11. A preliminary surface drainage plan showing direction of flow and methods of stormwater retention.
 - 12. A floodplain map indicating areas subject to inundation and high groundwater levels up to a 100-year flood classification and establishing a base flood elevation for all proposed lots within the subdivision.
 - 13. A tree survey showing protected trees, proposed replacement trees, if required, and landscaping and buffering.

The proposal is consistent with the townhouse and subdivision requirements of the Land Development Code. The Final Plat has been reviewed for technical compliance and received final sign off from the Technical Review Committee (2023-0004) on May 27, 2025, and the local development order has been issued.



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CONCLUSION:

The requested Final Plat is consistent with the City's Comprehensive Plan and the Land Development Code. Based on the findings of the Technical Review Committee and planning staff's review of the application, staff recommends approval of the Final Plat.

Following the recommendation of the Planning Advisory Board (PAB), the Final Plat will move forward to the City Commission in the form of a Resolution on a tentative date in July 2025.

MOTION(S) TO CONSIDER

I move to recommend **(approval or denial)** of PAB case number 2025-0004 to the City Commission requesting that a Final Plat for the (Replat) of Lot 8 Block 233 Subdivision be **(approved or denied)** and that PAB case 2025-0004, as presented, **(is or is not)** sufficiently compliant with the Comprehensive Plan and Land Development Code to be approved at this time.

Respectfully submitted by: Planning Staff
Department of Planning and Conservation



EXHIBIT A-ZONING MAP





EXHIBIT B-FLOODZONE MAP





EXHIBIT C-SOILS MAP





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EXHIBIT D-TOPOGRAPHY MAP



From: Tricia Bowen tricia@gilletteassociates.com @
Subject: agent auth
Date: January 20, 2025 at 3:10 PM
To: Jay Mock jay@jaymock.com

Pastor Avant

Tricia Bowen, Office Manager
Gillette & Associates, Inc.
31 South 4th Street, Suite 1
Fernandina Beach, Florida 32034
Phone: 904-261-8819



Civil & Environmental Engineering • Mechanical & Structural Engineering • Construction Management

AGENT AUTHORIZATION

I, KME Rev. Wardell Avant, Jr. the owner the following property(s) do hereby authorize, Gillette & Associates, Inc., to act as my Agent in conjunction with all site plan applications and any other Local, State and/or Federal development permits necessary for development of the following property, without any further notice.

Property Id Number(s): #8 Parcel # 00-00-31-1800-0233-0080

Location: Fernandina Bch, FL

Wardell Avant, Jr. 1-31-25 904-583-2156
Signature Date Telephone Number
Wardell Avant, Jr.

STATE OF FLORIDA
COUNTY OF NASSAU

Subscribed and sworn to before me this 31st day of JANUARY, 2025.

Who is personally known to me _____ or has produced identification ☒
FLDL

Tosha S. Byrd
Notary Public: Signature

TOSHA S. BYRD
Printed Name



TOSHA S. BYRD
Notary Public, State of Florida
Commission# HH 454595
My comm. expires Oct. 16, 2027

CAPTION:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH,(FORMERLY NAMED FERNANDINA) COUNTY OF NASSAU, AND BEING FURTHER DESCRIBED ACCORDING TO OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901), AS; LOT EIGHT (8), BLOCK TWO HUNDRED THIRTY-THREE (233).

COUNTY TAX COLLECTOR CERTIFICATE

TAX IDENTIFICATION NUMBER: 00-00-31-1800-0233-0080

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO UNPAID REAL PROPERTY TAXES APPLICABLE TO THE LANDS SUBJECT TO THIS PLAT.

SIGNED THIS _____ DAY OF _____, A.D. 2025.

TAX COLLECTOR
NASSAU COUNTY, FLORIDA

CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH CHAPTER 177.061, FLORIDA STATUTES, AND IS FILED FOR RECORD IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

THIS _____ DAY OF _____, A.D. 2025.

CLERK OF THE CIRCUIT COURT

DIRECTOR OF EMERGENCY SERVICES CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF FERNANDINA BEACH, FLORIDA.

THIS _____ DAY OF _____, A.D. 2025.

DIRECTOR OF EMERGENCY SERVICES

ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, CURRENTLY IN EFFECT.

THIS _____ DAY OF _____, A.D. 2025.

DIRECTOR OF PLANNING

APPROVED FOR THE RECORD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY MANAGER OF THE CITY OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA.

WITNESS BY SIGNATURE THIS _____ DAY OF _____, A.D. 2025.

CITY MANAGER

MAYOR CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND IS HEREBY ACCEPTED AND APPROVED BY THE CITY COMMISSION OF FERNANDINA BEACH, NASSAU COUNTY, FLORIDA, PURSUANT TO A RESOLUTION OF SAID COMMISSION ADOPTED THIS _____ DAY OF _____, A.D., 2025.

BY:

MAYOR

ATTEST:

CITY CLERK

CERTIFICATE OF REVIEW BY CITY EMPLOYED / CONTRACTED SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT THEREOF. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, F.S., IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING / MAPPING REFLECTED ON THIS PLAT.

SURVEYOR / MAPPER
H. BRUCE DURDEN, JR.
FLORIDA REGISTRATION No. LS 4707

DATE

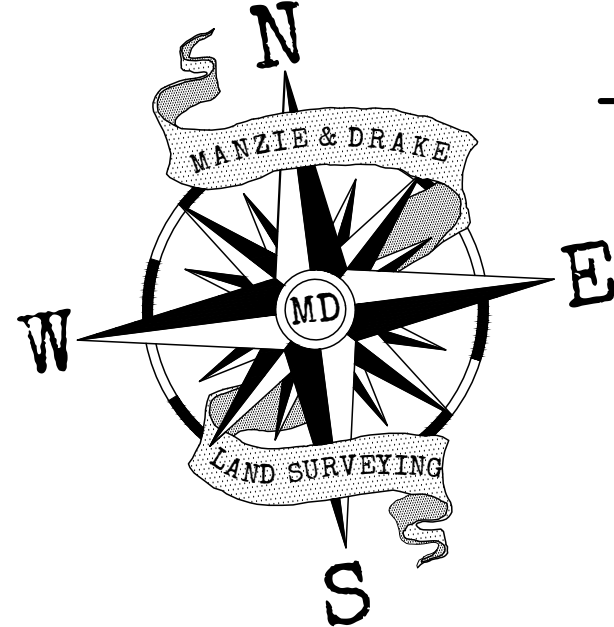
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET ACCORDING TO CHAPTER 177.091 (7); AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET ACCORDING TO THE CHAPTER 177.091 (8); ALL ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND NASSAU COUNTY.

THIS _____ DAY OF _____, A.D. 2025.

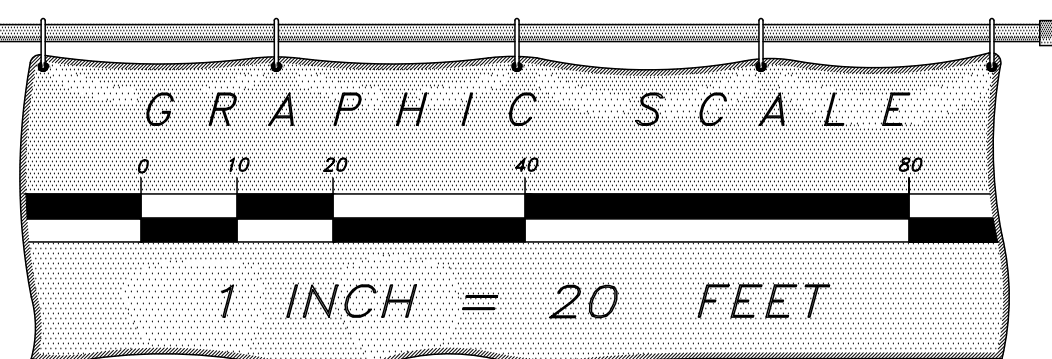
MELANIE G. PLATT, P.S.M.
FLORIDA REGISTRATION No. LS 7605

MANZIE & DRAKE LAND SURVEYING
117 SOUTH 9TH STREET
FERNANDINA BEACH, FL 32034
CERTIFICATE OF AUTHORIZATION NUMBER "LB 7039"



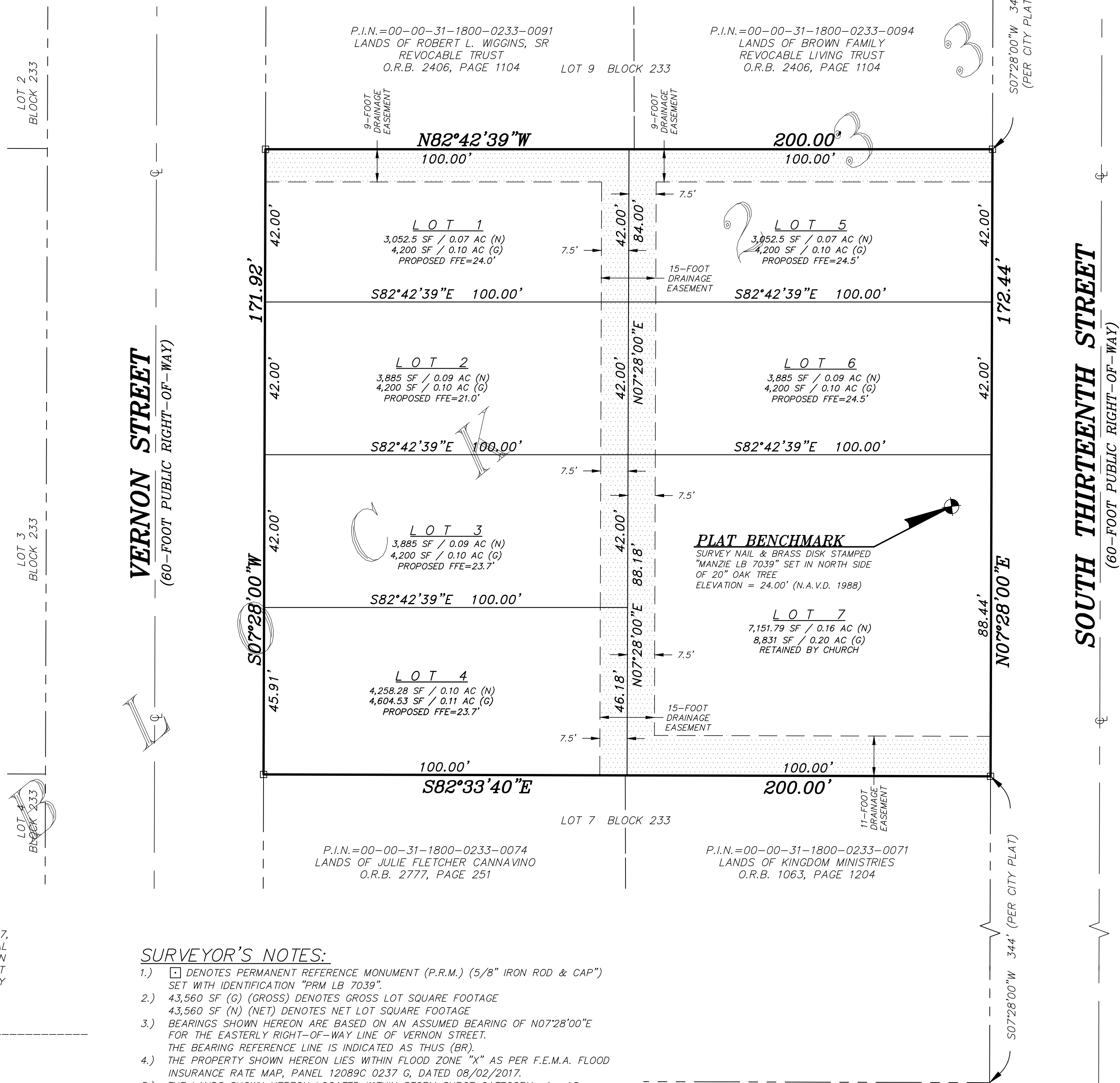
REPLAT LOT 8, BLOCK 233

A REPLAT OF LOT 8, BLOCK 233, THE CITY OF FERNANDINA BEACH, (FORMERLY NAMED FERNANDINA) COUNTY OF NASSAU; AND BEING FURTHER DESCRIBED ACCORDING TO OFFICIAL MAP OR PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901)



HICKORY STREET

(60-FOOT PUBLIC RIGHT-OF-WAY)



SURVEYOR'S NOTES:

- 1.) ☐ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) (5/8" IRON ROD & CAP") SET WITH IDENTIFICATION "PRM LB 7039".
- 2.) 43,560 SF (G) (GROSS) DENOTES GROSS LOT SQUARE FOOTAGE
43,560 SF (N) (NET) DENOTES NET LOT SQUARE FOOTAGE
- 3.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N07°28'00"E FOR THE EASTERLY RIGHT-OF-WAY LINE OF VERNON STREET.
THE BEARING REFERENCE LINE IS INDICATED AS THUS (BR).
- 4.) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 12089C 0237 G, DATED 08/02/2017.
- 5.) THE LANDS SHOWN HEREON LOCATED WITHIN STORM SURGE CATEGORY 4, AS SHOWN ON THE NASSAU COUNTY "STORM SURGE" MAP LOCATED ON THE NASSAU COUNTY PROPERTY APPRAISER'S GIS WEBSITE UNDER THE "PUBLIC SAFETY" SECTION (OBTAINED 04/16/2025).
- 6.) THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS R-2. THE SETBACKS FOR ZONE R-2 ARE AS FOLLOWS:
MAX HEIGHT: 35-FEET | FRONT SETBACK: 25-FEET | REAR SETBACK: 20-FEET
SIDE SETBACK: 10% OF LOT WIDTH ON ONE SIDE & 0-FEET ON THE OTHER
- 7.) "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- 8.) NO FURTHER SUBDIVISION OF LOTS IS ALLOWED UNLESS SUCH SUBDIVISION CONFORMS TO CITY OF FERNANDINA BEACH SUBDIVISION REGULATIONS AND BE APPROVED BY THE CITY OF FERNANDINA BEACH CITY COMMISSIONERS.
- 9.) TOTAL NUMBER OF LOTS: (7).
- 10.) ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988. (N.A.V.D. '88) THE REFERENCE BENCHMARK IS THE NORTHEAST CORNER OF THE CATCH BASIN AT THE NORTHWEST CORNER OF LOT 1 BLOCK 238. (ELEVATION = 19.62 N.A.V.D. 1988) "PLAT BENCHMARK IS AS SHOWN HEREON PROPOSED FINISHED FLOOR ELEVATIONS (F.F.E.) SHOWN HEREON ARE BASED ON ENGINEERING PLANS BY GILLETTE & ASSOCIATES, INC., ISSUED APRIL 2, 2025 (GILLETTE & ASSOCIATES PROJECT NUMBER 25-1018)
- 11.)

JASMINE STREET

(60-FOOT PUBLIC RIGHT-OF-WAY)

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, "YANIE ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY" IS THE LAWFUL OWNER OF THE LAND DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS "REPLAT LOT 8, BLOCK 233", AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LAND.

ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE RETAINED BY THE OWNER FOR THE USES AND PURPOSES THEREON STATED AND REMAINS A MAINTENANCE OBLIGATION OF THE OWNER. NOTHING HEREIN SHALL BE CONSTRUED AS CREATING AN OBLIGATION UPON NASSAU COUNTY TO PERFORM ANY ACT OF CONSTRUCTION OR MAINTENANCE WITHIN SUCH DEDICATED AREAS.

YANIE ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS _____ BY: _____

PRINT OR TYPE NAME _____ NICK GILLETTE
MEMBER

WITNESS _____ BY: _____

PRINT OR TYPE NAME _____ JAY MOCK
MEMBER

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____
2025 BY _____ ON BEHALF OF _____ AS

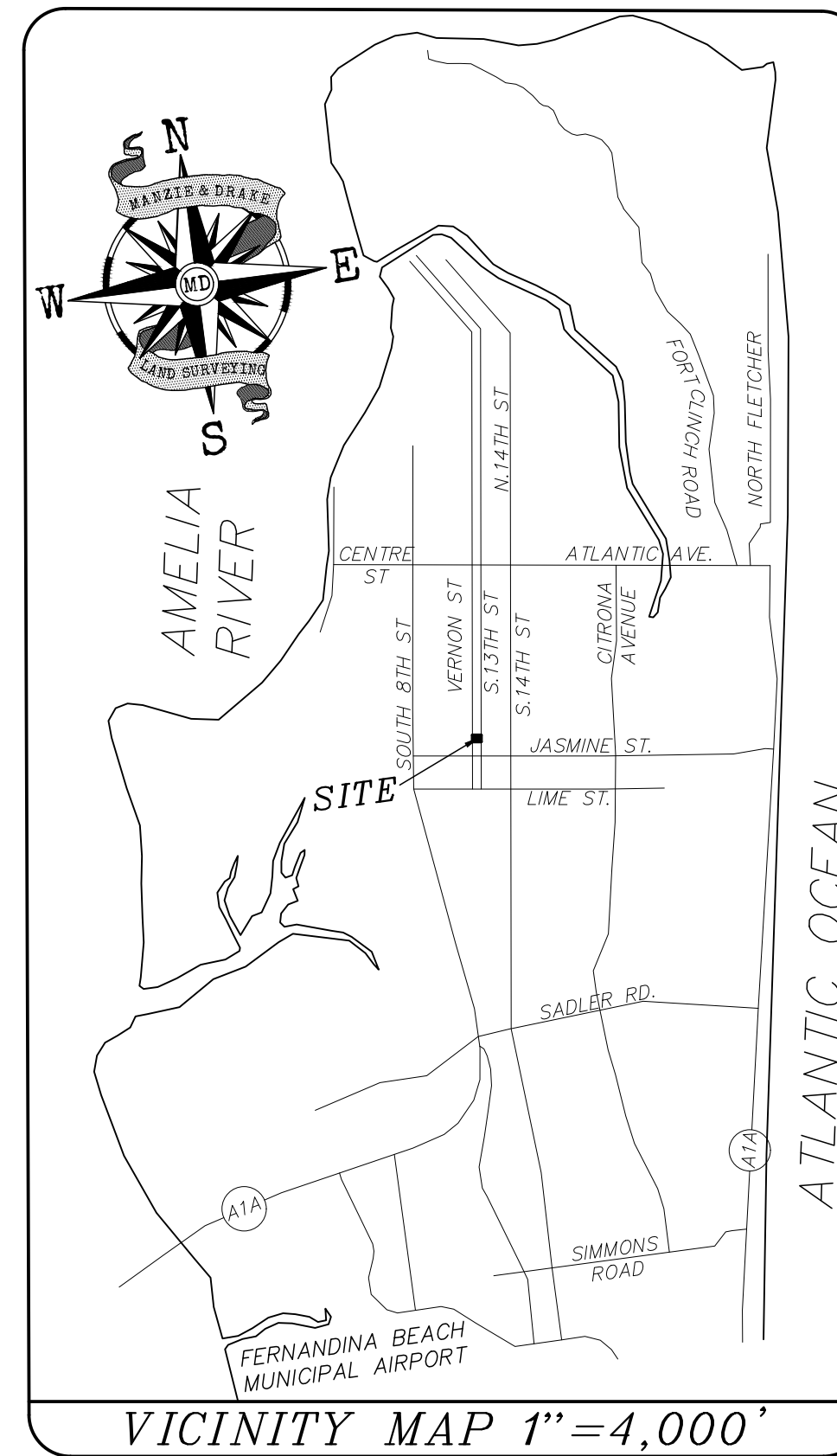
A _____ WHO PRODUCED _____ AS
IDENTIFICATION OR WHO IS PERSONALLY KNOWN.

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: _____

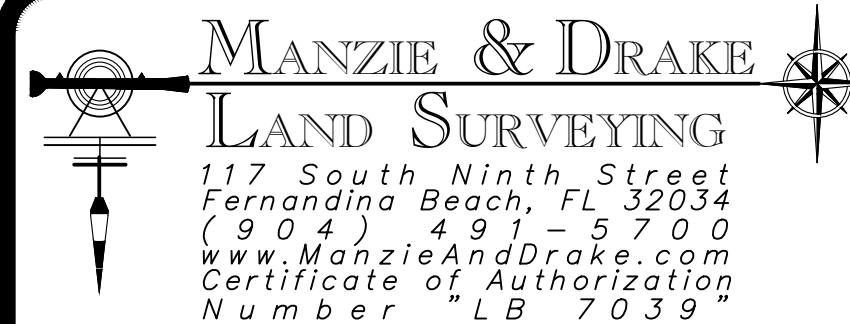
MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____



LEGEND

N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.I.N. = PARCEL IDENTIFICATION NUMBER
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
MAX = MAXIMUM
(G) = GROSS
(N) = NET
C = CENTERLINE
B = BENCHMARK



OUR SIGHTS ARE ON THE FUTURE
SET YOUR SITES ON US

7.01.04 Parking Standards and Parking Lot Design

A. Parking space requirements

1. Minimum off-street vehicular parking spaces **shall must** be provided at the time of the construction of the principal building or at the time of the conversion of a building having a previously existing use to a more intensive use of the same property.
2. The minimum number of parking spaces **shall must** conform to the standards in Table 7.01.04(A) **and may not exceed the parking ratio by any greater than 10%.** (Note: this was moved from prior subsection 9.)
3. Due to the nature and character of properties within the ~~e~~**C**entral ~~b~~**B**usiness ~~d~~**D**istrict (C-3) and the Amelia River Waterfront Community Redevelopment Area waterfront lots containing ~~i~~**I**ndustrial ~~w~~**W**aterfront (I-W) or ~~w~~**W**aterfront ~~m~~**M**ixed ~~u~~**U**se (W-1) the provision of off-street parking will not be required, except for triplex and multi-family dwelling units, lodging accommodations and bed and breakfast inns.
 - a. For Triplex and Multi-family dwellings, off-street parking **shall must** meet the Supplemental Standards in Section 6.02.32. Single Family and Duplex dwelling units shall meet the standards of the underlying zoning districts.
 - b. For lodging accommodations and bed and breakfast inns the off-street parking requirements **shall must** be satisfied within 1,000 feet of the property involved and as otherwise required under this chapter and any applicable Supplemental Standards.
4. **To support redevelopment and adaptive reuse of properties within the 8th Street Mixed Use Overlay/MU-8 Zoning District, some or all required parking may be achieved through a fee in lieu payment to support the City's creation of on-street parking improvements.**
5. Calculation of required parking
 - a. Where floor area determines the amount of off-street parking required, the floor area of a building **shall must** be the sum of the gross horizontal areas of every floor of the building, using exterior wall dimensions.
6. ~~For places of public assembly~~ **Where the number of seats determines the amount of off-site parking, the parking space calculation is based on shall be** the maximum occupancy load established for the building by the Fire Marshal.
7. Requirements for off-street parking for uses not specifically mentioned in this chapter **shall must** be the same as required for the use most similar to the one sought.
8. Any development adjacent to a public beach access **shall must** be prohibited from interfering in any manner with the public use of the beach access, including but not limited to blocking the parking, removing parking, or interfering with the normal flow of traffic within the beach access area.
9. ~~Off-street parking may not exceed 10% of the required parking amount on any site. relocate. subsection 7 to has been moved and combined with subsection 2. – renumbering to follow~~
10. Up to two (2) on-site internal non-illuminated signs per business may be allowed to designate specific on-site parking areas. Signs are exempt from permitting requirements and are limited to four (4) square feet and no tall than eight (8) feet.

Table 7.01.04(A). Parking Space Requirements

Type of Use or Activity	Minimum Number of Spaces
Assembly places (religious facilities, funeral homes, schools, theaters, auditoriums, arenas, civic centers, and facilities with an auditorium, sanctuary, or gathering place, whether fixed seats or open area)	1 space per 4 seats
Barber Shops, Beauty Salons, Nail Salons, Skincare, or Tattoo Parlor	2 spaces per customer service station, plus 1 space for each 300 ft ² of gross floor area
Business and commercial activities, including retail sales, and business activities not otherwise specified	1 space per 300 ft ² of gross floor area
Clubs and lodges (including fraternities, sororities, and other social or civic membership organizations)	1 space per 4 seats in the largest assembly area
Day-care and child-care centers	1.5 spaces per employee on the largest shift
Drive-in establishments	1 space per 60 ft ² of gross floor area
Duplex dwellings	2 per unit ²
Gasoline service stations	1 space per 350 ft ² of floor area, plus 3 spaces per repair bay
Hospitals, nursing homes, rest homes, convalescent homes, assisted care facilities, other similar facilities, and other medical facilities providing overnight accommodations	0.25 spaces per 1 bed plus, 1 space for each 2 employees on the largest shift
Lodging accommodations, without restaurants or lounges	1 space per sleeping room
Lodging accommodations, with restaurants or lounges	1 space per sleeping room, plus 50% of the parking required by this section for the restaurant or lounge
Libraries and museums	1 space for each 500 ft ² of gross floor area
Manufacturing, warehousing and industrial uses	1 space for each 2 employees on the largest shift, plus 1 space for each company vehicle operating from the premises
Marinas	0.5 space for each boat berth, plus 1 space per each 2 employees on the largest shift ¹
Medical offices and clinics	1 space per 250 ft ² 200 ft ² of gross floor area
Mortuary and funeral homes	1 space for each 4 seats in the chapel, plus 1 space for each 3 employees
Multi-family dwellings	2 spaces per dwelling unit ³
Offices (general, professional, or government)	1 space per 300 ft ² of gross floor area
Public parks and recreation facilities	1 space per 1,000 ft ² feet of active use area
Restaurants, eating, drinking, or entertainment establishments (without drive-in facilities)	1 space per 50 ft ² of the customer services area or 1 space per 250 ft ² of the gross floor area for those establishments without customer service areas (such as take-out windows only)
Schools and educational uses; Elementary, middle, and junior high schools	2 spaces for each classroom, office, and kitchen
Schools and educational uses; High schools	6 spaces for each classroom, plus 1 space for each staff member
Schools and educational uses; Vocational, trade, and business schools	1 space per 300 ft ² of gross floor area
Single-family dwellings	2 per unit ²

Triplex dwellings

2 per unit³

¹If a marina features a boat-launching ramp; at least fifty percent (50%) of the required parking spaces shall be designed to accommodate both a vehicle and boat trailer.

² Consistent with LDC policy 8.01.02(D)(4), Dwellings units within the CRA must provide two (2) spaces per dwelling unit on-site but are permitted the following exceptions: all units 1,000 sq. ft or under are only required to provide one (1) space per dwelling unit on-site and all units 1,001-1,250 sq. ft are only required to provide one and one-half (1.5) spaces per dwelling unit on-site.

³Triplex and multi-family dwelling units located in the Central Business District/ C-3 zoning and not within the CRA are required to provide parking as consistent with the supplemental standards directed in LDC Section 6.02.32.

B. Parking Flexibility – This section recognizes that minimum parking requirements, in certain circumstances, may result in excess provision of parking. Excess parking supply results in the inefficient use of land at the expense of additional landscaped areas, civic space, enhanced site design or building area and the reduction in subsequent tax revenue and employment opportunities. Therefore, off-street parking requirements may be met through additional and alternative measures provided in this subsection. These measures shall be requested during site plan review.

1. Shared Parking Provisions

a. Shared parking may be applied when land uses have different parking demand patterns and can use the same parking spaces/areas throughout the day or night. Shared parking may also be applied when an existing development can demonstrate excess parking. Factors evaluated to establish shared parking arrangements shall include operating hours, seasonal/weekly/daily peaks in parking demand, the site's orientation, location of access driveways, accessibility to other nearby parking areas, pedestrian connections, distance to parking area, and availability of parking spaces.

b. Shared parking is subject to an agreement that addresses the following:

1. The agreement is valid only as long as the conditions described in the application for the shared parking exist, the City must be a party identified in the agreement requiring a signature from the City Manager, and the agreement must be in a form acceptable to the City Attorney recorded with the Nassau County Clerk of Courts.

2. A copy of the recorded agreement shall be submitted to the City Attorney and City Manager within ten (10) days of its recording.

2. **Off-Site Parking** – Up to 50% of the overall required parking may be met in off-site parking areas through a shared parking agreement. The off-site parking area must be located within 600 feet walking distance of the structures' nearest public entrance. A pedestrian connection providing a safe, well-lit walking environment shall be required. No more than two (2) off-site non-illuminated signs per business shall be allowed in order to designate or direct use of off-site parking spaces. Signs are exempt from permitting requirements and are limited to four (4) square feet and no taller than eight (8) feet.

3. **Existing Sites** – If the parking deficit on an existing site is within 20% of the required additional parking generated by proposed alterations or expansions in use then those spaces may be provided in unimproved parking areas.

4. **Valet Parking** – On-site or off-site valet parking is permitted. All off-site locations shall require a recorded parking agreement, meeting the requirements for shared parking arrangements. Motor vehicles may be stacked for valet operations.

5. The City may require, or an applicant may request, the elimination of up to 20% of the required parking spaces in order to preserve specimen trees. The site plan shall show the location of all required parking and the spaces eliminated to preserve the trees.

6. **On-Street Parking** – The City Manager may grant a parking waiver for use of on-street parking spaces immediately adjacent to the site of a commercial use, not to exceed 10% of the required parking spaces when the following conditions exist:

- a. On-street parking is permitted on both sides of the right-of-way;
- b. Sufficient improved right-of-way width is evidenced and maintained;
- c. A linear length of at least 25 feet along the right-of-way for each alternative space;
- d. On-street spaces shall not be located closer than 30 feet from an intersection or 15 feet from a driveway;
- e. The maximum utilization of other off-street parking alternatives for the commercial site shall be implemented prior to the granting of a parking waiver.

DRAFT

Specific Parking Standards Research

By Alyssa Hamrick

Atlantic Beach, FL

Use	Minimum Parking Required
Restaurants	One (1) space for each four (4) seats. Any outdoor seating where service occurs shall be included.
Medical Offices	One (1) space for each two hundred (200) sq ft of gross floor area

- Beauty Salons were not stated in this community's parking standards
- Mixed use parking was not stated in this community's parking standards

Cedar Key, FL

Use	Minimum Parking Spaces Required
Restaurant	One (1) space per 100 sq ft or one space per four seats

- Beauty Salons were not stated in this community's parking standards
- Mixed use parking was not stated in this community's parking standards
- Medical offices were not stated in this community's parking standards

Cocoa Beach, Fl

Use	Minimum Parking Spaces Required
Medical or Dental Clinic	One (1) space for each four hundred (400) sq ft of gross floor area
Restaurants	One (1) space for each three (3) seats or seating places. Or one (1) space for every one hundred (100) sq ft of floor area of the main assembly hall, whichever is greater.

- Beauty Salons were not stated in this community's parking standards
- Mixed use parking was not stated in this community's parking standards

Destin, Fl

Use	Maximum Vehicle Parking (within Old Destin MMTD); otherwise, Minimum Vehicle Parking	Minimum Bicycle Parking
Hospitals	Two (2) spaces for every bed	5%
Other residential care facilities	One (1) space for every four (4) beds, plus one (1) space per staff person working the largest shift	5%
Full-service Restaurants (quality or high turnover sit-down)	One (1) space for every 100 sq ft of gross floor area	10%
Limited-service Restaurants (delivery/ carry-out/ drive-in)	One (1) space for every 150 sq ft of gross floor area	5%
Barbershops or Beauty Parlors	One (1) space for every 150 sq ft of gross floor area	5%

- Mixed use parking was not stated in this community's parking standards

Fort Walton Beach, Fl

Use	Minimum Parking Spaces Required	Bicycle Spaces
Medical and Dental Offices and Clinics, outpatient facilities	One (1) space per 200 sq ft	One (1) per twenty (20) parking spaces
Barber, Beauty Salon, Nail Salon, etc.	Two (2) spaces per chair or station	One (1) per ten (10) parking spaces
Restaurants, indoor, enclosed outdoor seating, with or without drive-up windows	One (1) space per 100 gross sq ft	One (1) per four (4) parking spaces

- Mixed use parking was not stated in this community's parking standards

Gainesville, Fl

Use	Maximum Vehicle Spaces	Required Bicycle Spaces
Medical and Dental Offices	One (1) space for each 150 sq ft of floor area	5%
Restaurants with seating	Three (3) spaces, plus one (1) for each two (2) seats of seating capacity where service is provided	10%
Restaurants with no seating	One (1) space for each 200 sq ft of gross floor area	10%
Beauty Salons and Barbershops	Two (2) spaces per beauty or barber chair	10%

- Mixed use parking was not stated in this community's parking standards

Indian Harbour Beach, Fl

Use	Minimum Parking Spaces Required
Medical Offices	Five (5) spaces for each doctor or dentist, or one (1) space for each 200 sq ft of floor area, whichever would result in the greater number of spaces.
Restaurants or other eating places	One (1) space for each three (3) seats or seating places, or one (1) space for each 200 sq ft of floor area, whichever would result in the greater number of spaces.

- Beauty salons were not stated in this community's parking standards
- Mixed use parking was not stated in this community's parking standards

Jacksonville Beach, FL

Use	Parking Spaces Required, in all zoning districts besides CBD and approved RD districts located within the CBD	Parking Spaces Required, within the CBD or approved RD districts located within the CBD
Barbershops and Beauty Salons	Two (2) spaces per chair or station	One (1) space per chair or station
Medical and Dental offices	One (1) space per 200 sq ft of floor area	One (1) space per 400 sq ft of floor area
Restaurants	One (1) space per 100 sq ft of floor area	One (1) space per 100 sq ft of floor area

- Mixed use parking was not stated in this community's parking standards

Nassau County, FL

Use	Minimum Parking Spaces Required
Medical and Dental Offices	One (1) space for each doctor, plus one (1) space for each two (2) employees, plus one and one-half (1½) spaces for each consultation room or examining room, provided the maximum number of required spaces for each doctor shall not exceed seven (7).
Restaurants	One (1) space for each four (4) seats in public rooms plus one (1) space for each two (2) employees.

- Beauty salons were not stated in this community's parking standards
- Mixed use parking was not stated in this community's parking standards

New Smyrna Beach, FL

Use	Minimum Parking Spaces Required
Medical Offices and Clinics	One (1) space for each doctor, plus one (1) space for each two (2) employees, plus one and a half (1 ½) spaces for each consultation/examination room, provided the maximum number of spaces per doctor does not exceed seven (7).
Restaurants	One (1) space for each four (4) seats in public rooms, plus one (1) space for each two (2) employees

- Beauty salons were not stated in this community's parking standards
- Mixed use parking was not stated in this community's parking standards

Panama City, FL

Use	Minimum Parking Spaces Required
Medical Offices	Six (6) spaces per 1,000 sq ft of gross floor area.
Restaurant, lounge, or establishment for the consumption of beverages on-premises	One (1) space per 75 sq ft of floor area, plus 0.5 per seat.
Drive-in Restaurants	Subject to approval by the director.

- Beauty salons were not stated in this community's parking standards
- Mixed use parking was not stated in this community's parking standards

Sarasota, Fl

Use	Parking Spaces Required
Medical Offices and Clinics	1 space per 200 sq ft of floor area up to 3,000 sq ft of gross leasable floor area, plus 1 space/250 sq ft from 3,001 to 5,000 sq ft, plus 1 space/300 sq ft from 5,001 to 10,000 sq ft, plus 1 space/350 sq ft from 10,001 to 20,000 sq ft, plus 1 space/400 sq ft over 20,000 sq ft of gross leasable floor area
Restaurants	1 space per 150 sq ft
Restaurants, fast food	1 space per 300 sq ft
Beauty Salons and Barbershops	1 space per customer chair, plus 1 space per 250 sq ft of floor area

- Mixed use parking was not stated in this community's parking standards

St. Augustine, Fl

Use	Minimum Parking Spaces Required
Barbershops, Beauty salons	Three (3) spaces per chair or operator
Restaurants	One (1) space/ gross floor area(sq ft): 75 patron area (non-fixed seating) One (1) space/rates patron capacity: 4 patrons (fixed seating) And one (1) space per 200 sq ft of non-patron area
Restaurants, fast-food or drive-through	One (1) space/ gross floor area(sq ft): 75 patron area (non-fixed seating) One (1) space/rates patron capacity: 3 patrons (fixed seating) And one (1) space per 100 sq ft of non-patron area
Medical Offices	Three (3) spaces per doctor

- Mixed use parking was not stated in this community's parking standards

Tallahassee, Fl

Use	Minimum Parking Spaces Required
Medical Offices and Clinics	One (1) space/200 square feet of gross floor area.
Restaurants	One (1) space/100 gross square feet of floor area up to 6,000 gross square feet, plus one (1) space/75 gross square feet of floor area over 6,000 gross square feet.
Restaurants, fast food	One (1) space/200 square feet of gross floor area.
Beauty Salons and Barbershops	Two (2) space per customer chair, plus one (1) space per 250 sq ft of floor area

- Mixed use parking was not stated in this community's parking standards

Titusville, FL

Use	Minimum Parking Spaces Required
Medical and Dental Clinics and Offices	One (1) space per 200 sq ft of gross floor area
Restaurants	One (1) space per 150 sq ft of gross floor area

- Beauty salons were not stated in this community's parking standards
- Mixed use parking was not stated in this community's parking standards

St. Petersburg, Fl

Shared Parking: Saturday and Sunday

Use	8 am	10 am	12 pm	2 pm	4 pm	6 pm	8 pm	10 pm	12 am
Medical offices	20	90	60	10	10	0	0	0	0
Restaurant, general	3	8	30	45	45	90	100	95	70
Restaurant, drive-thru	3	8	30	45	45	90	100	95	70

- Beauty Salons were not stated in this community's parking standards
- Mixed use parking was not stated in this community's parking standards

St. Petersburg, Fl

Shared Parking: Monday through Friday

Use	8 am	10 am	12 pm	2 pm	4 pm	6 pm	8 pm	10 pm	12 am
Medical offices	60	100	80	100	100	10	0	0	0
Restaurant, general	5	20	50	60	50	90	100	90	50
Restaurant, drive-thru	40	20	70	40	35	100	70	90	5

Melbourne, Fl

Use	Minimum Parking Spaces Required
Restaurants	One (1) space for each three (3) seats, one (1) space per employee on the largest working shift, plus two (2) bicycle spaces per 100 seats.
Restaurants with no seating	One (1) space per employee on the largest working shift. If drive-through or pickup area is provided, three (3) additional spaces shall be provided.
Beauty Salons and Barbershops	Two (2) spaces per station
Medical and Dental Offices	Five (5) spaces per doctor, plus three (3) administrative spaces per doctor. Or one (1) space per each 175 sq ft of building area excluding storage, whichever is greater.

- Mixed use parking was not stated in this community's parking standards

Leon County, FL

Use	Minimum Off-Street Parking Requirements	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Required Bicycle Spaces
Barbershops or beauty parlors	One space per 250 sq ft of gross floor area	70/30	0.10 per required parking space
Restaurants -all restaurants except fast food	One space per 200 sq ft of gross floor area up to 6,000 gross sq ft, plus one space per 150 sq ft of gross floor area over 6,000 sq ft	70/30	0.10 per required parking space
Fast Food Restaurants	One space per 350 sq ft of gross floor area	70/30	0.25 per required parking space
Medical and dental offices and clinics	One space per 250 sq ft of gross floor area	70/30	0.05 per required parking space

- Mixed use parking was not stated in this community's parking standards

Summary

- Based on our research we suggest the minimum amount of parking spaces for beauty salons, barbershops, nail salons, skin care parlors, and tattoo shops to be two (2) spaces per work-station, plus one (1) space for each 350 square feet of gross floor area. Some examples of cities and counties with similar parking requirements include Fort Walton Beach, Melbourne, Gainesville, Jacksonville Beach, and Tallahassee. These examples have parking requirements of two (2) spaces per work-station, with the exception of Tallahassee, which requires two (2) spaces per work-station plus one (1) space per 250 square feet of floor area.
- We also noticed a trend with medical offices. We suggest having a parking standard of one (1) space per each 200 square feet of gross floor area instead of 250 square feet. Some examples of cities and counties with similar parking requirements include Atlantic Beach, Fort Walton Beach, Jacksonville Beach, Sarasota, Tallahassee, and Titusville. These examples have parking requirements of one (1) space per each 200 square ft of gross floor area, with the exception of Sarasota, which has the basis of one (1) space per 200 square feet but specifies parking requirements for larger building areas.

Example

- We have had inquiries in the past about allowances or variances of the amount of parking spaces for these building uses. Most recently, the Baptist medical offices that are in the process of being developed has requested additional parking spaces, which could be accommodated by the square footage change.

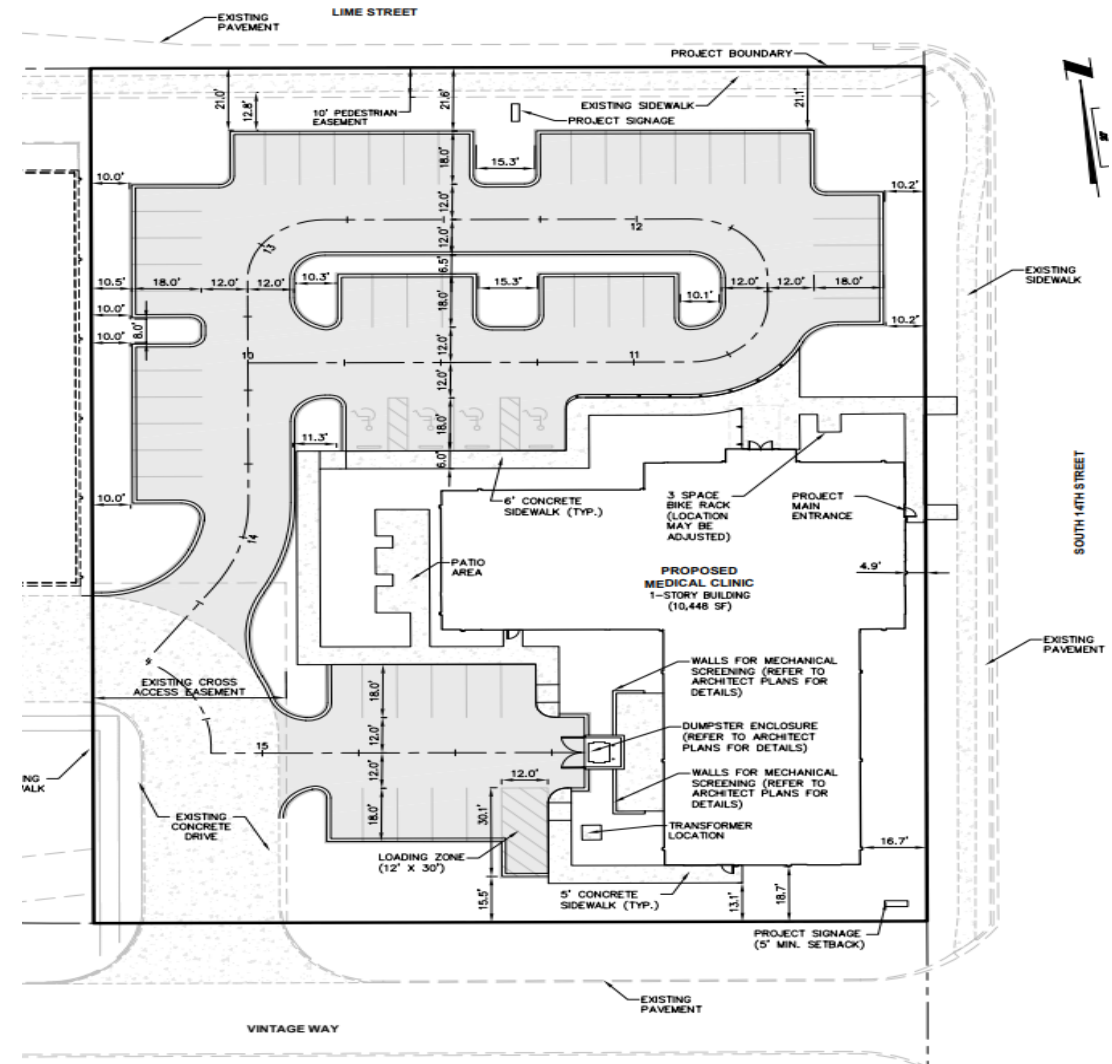
Allowed parking spaces as of now:

10,448 sq. ft. divided by 250 sq. ft. equals **42** parking spaces, PLUS the 10% allowance equals a total of **47** parking spaces.

Allowed parking spaces with the square footage change:

10,448 sq. ft. divided by 200 sq. ft. equals **52** parking spaces, PLUS the 10% allowance equals a total of **57** parking spaces.*

*This number aligns with the amount of parking spaces the developers want to have on this site.



An aerial photograph of a large parking lot filled with cars. The cars are arranged in neat rows, with some spaces left empty. The cars are mostly white, black, and red. The perspective is from directly above, looking down at the parking area.

Parking Standards

Edited by
Michael Davidson and Fay Dolnick



American Planning Association

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This survey of parking standards was made possible by the fees paid by PAS subscribers; the PAS staff wants to take this opportunity to thank our subscribers for supporting our work. We hope that what we return to you in the PAS Reports, PAS Memos, and the inquiry responses reflect not just our desire to give you the best planning information available but that it makes you all consider the complex and demanding work that you and other planners do. This report was generated by your need for parking standards. To satisfy that need, we turn back to the work you do. These standards come exclusively from planners working at the local level. PAS services attempt to bring you all closer to each other's work and achievements by letting you know what others are doing in the field. We hope you are as appreciative of those efforts as we are.

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Parking Standards

Edited by

MICHAEL DAVIDSON AND FAY DOLNICK

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Introduction

inevitably, questions about parking appear among the top five inquiries made each year of the Planning Advisory Service. There are 16 PAS Reports listed under parking in the subject index for the series (<http://www.planning.org/pas/subject.html>) and numerous other reports include sections that discuss parking.

The prevalence of questions and the number of publications about parking should not be surprising. In U.S. society, the reliance on the automobile and accommodating auto travel has placed an emphasis on the built environment that supports, and is supported by, automobile use. The standards that require development to put in place a supply of parking spaces to serve the demand created by automobile users have dimensions that affect a community's economic development, environment, design, and social equity, among others.

The economic dimensions include the cost to build and maintain parking and customer access to the goods and services provided by local businesses. Environmentally, there is growing sensitivity toward impervious surfaces, especially parking lots, which can add to the amount and velocity of precipitation runoff and carry within it chemicals harmful to water sources. Additionally, there are cost implications to treating this increased runoff and the pollution that results from it. The prevalence of parking lots and structures, their spacing within the streetscape, their landscaping, and their architectural design can have dramatic effects on urban design, especially in districts with distinctive character. Standards directly affect

the amount of space and the size of structures dedicated to parking. Finally, in terms of socioeconomics, access to parking can affect the funding, scheduling, and use of alternative modes of transportation. For example, if parking readily accommodates all demand, it may act as a disincentive to the use of transportation other than the automobile, which, in turn, could reduce the use of public transit. The people most likely to need access to public transit to commercial services and human services might then see their access negatively affected by this deference to the automobile and automobile users.

While planners and developers have usually recognized these dimensions of the parking infrastructure, the public has of late become aware of the role parking standards play in shaping a community. And that public is asking for change. We chose to update our parking standards information in a new PAS Report in large part because planners who have posed inquiries to PAS over the past 10 years—the period in which we reviewed inquiries posted on the topic of parking—have reported a change in philosophy in their communities. Many suggest that residents, developers, and lenders find parking standards to be excessive, meaning that these citizens sometimes perceive that requirements result in more spaces than are necessary to meet demand or in “wasted” space that might be put to better use. Gathering standards from a number of communities both geographically and demographically diverse is our attempt to give planners a range of standards. With that range in hand, planners should be able to offer standards to their constituencies that better fit the goals of their community, or of a district, a neighborhood, or a range of uses within that community. The population figures we provide here are drawn from *The County and City Data Book: 2000: A Statistical Abstract Supplement*, 13th edition, updated through March 2002 (Washington, D.C.: U.S. Bureau of the Census, 2001).

Another factor that has played a role in our decision to review parking standards is a change in development patterns, particularly the increasing prevalence of mixed-use developments in which parking can be shared. The chapter in this report on the dynamics of off-street parking discusses the methods that some communities use to help calculate shared parking arrangements.

We have also made an effort to address two important types of parking standards that were relatively ignored in previous reports: parking standards for bicycles and maximum parking requirements. At the beginning of this report, you will find three lists of uses: all the uses listed in the report; those uses for which we have provided bicycle parking standards; and those uses for which we have provided minimum and maximum parking standards. The latter two make it easy to find those uses with bicycle and maximum standards in addition to the names and populations of the communities that employ them.

We provide bicycle standards for the same reason we provide auto standards: to give planners some idea of the range of standards in use in communities other than their own. And we hope to encourage planners to address requirements for the supply of bicycle parking with input from residents and business owners in their community where such standards do not exist.

Maximum requirements for parking limit the total number of spaces required by a use. As noted in this report’s chapter on the dynamics of off-street parking, parking maximums have been used most extensively in downtown areas, but establishing a maximum standard can be an effective tool for communities interested in managing stormwater, increasing densities, and meeting transportation demand management objectives throughout the community.

Combined with parking minimums, maximum standards limit the range of parking spaces supplied. Maximum standards are typically based on one of three criteria. Some communities set a ratio per number of square feet of building area to establish a maximum. Others base the maximum on some aspect of the minimum standard (e.g., if one space is the minimum requirement, 1.5 spaces might be the maximum). The third type of maximum occurs when a municipality provides a limit on the overall number of parking spaces in a particular geographic area (e.g., a downtown or a historic district).

To generate the list of uses in this report, we drew on inquiries to PAS over the last 10 years, past PAS Reports on parking standards, and the terms used in PAS Report No. 491/492, *A Glossary of Zoning, Development, and Planning Terms*, which will be updated in spring 2003. We then performed an on-line search for off-street parking standards for each use.

To counter the confusion caused by widely varying terms for the same use, we have grouped standards under a single term. For example, we chose “blood donor center,” a term used by many communities, and included the standard for Eugene, Oregon, which uses the term “blood bank.” We hope that communities reviewing this report will consider changing their name for a use if it is different from the name provided. Using this report and PAS Report No. 491/492 may result in greater conformity across communities in the terms used to identify uses. Such conformity would make it easier for planners to compare and contrast their standards, not just for parking, but for many other zoning purposes.

Finally, while there is an extensive list of specific uses, we have also provided standards for generic uses. For example, you will find standards for “commercial use, unless otherwise specified” and other such broad categories.

Continuing upgrades to and development of the APA web site should soon make it possible to store this list of standards there, where it will be easy to update on an ongoing basis. This report and other similar reference works will now become “living” documents on the Internet, subject to regular updates without the expense of publication. Access to these reference works will be limited to PAS subscribers. This is our way of expressing our gratitude to the PAS subscribers for supporting this type of work. We hope to save you time and money by providing you with this basic, important, up-to-date information.

The Editors

The Dynamics of Off-Street Parking

At the end of World War II, only a small percentage of U.S. cities had zoning ordinance provisions for off-street parking. This percentage increased greatly during the 1950s and 1960s, and eventually to a point where the overwhelming majority of urban and suburban communities require a minimum supply of off-street parking for new developments. In general terms, public officials have sought to minimize externalities created by development—costs not borne by those who are responsible for the development. In particular, off-street parking standards are an attempt to minimize spillover parking on public streets and to ensure safe and efficient movement of traffic by requiring that the supply of parking at the site of the development is adequate to meet demand.

Although the link is not always well understood, parking and transportation are inseparable. While the American Public Transit Association (2002) has found that the number of people using public transportation during a typical weekday has increased 20 percent since 1995, motor vehicle use continues to expand. U.S. Department of Transportation (2002) figures verify that the number of registered motor vehicles in the United States has increased much faster than the rate of population growth over the past several decades. At the same time, the average vehicle is being driven

more miles annually. These figures show that Americans have developed a seemingly insatiable appetite for mobility. Of course, vehicles require a place to be stored at the end of each trip. A number of development projects dedicate as much or more land area to parking area than to building area.

It's important to recognize that there are a variety of stakeholders in decisions about off-street parking requirements (e.g., developers, business owners and their employees and patrons, community residents, and the general public, all of whom have an interest in mobility and in an attractive physical environment where automobile traffic is not overwhelming and the air is clean to breathe). The amount of parking provided for the range of land uses in a community is an important link between land use, transportation, design, and environmental quality. Not only is thought given to matching the amount of off-street parking required by municipal zoning codes to the actual parking demand, but planners and policy makers increasingly pay attention to the ways in which an excess supply of free or inexpensive parking influences demand and creates externalities. Some studies (Municipality of Metropolitan Seattle 1992; Willson 1992; Willson 1995) indicate that many communities have created parking standards that require developments to build parking spaces far in excess of demand, even given the continuing growth of automobile ownership and use. For example, a Seattle study, *1991 Parking Utilization Study*, found that the average parking supply exceeded average demand by 30 percent at 36 office and industrial sites located in noncentral business district suburban locations in the Seattle area.

Business owners and land developers must balance the expense of providing off-street parking with their desire to ensure that patrons and employees have easy vehicular access to the site. The amount of parking provided varies widely from one development to the next, even among developments sharing similar characteristics. While some choose to minimize the supply of off-street parking, others oversupply parking to the extent that many spaces are rarely used. Some business owners consider visible excess parking a necessary perk for employees and a welcome mat that makes potential patrons aware that there is no shortage of parking serving the business.

In terms of the larger picture, there has been an increasing body of literature during the past decade that examines the relationship between the built environment and transportation choices. The landmark LUTRAQ (Making the Land Use, Transportation and Air Quality Connection) demonstration project (1000 Friends of Oregon 1997) is one example. The project analyzed the differences between conventional suburban development and transit-oriented development scenarios in the western portion of the Portland, Oregon, metropolitan area. The study found that the LUTRAQ scenario, based on transit-oriented development, could result in a variety of transportation demand benefits, including a 4 percent reduction in auto ownership rates and fewer vehicle trips per household each day.

Much recent parking literature argues that excessive parking supply discourages alternative modes of transportation, reduces density, increases the cost of development, creates an uninviting built environment, and degrades the natural environment (e.g., by increasing polluted stormwater runoff into area water bodies, increasing air pollution by inducing automobile travel, and contributing to urban heat islands). While benefits may accrue from minimizing the amount of off-street parking, downsizing minimum parking requirements may be a tricky proposition in many communities due to the feared impact on other community objectives.

THE BASIS FOR ZONING CODE PARKING REQUIREMENTS

Purpose statements found in municipal zoning codes can provide some guidance regarding the rationale behind off-street parking requirements. However, most simply have statements such as, “The provisions of this chapter have been established to ensure that adequate off-street parking is provided to meet the parking needs of uses located within the city.” Some codes, such as Pittsburgh’s, make a point of mentioning flexibility in the purpose statement of its off-street parking chapter, as follows:

Purpose.

The purpose of these regulations is to:

- allow flexibility in addressing vehicle parking, loading, and access issues;
- present a menu of strategies to solve parking issues rather than parking space requirements;
- maintain and enhance a safe and efficient transportation system that is consistent with environmental goals and clean air; and
- ensure that off-street parking, loading, and access demands associated with new development will be met without adversely affecting other nearby land uses and surrounding neighborhoods. (Article 6, Section 9.14.01, amended August 24, 2000)

Determining the appropriate amount of off-street parking that should be required by a municipal zoning ordinance, like many aspects of planning, is part art and part science—and is done within a political context. When municipal officials write or rewrite their off-street parking provisions, the list of sources consulted is often short and has remained largely the same for years. Many rely on the Institute of Transportation Engineers (ITE) for information related to parking demand generated by various land uses. Some zoning codes state that, when an individual land use is not covered in the city’s off-street parking chapter, ITE standards apply. Despite the fact that ITE’s information may be the most extensive quantitative data readily available for purchase, ITE cautions that much of the information is based on studies conducted in locations where few transportation alternatives exist and / or are based on studies with a very small sample size (ITE 1987). [Editor’s note: The Parking Council of ITE had a new version of the trip generation manual in press at the time this PAS Report was in final production. Readers should consult the new manual, which, we are told, is quite different in its approach.]

Donald Shoup, chair of the Urban Planning Department at UCLA, has noted that parking demand studies are generally conducted in an environment where off-street parking is provided without a direct fee (i.e., areas outside of downtown, where fees are almost always charged). Using these studies to determine minimum requirements means that such requirements are based on the demand for parking at a price of zero, which leads to a vicious circle of an oversupply of “free” (but subsidized by somebody) parking virtually everywhere in the metropolitan landscape (Shoup 1999).

The most popular method for determining off-street parking requirements may be to borrow from the ordinances of other communities. To a large degree, it’s difficult to fault this approach. APA would not be publishing this report if it thought that borrowing standards from other cities—or at least having an awareness of the range of standards that exist—was an unacceptable approach. When APA’s Planning Advisory Service (PAS) receives inquiries related to off-street parking standards, PAS provides subscribers with ordinances, studies, and guides such as this one.

Adoption of another jurisdiction’s standards, without consideration of local socioeconomic standards, comprehensive plan, political environment,

the input of the citizens for the community, and legal review according to state enabling legislation, among other issues, may result in standards that just do not fit. Further, the most popular standards are often derived from ITE information, the limitations of which are noted above.

A number of PAS Reports and other APA publications provide useful discussions of parking standards—in some as the central topic (e.g., *Off-Street Parking Requirements*, PAS Report 432, and *Flexible Parking Requirements*, PAS Report 377) while in others as an integral issue linked to other popular planning topics (e.g., *Creating Transit-Supportive Land-Use Regulations*, PAS Report 468, and *The Transportation/Land-Use Connection*, PAS Report 448). ITE (1995) has produced a model ordinance for shared parking. In addition to APA and ITE, other available sources of information include model recommendations from the National Parking Association (1992), the Urban Land Institute (1999), and the Eno Foundation (Weant and Levinson 1990).

Transportation and parking consultants are sometimes hired to assist in determining parking standards. These consultants often provide analysis of parking issues within a particular geographic subset of a community, such as the downtown or a particularly busy commercial district. Although such studies are usually independent and authoritative, it's important to realize they may include certain assumptions (about expectations related to transit use, for example) not necessarily consistent with a community's long-term vision.

Perhaps the most effective way to analyze demand is to get out in the community to look around and record information. When you obtain information about parking occupancy in existing facilities, ask questions about the inevitability (or lack thereof) of similar conditions for future development. In an APA 2001 audio conference, "Effective Community Parking Standards," one expert recommended that communities closely examine their off-street parking standards every five to 10 years.

OTHER RELEVANT FACTORS RELATED TO DRAFTING OFF-STREET PARKING REQUIREMENTS

The Comprehensive Plan

As with any zoning code provision, off-street parking requirements should be consistent with the goals of a community's comprehensive plan. A community might review its comprehensive plan provisions related to transportation, land use, environmental quality, and design when drafting off-street parking standards to ensure a good "fit" between requirements and plan objectives.

Politics

Zoning code provisions are developed within a political context. Elected officials sensitive to complaints about parking "problems" may be reluctant to revise off-street parking requirements to more closely meet average demand or to meet objectives related to, for example, transit use, air quality, and stormwater management. Advocates for change may need to educate voters about the effect of off-street parking requirements on community character. With public support will come political support.

Administration of Regulations

Off-street parking requirements can be difficult to administer. To avoid setting expectations that cannot be met, consider the amount of staff and staff time available for administration when drafting the requirements. Also consider the process for calculating flexible parking require-

ments (e.g., shared parking determinations, discussed in detail below). If the resources to implement the process are not available, review the process and simplify it to match the resources. Without effective administration and enforcement, regulations can be a political lightning rod and generate litigation.

Reuse of Buildings

Many codes recognize that requiring different levels of off-street parking for a variety of commercial uses may lead to problems when new uses attempt to move into buildings that were tailored to different commercial uses. For example, a 5,000-square-foot retail building may be constructed to the requirement of one space per 400 square feet of gross floor area, requiring 13 spaces. If a subsequent tenant would like to convert the building to an office use, a parking standard of one space per 300 square feet would result in a requirement of 17 spaces, thus not allowing for office use without securing additional parking or granting a variance. Portland, Oregon, specifically refers to this issue in its code, as follows:

Minimum Required Parking Spaces:

A. Purpose

The purpose of required parking spaces is to provide enough on-site parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time. Transit-supportive plazas and bicycle parking may be substituted for some required parking on a site to encourage transit use and bicycling by employees and visitors to the site. The required parking numbers correspond to broad use categories, not specific uses, in response to this long-term emphasis.

There may be an inherent tension or contradiction between the desire to have off-street parking requirements that closely approximate the parking demand for each individual land use and the desire to ensure that buildings may be easily adapted to house a variety of different uses.

ZONING CODE PROVISIONS THAT RESPOND TO AND/OR INFLUENCE PARKING DEMAND

What follows is an overview of a range of strategies communities have adopted that go beyond standard minimum parking requirements. Many of these strategies recognize and respond to unique factors associated with different parts of the community in question (e.g., commercial strips, downtown districts).

Mixed-Use Development and Shared Parking

The overall number of parking spaces serving multiple uses in close proximity to one another may be significantly reduced through shared parking arrangements. Sharing parking allows more efficient use of land compared to providing dedicated parking spaces for each use. Carefully crafted shared parking arrangements between two or more uses can reasonably meet peak demand, particularly in mixed-use areas or on mixed-use or multiple-use sites. The Victoria Transport Policy Institute (2002) notes that shared parking is also most appropriate where:

- a specific parking problem exists;
- land values and parking facility costs are high;
- clustered development is desired;
- traffic congestion or vehicle pollution are significant problems; and
- adding pavement is undesirable.

Shared parking arrangements recognize that various uses have different peak operating hours. A common example is shared parking between restaurant and office uses. The parking lot may be heavily used by office employees and visitors in the daytime, while the restaurant patrons may park in the lot after most weekday office users have left and on weekends. If the restaurant is open during the day, it may benefit from lunch-time use by office employees while generating little additional daytime parking demand. In addition to efficient sharing of parking spaces and reduced development costs, transportation system benefits may result from a reduction in the number of office employees driving off-site for lunch.

In determining the amount of parking required for mixed-use or multi-use developments, many zoning codes contain provisions such as the following from Minneapolis: “Where there are two or more separate principal uses on the site, the required parking and loading for the site shall be the sum of the required parking and loading for each use, except as otherwise specified in this chapter.” Additional provisions, however, allow as-of-right parking reductions based on shared parking arrangements. The following procedure is used in Minneapolis to reduce the overall number of spaces for shared parking arrangements.

541.190. Shared Parking . . .

1. Computation. The number of shared spaces for two (2) or more distinguishable land uses shall be determined by the following procedure:
 - a. Multiply the minimum parking required for each individual use, as set forth in Table 541-1, Specific Off-Street Parking Provisions, by the appropriate percentage indicated in Table 541-2, Shared Parking Calculations, for each of the six (6) designated time periods.
 - b. Add the resulting sums for each of the six (6) columns.
 - c. The minimum parking requirement shall be the highest sum among the six (6) columns resulting from the above calculations.
 - d. Select the time period with the highest total parking requirement and use that total as the shared parking requirement.
2. Other uses. If one (1) or all of the land uses proposing to make use of shared parking facilities do not conform to the general land use classifications in Table 541-2, Shared Parking Calculations, as determined by the zoning administrator, then the applicant shall submit sufficient data to indicate the principal operating hours of the uses. Based upon this information, the zoning administrator shall determine the appropriate shared parking requirement, if any, for such uses.
3. Process. An application for shared parking shall be submitted on a form approved by the zoning administrator, as specified in Chapter 525, Administration and Enforcement.

Variations of this format are found in zoning codes in a variety of communities.

Table 541-1 is shown below. In addition, I am providing an example of how a shared parking agreement between three uses would be calculated. Those three uses are:

1. a 10,000-square-foot retail building,
2. a 6,000-square-foot office building, and
3. a restaurant with 1,000 square feet of public area.

The Minneapolis Zoning Code requires:

1. 20 parking spaces for the retail building,
2. 7 spaces for the office building, and
3. 20 spaces for the restaurant.

These figures are derived from the Minneapolis code, which outside of the city's downtown area requires one parking space per 300 square feet of gross floor area in excess of 4,000 square feet for retail and office buildings. It also requires parking equal to 30 percent of the capacity of persons in the public area of restaurants, where the capacity of persons is based on the building code allowance of one person per 15 square feet of area. In other words, the code would require that the three uses have a total of 47 parking spaces without a shared parking arrangement. I have not factored in other allowed parking reductions (e.g., providing bicycle parking or an on-site transit shelter).

The greatest sum shown in Table 2 is 41, which becomes the overall parking requirement for the three uses. Thus, the shared parking arrangement allows this particular development or combination of developments to

TABLE 1.
SHARED PARKING CALCULATIONS
(Table 541-1 from the Minneapolis, Minnesota, code)

General Land Use Classification	Weekdays			Weekends		
	1:00 a.m.– 7:00 a.m.	7:00 a.m.– 6:00 p.m.	6:00 p.m.– 1:00 a.m.	1:00 a.m.– 7:00 a.m.	7:00 a.m.– 6:00 p.m.	6:00 p.m.– 1:00 a.m.
Office	5%	100%	5%	0%	15%	0%
Retail sales and services	0%	100%	80%	0%	100%	60%
Restaurant (not 24 hr)	20%	70%	100%	30%	75%	100%
Residential	100%	60%	100%	100%	75%	95%
Theater	0%	60%	100%	0%	80%	100%
Hotel						
Guest rooms						
Restaurant lounge (in hotel)	100%	55%	100%	100%	55%	100%
Conference rooms	0%	100%	100%	0%	100%	100%
Religious institution	0%	25%	50%	0%	100%	50%

TABLE 2.
THE RESULTS OF
SHARED PARKING CALCULATIONS

General Land Use Classification	Weekdays			Weekends		
	1:00 a.m.– 7:00 a.m.	7:00 a.m.– 6:00 p.m.	6:00 p.m.– 1:00 a.m.	1:00 a.m.– 7:00 a.m.	7:00 a.m.– 6:00 p.m.	6:00 p.m.– 1:00 a.m.
Office	0.35	7	0.35	0	1.05	0
Retail sales and services	0	20	16	0	20	12
Restaurant (not 24 hr)	4	14	20	6	15	20
Total	4	41	36	6	36	32

provide six fewer parking stalls than would normally be required. The code assumes that, for the combination of these particular uses, the greatest demand for parking will take place between the hours of 7:00a.m. and 6:00p.m.

Some municipalities, rather than prescribing a particular formula or table governing shared parking, give discretion to city staff to approve shared parking arrangements based on individual circumstances, parking studies, or estimated peak operating times provided by applicants. Some outline specific criteria that must be met in order to share required parking spaces. Bellevue, Washington, for example, uses these guidelines for uses outside its downtown:

Shared Use of Parking.

The following provisions apply outside the Downtown Districts:

1. General. The Director of Planning and Community Development may approve shared use of parking facilities located on separate properties if:
 - a. A convenient pedestrian connection between the properties exists; and
 - b. The properties are within 1,000 feet of each other; and
 - c. The availability of parking for all affected properties is indicated by directional signs as permitted by Chapter 22B.10 BCC (Sign Code).
2. Number of Spaces Required.
 - a. Where the uses to be served by shared parking do not overlap their hours of operation, the property owner or owners shall provide parking stalls equal to the greater of the applicable individual parking requirements.
 - b. Where the uses to be served by shared parking have overlapping hours of operation, the property owner or owners shall provide parking stalls equal to the total of the individual parking requirements. If the following criteria are met, that total is reduced by 10 percent:
 - i. The parking areas share a property line; and
 - ii. A vehicular connection between the lots exists; and
 - iii. A convenient, visible pedestrian connection between the lots exists; and
 - iv. The availability of parking for all affected properties is indicated by directional signs, as permitted by Chapter 22B.10 BCC (Sign Code).
3. Documentation Required. Prior to establishing shared use of parking, the property owner or owners shall file with the King County Division of Records and Elections and with the Bellevue City Clerk a written agreement approved by the Director of Planning and Community Development providing for the shared parking use. The agreement shall be recorded on the title records of each affected property.

(Bellevue uses somewhat more lenient standards in its downtown.)

Keeping track of shared parking arrangements can be an administrative challenge. Informal shared parking arrangements also often exist outside the official regulatory structure, particularly in large, densely populated cities. Where such arrangements are done “officially,” subsequent changes in land uses frequently will trigger the need for more parking than was provided when a shared parking arrangement was initially approved. Some cities (e.g., Los Angeles, Schaumburg, Illinois, through its transportation demand management ordinance) encourage land banking space for future parking needs when approving a shared parking arrangement in order to accommodate evolving use of the property or properties in question. Al-

though this space provides a safety valve to prevent an eventual shortage of parking, such an approach may diminish the benefits associated with the shared parking arrangement by effectively limiting the development potential of the site.

If the uses that share parking are not located on the same parcel, the zoning ordinance should contain provisions governing off-site parking (e.g., limitations on the distance between a use and its off-site parking). The distance that off-site parking may be from the use or uses served may vary depending on the type of use or destination in question, pedestrian infrastructure, and the regional climate.

Maximum Parking Standards

Some communities, in addition to requiring a minimum amount of off-street parking, limit the amount of parking that may be provided for individual uses. Although this practice has become more widespread during the past decade, maximum standards are not currently found in most zoning codes. Communities that incorporate maximum standards range in size and character. They include San Antonio, Texas; Jefferson County (Louisville), Kentucky; Gresham, Oregon; Seattle, Washington; and San Francisco, California. And some cities, like those mentioned in the following paragraphs, do not establish set standards. Rather, they create formulas for determining maximums.

Parking maximums have been particularly prevalent in the Northwest due in part to state and regional goals or mandates. If the number of communities using such codes is any indication, however, more planners and policy makers nationwide believe that maximum standards are as important as minimum standards—if not more so. Shoup (1999b), although not espousing maximum parking standards, suspects that planners will some day look back and see minimum parking requirements as a terrible mistake. He believes minimum requirements are “observe, ambiguous, and cumbersome,” and impede progress toward important social, economic, and environmental goals. Parking maximums have been used most extensively in downtown areas, but they also can be an effective tool for communities interested in managing stormwater, increasing densities, and meeting transportation demand management objectives throughout the community.

Combined with parking minimums, maximum standards create a parking range. Maximum standards generally come in three forms. Some communities, as with typical minimum requirements, set a ratio per number of square feet of building area. Pittsburgh, for example, sets a maximum off-street parking ratio of one space per 175 square feet of retail sales and services, while the city’s minimum requirement for such uses is one space per 500 square feet beyond the first 2,400 square feet. (No parking is required for the first 2,400 square feet.) Thus, for a new 5,000-square-foot retail building in Pittsburgh, five off-street parking spaces are required and no more than 29 could be provided—a fairly wide range.

In Redmond, Washington, the Neighborhood, Retail and General commercial zones are allowed a maximum of five spaces per 1,000 square feet of floor area for most uses and a minimum of four per 1,000 square feet. In a 5,000-square-foot building, 20 spaces would be required and the cap would be 25. Redmond is an example of a suburban community that has used maximum requirements effectively.

A second method for regulating the maximum number of spaces is to base the maximum on the minimum. For example, the Draft Unified Development Ordinance in Helena, Montana, requires the following:

Maximum Number of Parking Spaces Required.

The maximum number of off-street parking spaces for any building or use shall not exceed the amount determined as follows:

1. Parking lots of more than twenty and less than fifty-one spaces. Parking lots may not have more than one hundred twenty percent (120%) of the number of spaces identified in Table 15-C, not including accessible spaces, unless a minimum of twenty percent (20%) of the parking area is landscaped in accordance with the standards of this chapter.
2. Parking lots of fifty one spaces or more. No more than one hundred ten percent (110%) of the number of spaces required as identified in Table 15-C of this chapter, not including accessible spaces, are permitted.

Based on Helena's minimum parking requirement for retail uses of 4.1 spaces per 1,000 square feet of gross floor area, a 5,000-square-foot retail store would be required to provide 21 spaces and could provide no more than 25 spaces (unless 20 percent of the parking lot is landscaped)—a very narrow range. (Note that maximum standards of 125 or 150 percent of the minimum are more prevalent and provide a somewhat wider range.) Generally, communities with minimum parking requirements that are set particularly low (i.e., below typical demand) might consider higher maximum standards (e.g., 150 or 200 percent of the minimum) when using this method.

A third method is a limit on the overall number of parking spaces in a particular geographic area. Cambridge, Massachusetts, uses parking maximums as part of comprehensive set of strategies to reduce automobile dependence (Millard-Ball 2002). The Cambridge zoning ordinance, for example, states that "the total number of parking spaces serving non-residential uses in the North Point Residence District shall not exceed 2,500 spaces, allocated to each lot in the district at a rate of 1.2 spaces per 1,000 square feet of lot area." Cambridge also uses the more popular approach of setting parking maximums for many individual land uses.

Some communities offer automatic exceptions to maximum parking standards if certain objectives are met. For example, San Antonio, Texas, which incorporates maximum standards for an extensive number of uses in its zoning code, exempts structured parking and parking located on pervious pavement. The pervious pavement exemption is subject to standards that describe the underlying soil permeability, level of the water table, the slope of the lot, and maintenance of the lot (e.g., sweeping and washing).

A note of caution: maximum standards that are set particularly low may result in spillover parking that could erode support for such standards. On-street parking restrictions accompanying maximum standards are one way of dealing with this issue, though such restrictions are also controversial in many places. Resident-only parking restrictions are often both a response to and a source of friction between the wishes of area residents, who like having on-street parking available for themselves and their guests, and businesses and institutions that rely on the ability of their patrons to find places to park. Time will tell whether maximum standards completely replace minimum requirements as concern continues to rise about traffic congestion, low-density development, and the environmental consequences of automobile dependence.

Downtown Parking Standards

In recent years, a number of communities without a traditional downtown have attempted to create such a place. Parking in downtown areas is complex and subject to a variety of competing interests. For example, the needs of businesses that rely on the availability of short-term parking are sometimes af-

affected by commuters who occupy parking spaces from 8:00 a.m. to 5:00 p.m. Constantly adding to the downtown parking supply should not be the sole solution to solving real or perceived downtown parking “problems.” Doing so, in fact, is likely to work against goals aimed at improving air quality, reducing traffic (or at least reducing the rate of increase of traffic congestion), and increasing transit use. When parking demand in a downtown area increases substantially, there are only a limited number of ways to increase the traffic carrying capacity of downtown streets as well, some of which, such as elimination of on-street parking, are not necessarily desirable.

Levinson (1982), as cited by Barr (1997), suggests that a review of downtown parking strategies should begin with consideration of the following points:

- What are the community development, environmental, and transportation goals for downtown and the surrounding areas?
- What basic policies underline formation of plans and options?
- Which range of parking options are meaningful in relation to: existing parking facilities and street systems; downtown development patterns and intensities; origins, destinations and approach routes of parkers; transit service capabilities; and environmental and energy constraints?
- How can parking serve as a catalyst for desired development?
- Should parking be provided for all who want to drive downtown, or should it be rationed in some specific manner?
- What balance should be achieved between parking located on the outskirts of downtown and parking located along express transit stops in outlying areas?
- What are the effects of parking on the location and design of public transport routes, stations, and terminals?

Although this report focuses on zoning requirements, such requirements are only one piece of the downtown parking puzzle (as the above points suggest). Signage, pricing, location, design, supply, metering of on-street parking, and long-term employee parking versus the availability of short-term parking for retail customers are also issues to be considered.

Morrall and Bolger (1996) conducted quantitative research and concluded, “The proportion of downtown commuters using public transport is inversely proportional to the ratio of parking stalls per downtown employee.” The size of a downtown, the mix and intensity of land uses, and the availability of transportation alternatives and commercial or public parking facilities combine to form a unique environment that many zoning ordinances recognize through particularly low parking requirements and, in some cases, maximum requirements.

No minimum off-street parking requirements exist for nonresidential uses in many downtown areas, particularly in large cities (e.g., Portland, Oregon; Boston; Massachusetts; Columbus, Ohio; San Diego, California). The Parking and Access section of the Portland, Oregon, Central City Plan District contains regulations intended to “implement the Central City Transportation Management Plan by managing the supply of off-street parking to improve mobility, promote the use of alternative modes, support existing and new economic development, maintain air quality, and enhance the urban form of the Central City.” It includes no *minimum* parking standards for nonresidential uses in the core area of the downtown. *Maximum* parking requirements for office uses range from 0.7 to 2.0 spaces per 1,000 square feet of new net building area in the core.

Among medium-size downtowns, parking requirements vary widely. In the Central Business District Zone in Grand Rapids, Michigan, (pop. 197,000) parking is required at a rate of one space for each 1,000 square feet of gross floor area for nonresidential buildings and hotels. Off-street parking is not required for any building constructed prior to January 1, 1998, however, or for new buildings and cumulative additions to existing buildings with a gross floor area of 10,000 square feet or less.

CBD Parking

Required Automobile Parking

Off-street parking space as required herein shall be provided for all buildings and structures and for additions to existing buildings or structures. The number of spaces required for all uses shall be one space for each 1,000 square feet of gross floor area for all non-residential buildings and hotels, and one space per dwelling unit for all dwellings.

Required Bicycle Parking

Bicycle parking shall be provided in conjunction with new automobile parking facilities. Any new facility providing parking for more than fifty (50) automobiles, shall provide bicycle parking at a rate of one bicycle parking space for each forty (40) automobile spaces, with a minimum of six (6) spaces. In lieu of providing bicycle parking within the parking facility, the owner may provide bicycle parking at an alternate location well suited to meet the needs of potential users. Public parking facilities designed to provide remote employee parking on the fringe of the district shall be exempt from this requirement.

Madison, Wisconsin (pop. 208,000), and Richmond, Virginia (pop. 198,000), do not have parking requirements in most or all of their downtown districts; they do, however, negotiate all parking needs through a transportation management ordinance.

Communities with small downtowns vary widely in their management of downtown parking. Some have chosen to develop parking programs focused on public parking lots that serve the downtown area. In Holland, Michigan, for example, a community with 27,000 residents and a traditional downtown of approximately eight square blocks, “All businesses located in the C-3 Central Business District shall be deemed participants in a community parking program and shall be exempt from parking requirements herein specified. For any additional residential use created, additional parking areas shall be provided in accordance with the requirements set forth herein” (Section 39–52).

Distinctions Based on the Type of Commercial District

In addition to special regulations for downtown parking, some communities choose to provide distinct parking requirements based on the type of commercial district rather than delineating citywide requirements for each particular land use. (In some cases communities use overlay districts—see below.) The basic premise is that a commercial district serving a particular neighborhood will draw patrons from a relatively small market area, increasing the chances that many will arrive via walking, for example, while districts that allow uses drawing from a regional market may require more parking per square foot of floor area for the same use.

Cambridge, Massachusetts, offers an example of differentiating between districts; its regulations provide that the parking requirements vary “according to the type, location and intensity of development in the different zoning districts, and to proximity of public transit facilities.” For example, the minimum parking requirement for general retail establishments varies from one space per 500 square feet, one space per 700 square feet, and one

space per 900 square feet, depending on the type of zoning district. Maximum standards in Cambridge vary by district as well.

Portland, Oregon, does not require off-street parking in several of its commercial zoning districts (e.g., Mixed Commercial/Residential zone, Storefront Commercial zone, and the Office Commercial 1 zone). Where parking is required, the city makes distinctions based on the scale of development allowed in the district and, in some cases, the residential density of the surrounding area. There are no minimum parking requirements associated with uses in the Neighborhood Commercial 1 zone, which “is intended for small sites in or near dense residential neighborhoods.” Off-street parking is required for uses in the Neighborhood Commercial 2 zone, which “is intended for small commercial sites and areas in or near less dense or developing residential neighborhoods.” Off-street parking requirements are generally less in the Neighborhood Commercial 2 zone than in another level of commercial activity, the General Commercial zone, which “is intended to allow auto-accommodating commercial development in areas already predominantly built in this manner and in most newer commercial areas.”

The Role of Overlay Districts

Overlay districts can be an effective tool for incorporating unique parking requirements that recognize and foster unique characteristics associated with particular areas in a community.

Minneapolis has several overlay districts that incorporate special parking requirements. The Pedestrian Oriented Overlay Districts, scattered throughout the city, include maximum parking standards and restrictions on the location of parking facilities. The Downtown Parking Overlay District prohibits new commercial parking lots in the downtown area and limits the size of new accessory surface parking lots to no more than 20 spaces.

Greensboro, North Carolina, uses unique parking standards in its East Market Street Pedestrian Scale Overlay District. One purpose of the overlay district is to “modify the image of the corridor, moving away from the existing vehicular-oriented thoroughfare to an image which is attractive to pedestrian access and use.” The parking regulations in the overlay district include the following:

Parking Credits and Exceptions:

- i. In all areas, on-street parking spaces on the right-of-way between the two side lot lines of the site may be counted to satisfy the minimum off-street parking requirements.
- ii. Where parking is available off-site within 400 feet of the front entry to the building, and that parking is owned or controlled under a permanent and recorded parking encumbrance agreement for use by the occupants or employees on the site, said parking may be counted to satisfy the off-street parking requirements.
- iii. In those portions of the Overlay District with underlying zoning of GB, GO-H and HB and which are occupied as a retail use, all parking located behind the front setback of the building shall be double-counted so that each such parking space behind the front setback shall be counted as if it were two (2) spaces available to satisfy the off-street parking requirements for such retail use.
- iv. Where it can be demonstrated through a documented parking study that the demand for parking of the combined uses of two (2) or more buildings can be satisfied with the shared and jointly accessible off-street parking available to those buildings, then a special exception to these parking requirements may be granted by the Board of Adjustment to satisfy the minimum parking requirements.

The Richmond, Virginia, zoning code includes a very extensive description of the rationale underlying its Parking Overlay Districts:

Pursuant to the general purposes of this chapter, the intent of Parking Overlay Districts is to provide a means whereby the City Council may establish overlay districts to enable application of appropriate off-street parking requirements to business uses located within areas of the City characterized by a densely developed pedestrian shopping environment in close proximity to residential neighborhoods. The districts are intended to recognize that, due to several factors, business uses located in such areas typically generate lower demands for privately maintained off-street parking spaces than are reflected in the requirements generally applicable in the City and set forth in Section 32-710.1 of this chapter.

Parking requirements within Parking Overlay Districts are designed to reflect the factors that result in lower parking demand in such areas. These include: a function similar to that of a shopping center, resulting in a high proportion of multipurpose trips by patrons; considerable walk-in trade due to proximity to residential areas and employment centers; significant numbers of employees that walk to work due to proximity to living areas; availability of public transportation; and many older buildings which have been adapted from other uses and tend to be less efficient than newer special purpose buildings. It is also intended that each Parking Overlay District reflect the supply of public parking spaces within the district by providing for further reduction in the parking requirements in direct proportion to available public parking.

Parking Overlay Districts are intended to complement the UB Urban Business District and to be applied principally to those areas within such district which possess the factors enumerated above, but may also be applied independent of the UB District to other areas where such factors exist within other specified districts.

Bicycle Parking

A number of communities recognize how bicycle travel can reduce vehicular parking demand. Overall, less than 1 percent of all trips in the U.S. are bicycle trips. Since 48 percent of all trips in the U.S. are shorter than three miles, many believe the potential for increasing utilitarian bicycle travel is great (Pucher and Schimek 1999). The extent to which bicycle travel can substitute for automobile travel may depend on demographics, climate, and the availability of the infrastructure to accommodate bicycle use, including bicycle parking. U.S. communities that have the highest level of bicycle use tend to be midsize cities with a large student population, such as Gainesville, Florida; Madison, Wisconsin; Boulder, Colorado; and Davis, California. The presence of a major university need not be a prerequisite to making a serious effort to encourage bicycle travel as a legitimate form of daily transportation.

PAS Report 459, *Bicycle Facility Planning* (Pinsoff and Musser 1995), covered a wide range of bicycle infrastructure and regulation issues. The report included the following general guide that suggested minimum bicycle requirements for a variety of uses.

A number of communities have chosen to institute minimum bicycle parking requirements, while some also allow for a reduction in the number of required automobile spaces when bicycle parking is provided. (See Table 3.)

In Davis, California, considered by many to be the preeminent bicycling community in the U.S., “the number and location of all bicycle parking spaces shall be in accordance with the community development director

**TABLE 3.
BICYCLE PARKING SPACE REQUIREMENTS**

Type of Establishment	Minimum Number of Bicycle Parking Spaces
Primary or Secondary School	10% of the number of students, plus 3% of the number of employees
College or University Classrooms	6% of the number of students, plus 3% of the number of employees
Dorms, Fraternities, and Sororities	1 space per 3 students
Shopping Mall	5% of the number of automobile spaces
Commercial Street	1 space per 3,000 sq. ft. of commercial space
Sport and Recreational Center	12% of the number of automobile spaces
Office Building	10% of the number of automobile spaces
Government Building	10% of the number of automobile spaces
Movie Theater or Restaurant	5-10% of the number of automobile spaces
Manufacturing Plant	4% of the number of automobile spaces
Multi-Unit Housing	1 space per 2 apartments
Public Transit Station	20 spaces minimum
Other Land Uses	5-10% of the number of automobile spaces

General Notes: A minimum of 2 spaces are required for all new qualifying developments.
After the first 50 spaces are provided, parking requirements shall be reduced by half.

Source: Pinsoff and Musser (1995).

**TABLE 4.
A SAMPLE OF BICYCLE
PARKING REQUIREMENTS**

City	Bicycle parking required
Cambridge, Massachusetts	One space for every 10 automobile spaces for most uses. In multifamily residential buildings, one space or locker must be provided for each unit.
Iowa City, Iowa	For every seven (7) bicycle parking spaces required for commercial uses the required number of off-street parking spaces for other vehicles may be reduced by one (1) space, up to a maximum of two (2) spaces if those spaces are used for bicycle parking.
Grand Rapids, Michigan	In the city's downtown, one bicycle parking space must be provided for every 40 automobile spaces, with a minimum of six bicycle spaces, in conjunction with any parking facility with more than 50 automobile spaces.
Santa Cruz, California	a. Commercial; Industrial, Office, Retail, Service: 2 +15% of auto parking requirement
	b. Multi-Family Residential (3 or more units): 1 space per unit
	c. Public, or Commercial Recreation: 35% of auto parking
	d. Schools: 1 space per 3 students
	e. Park and Ride Lots and Transit Centers: 35% of auto parking
	f. Lodging: 1 space per 5 units

or his/her designee” (California Air Resources Board 1998). Multifamily residential buildings are required to provide two bicycle spaces per dwelling unit. The city has an extensive network of bike routes and other bicycle infrastructure.

Table 4 offers a small sample of bicycle parking requirements from communities in different regions of the country.

Many of the ordinances include design and location standards for required bicycle parking that dictate, for example, bicycle rack styles, a minimum distance from building walls, and visibility and accessibility of the parking.

Transit Allowances

Offering off-street parking reductions based on proximity to public transportation is an increasingly popular approach. These reductions may serve to encourage transit ridership and, more generally, development in corridors or nodes that are well served by bus or rail. (Reduced parking requirements related to superior transit access are inherent in some of the other code provisions discussed in this chapter, such as reduced parking requirements in downtown areas.)

Minneapolis allows a 10 percent parking reduction for multifamily residential dwellings “if the proposed use is located within 300 feet of a transit stop with midday service headways of 30 minutes or less in each direction.” For all other uses, “the minimum parking requirement may be reduced 10 percent if the use provides an adequate sheltered transit stop within the development, as determined by the city engineer.”

Transit stops are one of the off-street parking reduction alternatives allowed in the Pittsburgh zoning code:

Transit Stops

The Zoning Board of Adjustment shall be authorized, in accordance with the Special Exception provisions of Sec. 922.07, to permit the incorporation of transit stops as a means of satisfying the otherwise applicable off-street parking standards, provided the following conditions are met:

1. The transit stop shall be designed to be a station or waiting area for transit riders, clearly identified as such, and open to the public at large;
2. The transit stop shall be designed as an integral part of the development project, with direct access to the station or waiting area from the development site;
3. The transit waiting area or platform shall be designed to accommodate passengers in a covered waiting area, with seating for a minimum of 20 persons, shall include internal lighting, and shall include other features which encourage the use of the facility, such as temperature control within the waiting area or the inclusion of food vendors;
4. The maximum reduction in the number of parking spaces shall be no more than 20 percent of the total required spaces;
5. The Zoning Board of Adjustment shall request a report and recommendation from the Planning Director on the planning aspects, and the potential impacts of the proposed reduction in parking through the provision of a transit facility;
6. The transit stop shall be maintained by the developer for the life of the development project.

Communities with Transportation Demand Management (TDM) ordinances often incorporate transit access in the ordinance as a way to justify parking reductions and/or limit a development’s impact on the city and

regional transportation infrastructure. Such ordinances may also cover bicycle parking, preferential carpool parking, pricing incentives for parking, employer subsidies of employee transit passes, and on-site access for employees to transit passes and schedules. For a thorough examination of TDM in theory and practice, see PAS Report Number 477, *Transportation Demand Management*.

Residential Parking Requirements

The amount of parking required for residential uses is, almost without exception, expressed as a ratio related to the number of dwelling units. Requirements typically range from one to two required spaces per unit. Some communities make distinctions based on whether the dwelling is in a multi- or single-family building. Others make further distinctions based on the number of bedrooms in multifamily units, the location of the units in the community, or whether the units serve senior, low-income, or other special populations that are less likely to own automobiles. In Jefferson County, Kentucky, for example, single-family dwellings and duplexes must provide one parking space per dwelling unit. While multifamily dwellings located in the Traditional Neighborhood and Traditional Marketplace Corridor Form Districts must also provide one space per dwelling unit, multifamily dwellings elsewhere must provide 1.5 spaces per dwelling unit. Senior citizen or retirement facilities have a lower requirement of one space for every two dwelling units and one space for every two employees “on maximum shift.” As regards residential parking requirements overall, Litman (1999) notes that communities should be mindful of the impact standards may have on housing affordability; specifically, he says ‘planners can play a role in encouraging developers to ‘unbundle’ the cost of housing from the cost of parking so that those who use residential parking spaces are the people who pay for it.”

A Note about Variances

A majority of communities allow parking reductions through a variance process. Although there are advantages to examining parking requirements on a case-by-case basis, doing so may result in inconsistency from one project to the next. And for communities that act “by the book” on variances, reducing parking requirements may be a stretch given that many codes, based on state enabling legislation, require that variances must be based on factors unique to the characteristics of a particular parcel, rather than a blanket jurisdictional charge.

SUMMARY

A community’s parking policies and regulations have a great deal of influence on how that community will evolve over time. This chapter has covered the requirements and rationale related to off-street parking in a sample of communities varying in size and regional location. The body of this PAS Report presents the requirements of many communities that have dealt with the complex issues outlined above. The off-street parking puzzle includes a wide range of additional pieces not addressed in this chapter, including fees in lieu of parking (Shoup 1999a), parking cash-out policies (Kodama et al. 1996), federal policies on off-street parking (FTA 2002), size and stall dimensions (NPA 1992), and adaptive reuse of that do not conform with current parking requirements (Beaumont 1993). The relationship between land use and transportation is becoming increasingly complicated at the city, regional, and national levels with many communities facing high land values, the high cost of transportation infrastructure, and the heavy use of such infrastructure. Those communities that look for in-

novative ways to manage off-street parking—a key link between land use and transportation—may be best prepared to tackle these problems.

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 Source: Bellevue Land Use Code, Title 20; September 25, 1978
 Shared parking standards, Section 20.20.590(I)
- n Cambridge, Massachusetts
 Source: Cambridge Zoning Ordinance; September 8, 1969
 Maximum number of parking spaces in the North Point Residence District;
 Article 16, Section 16.51.21.
 Off-street parking requirements; Section 6.36
- n Davis, California
 Source: Davis Zoning Code, Chapter 40; no date
 Off-street parking requirements, including bicycle parking; Section 40.14.090
- n Grand Rapids, Michigan
 Source: Grand Rapids Zoning Code, Title 5; August 24, 1999
 C3 Central Business District Zone, automobile and bicycle parking; Section 5.167
- n Greensboro, North Carolina
 Source: Greensboro Unified Development Ordinance; July 1, 1992
 Regulations of the East Market Street Pedestrian Scale Overlay District Established;
 Section 30-4-4.7(C)
- n Helena, Montana
 Source: Helena Draft Unified Development Ordinance; November 2001
 Maximum number of parking spaces; Section 11-15-08
- n Holland, Michigan
 Source: Holland Zoning Code, Chapter 39; March 1, 2000
 Parking in the C-3 Central Business District; Section 39-52
- n Iowa City, Iowa
 Source: Iowa City Zoning Code; December 19, 1995
 Off-street parking requirements, including bicycle parking; Section 14-6N-1
- n Minneapolis, Minnesota
 Source: Minneapolis Zoning Code, Title 20; November 12, 1999
 Shared parking standards; Section 541.190
 Parking regulations in the Pedestrian Oriented Overlay District; Section 551.140
 Parking limitations in the Downtown Parking Overlay District; Section 551.740
 and Section 551.760

n Pittsburgh, Pennsylvania

Source: Pittsburgh Zoning Code, Chapter 914; August 24, 2000

Purpose statement of off-street parking, loading, and access chapter; Section 914.01.A.

Off-street parking requirements; Section 914.02.A Schedule A

Special exceptions to off-street parking requirements; Section 914.07.G.2

n Portland, Oregon

Source: Portland Planning Code, Chapter 33; July 1, 2002

Purpose statement of off-street parking and loading chapter; Section 33.266.110

Parking in the Central City Plan District; Section 33.510.261

Off-street parking requirements; Section 33.266.110

n Redmond, Washington

Source: Redmond Community Development Guide; November 15, 2001

Off-street parking requirements; Section 20D.130

n Richmond, Virginia

Source: Richmond Zoning Code; June 25, 1990

Intent of the Parking Overlay Districts; Section 32-900.1

n San Antonio, Texas

Source: San Antonio Unified Development Code; May 3, 2001

Exceptions to maximum parking requirements; Section 35-526(b)(5)

and Section 35-526(I)

n Santa Cruz, California

Source: Santa Cruz Zoning Code; Title 24; January 29, 1985

Bicycle parking requirements; Section 24.12.250

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ALL USES

a

abattoir (*see* slaughterhouse)
 accessory dwelling unit
 administrative office (*see* office *uses*)
 adult use
 adult use, adult arcade
 adult use, adult cabaret
 adult use, adult motion picture theater
 adult use, adult theater
 adult use, book store
 adult use, entertainment facility
 adult use, massage parlor (*see also* massage establishment)
 adult use, sex novelty shop
 advertising agency (*see also* office use)
 agricultural use, unless otherwise specified (*see also* farm *uses*)
 agricultural processing plant (*see also* industrial *uses*)
 agricultural-related industry (*see also* agricultural use, unless otherwise specified)
 agricultural sales and service use (*see also* farm supply store; feed store)
 aircraft charter service
 airport (*see also* airport terminal)
 airport hangar
 airport, local/private use
 airport terminal (*see also* airport; transportation terminal)
 ambulance service
 amphitheater (*see also* stadium)
 amusement enterprise (*see also* recreation facility *uses*)
 amusement enterprise, indoor
 amusement enterprise, outdoor
 amusement park
 amusement park, children's
 amusement park, water
 ancillary use (*see* accessory use)
 animal boarding facility
 animal breeder establishment
 animal grooming salon
 animal hospital
 animal sales establishment (*see* pet shop)
 animal shelter
 animal training facility
 antique shop (*see also* second-hand store)
 apartment (*see* dwelling, apartment *uses*)
 apartment hotel (*see* extended-stay hotel)
 apparel store (*see* clothing store)
 appliance and equipment repair establishment (*see also* equipment *uses*)

appliance sales establishment
 aquaculture use
 aquarium
 arboretum (*see also* botanical gardens; community garden)
 arcade, amusement (*see also* amusement enterprise *uses*)
 archery range (*see also* rifle range; shooting range)
 arena (*see* stadium)
 armory
 art gallery (*see also* cultural *uses*)
 art school (*see* educational facilities, school for the arts)
 art supplies store
 artisan workshop (*see also* live-work studio)
 artist studio (*see also* artisan workshop; live-work studio)
 asphalt manufacturing facility (*see also* industrial use, heavy)
 assembly hall (*see also* auditorium; civic center)
 assisted living (*see* elderly housing, assisted living)
 asylum (*see* mental health facility)
 athletic field (*see also* ball field; grandstands; recreation facility *uses*)
 auction, automobile
 auction house
 auditorium (*see also* assembly hall; civic center)
 automated teller machine (ATM)
 automated teller machine (ATM), exterior, on bank property
 automobile convenience store (*see* gas station, mini-mart)
 automobile dealership (*see also* motor vehicle sales establishment)
 automobile graveyard (*see* automobile salvage yard; junk yard)
 automobile impound facility (*see also* towing service)
 automobile laundry (*see* car wash *uses*)
 automobile maintenance, quick service establishment (*see also* automobile repair service establishment)
 automobile mall (*see* automobile dealership *uses*)
 automobile parts store
 automobile rental establishment (*see also* motor vehicle rental establishment)
 automobile repair service establishment (*see also* gas station; motor vehicle repair service establishment; tire store and

service establishment)
 automobile salvage yard (*see also* junk yard)
 automobile service station (*see also* gas station)

b

bait shop (*see also* retail use, unless otherwise specified)
 bakery
 bakery, wholesale
 ball field (*see also* athletic field; grandstands; recreation facility *uses*)
 ballroom (*see also* banquet hall; dance hall)
 bank (*see also* accessory banking; automated teller machine (ATM); credit union)
 bank, drive-thru only (*see also* drive-thru use, unless otherwise specified)
 bank with drive-thru (*see also* drive-thru use, unless otherwise specified)
 bank, without drive-thru
 banquet hall (*see also* ballroom; dining room; meeting hall)
 bar (*see also* beer garden; bottle club; brew pub; night club)
 barber shop (*see also* beauty shop; personal services establishment)
 baseball field (*see* ballfield)
 basketball court
 batch plant (*see* concrete production plant)
 bathhouse (*see also* health spa; sauna bath)
 batting cage facility
 beach, commercial
 beach, community
 beauty shop (*see also* barber shop; personal services establishment)
 beauty school (*see also* educational facility; trade school)
 bed and breakfast home
 bed and breakfast inn (*see also* tourist home)
 beer garden (*see also* outdoor seating area)
 bicycle rental and repair shop
 bicycle repair shop
 bicycle sales shop
 billiard hall (*see* pool hall)
 big box retail establishment (*see also* department store; shopping center *uses*)
 bingo hall
 blood donor center
 blueprinting shop (*see also* copy shop; printing and publishing facility)
 boarding house (*see also* lodging house; rooming house)

boat club (*see* yacht club)
boat dock (*see* boat moorage facility)
boat launch
boat manufacturing facility (*see also* manufacturing uses)
boat moorage facility (*see also* marina)
boat rental use
boat rental, charter
boat sales establishment (*see also* marine sales and service use)
boat storage or repair (*see also* boatyard; marine sales and service use)
boatel
boatyard (*see also* boat storage or repair)
body-piercing studio (*see* tattoo parlor / body-piercing studio)
book store (*see also* retail use, unless otherwise specified)
botanical gardens (*see also* arboretum; community garden)
bottle club (*see also* bar; beer garden; brew pub; night club; restaurant uses)
bottling plant (*see also* industrial uses)
bowling alley
bowling alley with restaurant
brewery (*see also* brew pub; microbrewery)
brew pub (*see also* bar; beer garden; bottle club; brewery; microbrewery; night club; restaurant uses)
brickyard (*see also* industrial uses)
broadcasting studio (*see also* radio, recording, and television studio; television studio)
bus depot (*see* bus terminal)
bus terminal
business incubator
business machine sales and service use (*see also* equipment sales and service use)
business park (*see* office park)
business school (*see* educational facilities, business school)
business supply services establishment (*see* office supplies store)
butcher shop (*see also* delicatessen; retail use, unless otherwise specified)

C

cabin (*see also* dwelling uses)
café (*see also* outdoor seating area; restaurant uses)
cafeteria (*see also* restaurant uses)
call center (*see also* office use, unless otherwise specified; telemarketing office)
camera shop (*see* photography retail store)
camp, day / youth

camp, overnight
camper sales and service establishment (*see also* recreational vehicle sales establishment; trailer sales and rental establishment)
campground (*see also* camp, overnight; recreational vehicle park)
candy and nut store (*see also* retail use, unless otherwise specified)
canoe rental use (*see also* boat rental use)
car wash, full service (automated)
car wash, self service
caretaker's residence (*see also* accessory dwelling unit)
cardroom (*see also* gaming establishment)
carnival (*see also* amusement enterprise, outdoor; circus)
carpet and floor covering store (*see also* retail use, unless otherwise specified)
cartage, express, parcel delivery (*see also* post office)
casino (*see* gaming establishment)
caskets and casket supplies establishment (*see also* funeral home; undertaker's establishment)
catering establishment
cemetery (*see also* crematorium; columbarium; mausoleum; monument sales establishment)
cemetery, pet
chapel (*see also* church)
check-cashing business (*see* currency exchange)
chiropractic office (*see also* clinic)
Christmas tree sales lot (*see also* farm use, pick-your-own Christmas tree; outdoor display sales area)
church (*see also* chapel; mosque; synagogue; temple)
church hall
circus (*see also* amusement enterprise, outdoor; carnival)
civic center (*see also* assembly hall; auditorium)
cleaning and maintenance service
clinic (*see also* healthcare facility; medical office)
clothing and textiles manufacturing facility (*see also* manufacturing use, unless otherwise specified)
clothing store
clothing repair or service shop (*see also* tailor shop)
club (*see also* country club; fraternal organization)

cluster development (*see also* dwelling uses)
cocktail lounge (*see* bar; night club)
coffee shop (*see also* café; outdoor seating area; tea room)
columbarium (*see also* cemetery; crematorium; mausoleum)
commercial recreation (*see* recreation facility, commercial)
commercial use, unless otherwise specified (*see also* retail use, unless otherwise specified)
communication services facility (*see also* radio, recording and television studio; telegraph office; telephone exchange building; television studio)
community center
community garden (*see also* arboretum; botanical gardens)
composting facility (*see also* recycling center)
computer supply establishment (*see also* retail use, unless otherwise specified)
concert hall (*see also* assembly hall; auditorium; cultural uses)
concrete production plant (*see also* industrial use, unless otherwise specified)
condominium, efficiency
condominium, one bedroom
condominium, two bedrooms
condominium, three+ bedrooms
conference center (*see also* convention center)
confined animal feeding operation (*see* farm use, confined animal feeding operation)
consignment clothing store (*see also* second-hand store)
construction materials and equipment storage (*see also* outdoor storage)
construction sales and service establishment (*see also* home improvement center use)
construction trailer / office (*see* temporary building construction / real estate office)
contractor's service establishment
contractor's yard
convalescent center (*see also* health care facility; hospital; sanitarium)
convenience store (*see also* gas station mini-mart)
convent / monastery (*see also* religious retreat; seminary)
convention center (*see also* conference center)

copy shop (*see also* blueprinting shop; printing and publishing facility)
 correctional facility (*see also* juvenile detention facility)
 costume rental store (*see also* clothing store; retail use, unless otherwise specified)
 cottage (*see* cabin)
 counseling service (*see also* office use, unless otherwise specified)
 country club (*see also* club; golf course)
 courtroom (*see* law court)
 court recreation (*see also* recreation facility uses; individual court uses including basketball; handball; racquetball; squash; tennis; volleyball)
 creamery (*see* dairy use)
 credit union (*see also* bank)
 crematorium (*see also* cemetery; columbarium; mausoleum)
 crisis center (*see also* counseling service)
 cultural facilities
 cultural institution
 cultural service
 currency exchange (*see also* commercial use, unless otherwise specified)

d

dairy use
 dance hall (*see also* ballroom)
 dance school studio (*see also* educational facility, school for the arts)
 data processing facility (*see also* office use, unless otherwise specified)
 day care center
 day care home, adult
 day care home, child
 day labor agency (*see also* employment agency)
 day spa (*see* health spa)
 decorator studio (*see* interior decorating studio)
 decorator showroom (*see* interior decorating showroom)
 delicatessen (*see also* butcher shop; commercial use, unless otherwise specified)
 delivery service (*see* cartage, express, and parcel delivery)
 dental office (*see also* clinic; health care facility; medical office)
 department store (*see also* retail use, unless otherwise specified; shopping center uses)
 detention facility (*see* correctional facility; jail)

detoxification center (*see* substance abuse treatment facility)
 diet clinic (*see also* clinic; commercial use, unless otherwise specified; health club; personal services establishment)
 diner (*see also* restaurant uses)
 dining room (*see also* banquet hall; restaurant uses)
 dispatching office (*see also* ambulance service; fire station; police station; taxi cab service)
 distribution center (*see* warehouse)
 dock (*see* boat moorage facility)
 dog track (*see* race track, animal or machine)
 dormitory (*see also* fraternity / sorority house)
 drive-in use, not otherwise specified (*see also* restaurant, drive-in; movie theater, drive-in)
 drive-thru use, not otherwise specified (*see also* bank uses; restaurant, drive-thru)
 driving range (*see* golf driving range)
 driving school
 drug store (*see also* dry goods store; notions store; pharmacy)
 dry cleaning establishment
 dry-cleaning plant (*see also* industrial use, unless otherwise specified)
 dry goods store (*see also* dry goods store; notions store; retail use, unless otherwise specified)
 dump (*see* landfill uses)
 duplex (*see also* dwelling uses; triplex)
 dwelling (*for all dwelling uses listed below, see also* condominium; duplex; rowhouse; townhouse uses)
 dwelling (*see also* condominium; townhouse)
 dwelling, apartment, efficiency unit
 dwelling, apartment, one bedroom
 dwelling, apartment, two bedrooms
 dwelling, apartment, three or more bedroom
 dwelling, apartment, five or more bedrooms
 dwelling, multifamily (*see also* dwelling, apartment uses)
 dwelling, multifamily, studio / efficient
 dwelling, multifamily, one bedroom
 dwelling, multifamily, two bedrooms
 dwelling, multifamily, three bedrooms
 dwelling, multifamily, four+ bedrooms
 dwelling, single-family
 dwelling, single-family attached (*see also* rowhouse; townhouse)
 dwelling, single-family attached, one bedroom

dwelling, single-family attached, two bedrooms
 dwelling, single-family attached, three bedroom
 dwelling, single-family attached, four or more bedrooms
 dwelling, single-family detached
 dwelling, single-family detached, one bedroom
 dwelling, single-family detached, two bedrooms
 dwelling, single-family detached, three bedroom
 dwelling, single-family detached, four or more bedrooms

e

educational facilities, business school
 educational facilities, college / university
 educational facilities, elementary school
 educational facilities, high school
 educational facilities, kindergarten
 educational facilities, nursery school
 educational facilities, preschool (*see* educational facilities, nursery school)
 educational facilities, primary / secondary
 educational facilities, private elementary / middle
 educational facilities, private high school
 educational facilities, school for the arts
 educational facilities, trade school
 educational facilities, vocational school (*see* educational facilities, trade school)
 elderly housing
 elderly housing, assisted living
 elderly housing, congregate care facility
 elderly housing, life-care or continuing care services
 electricity generation plant (*see also* industrial uses; utility facility)
 eleemosynary institution
 emergency shelter (*see* crisis center; homeless shelter; shelter)
 emergency medical service (*see* ambulance service)
 employment agency (*see also* day labor agency)
 entertainment use (*see* amusement uses)
 equipment rental use, heavy
 equipment rental use, light
 equipment sales and rental use
 equipment sales and service use (*see also* business machine sales and service use)
 equipment sales use (*see also* machinery sales use)
 exhibition center (*see* convention center)

extended-stay hotel (*see also* hotel; motel)
exterminator service (*see also* commercial use, unless otherwise specified)

f

fabric store (*see also* retail store, unless otherwise specified)
fairground
farm equipment sales and service use
farm stand (*see* roadside stand)
farm supply store (*see also* agricultural sales and service use; feed store)
farm use (*see also* agricultural use, unless otherwise specified)
farm use, confined animal feeding operation (*see also* agricultural use, unless otherwise specified)
farm use, pick-your-own-apples (*see also* agricultural sales and service use; agricultural use, unless otherwise specified)
farm use, pick-your-own Christmas tree (*see also* agricultural sales and service use; agricultural use, unless otherwise specified; Christmas tree sales lot)
farm use, pick-your-own strawberries (*see also* agricultural sales and service use; agricultural use, unless otherwise specified)
farmer's market (*see also* open-air business)
feed store (*see also* agricultural sales and service use; farm supply store)
field house (*see also* athletic field; park uses; recreation facility uses)
filling station (*see* gas station)
film and sound editing studio (*see* production studio)
financial institution (*see* bank)
fire station
firearms sales use (*see* gun shop)
firing range (*see* shooting range)
fish market (*see also* farmer's market; open-air business)
fitness center (*see* health club)
flea market (*see also* swap meet)
florist (*see also* retail use, unless otherwise specified)
florist, wholesale
food packing and manufacturing facility (*see also* manufacturing uses; meat-packing facility)
food storage locker
food store (*see* grocery store)
football field (*see* ball field)
forest preserve (*see also* park, passive use; recreation facility uses)

fortune telling establishment (*see also* commercial use, unless otherwise specified)
foster care home (*see* group home for foster care)
foundries (*see also* manufacturing use, unless otherwise specified)
fraternal organization (*see also* club)
fraternity / sorority house (*see also* dormitory)
freight terminal (*see also* railroad freight terminal; transportation terminal)
funeral home (*see also* casket and casket supplies establishment; undertaker's establishment; mortuary)
furniture manufacturing
furniture repair shop (*see also* upholstering shop)
furniture store
furrier (*see also* retail use, unless otherwise specified)

g

gallery (*see* art gallery)
game center (*see also* amusement enterprise uses; video arcade)
gaming establishment
gaming, riverboat casino
garbage disposal service (*see* waste hauler service)
garbage dump (*see* landfill uses)
garden apartment (*see* dwelling, apartment uses)
garden center (*see also* green house; nursery)
gas station (*see also* automobile repair service establishment; automobile service station; gas station mini-mart)
gas station mini-mart (*see also* convenience store; gas station)
gas station / fast-food combination business (*see also* commercial use, unless otherwise specified; gas station; gas station mini-mart; restaurant, fast food)
general store (*see also* retail use, unless otherwise specified)
gift shop (*see also* retail use, unless otherwise specified)
glass products facility (*see also* manufacturing use, unless otherwise specified)
go-cart track (*see also* amusement enterprise, outdoor; racetracks, animal or machine)
golf course (*see also* country club)
golf course, miniature

golf course, par-three
golf driving range
government / municipal building (*see also* office use, unless otherwise specified)
grandstands (*see also* athletic field; ball field; race, track, animal or machine; recreation facility uses)
granny flat (*see* accessory apartment)
gravel production (*see* quarry)
greenhouse (*see also* garden center; nursery)
greenhouse, wholesale
grocery store (*see also* shopping center uses; supermarket)
group home (*see also* halfway house; substance abuse treatment facility)
group home for foster care
guest parking (*see* dwelling uses)
gun club (*see* shooting range)
gun shop
gunsmith
gymnasium (*see also* assembly hall; auditorium; recreation facility uses; health club)
gymnastics school (*see also* educational facilities uses)

h

halfway house (*see also* group home; substance abuse treatment facility)
Halloween pumpkin sales lot (*see also* Christmas tree sales lot; outdoor display sales area)
handball court
hangar (*see* airport hangar)
harbor (*see* port and harbor facilities)
hardware store (*see also* home improvement center)
haunted house (*see* amusement enterprise, indoor)
hazardous waste disposal facility
hazardous waste processing facility (*see* industrial uses)
hazardous waste transfer facility
head shop (*see also* retail use, unless otherwise specified; tattoo parlor / body-piercing studio)
health care facility (*see also* clinic; hospital; medical office; sanitarium)
health club (*see also* gymnasium; recreation facility uses)
health spa (*see also* bathhouse; massage establishment; personal services establishment; sauna bath)
healthcare equipment / supplies establishment (*see also* equipment sales use)

heating / refrigeration shop (*see also* appliance and equipment repair establishment; appliance sales establishment)

heliport

helistop

historic site

hobby store (*see also* retail use, unless otherwise specified)

home health agency (*see also* medical support facility)

home improvement center (*see also* construction sales and service establishment; hardware store; lumberyard)

home occupation

homeless shelter (*see also* shelter; single room occupancy (SRO)),

horse track (*see* racetrack, animal or machine)

horticultural use (*see also* agricultural use)

hospice facility (*see also* nursing home)

hospital (*see also* clinic; convalescent center; health care facility; sanitarium)

hostel

hotel (*see also* extended-stay hotel; motel; resort hotel)

hotel, resort (*see* resort hotel)

house of worship (*see* chapel; church; mosque; synagogue; temple)

houseboat moorage

housing, short-term rental (*see* short-term rental housing)

housing, temporary employment (*see* migrant agricultural labor housing)

i

ice cream parlor (*see also* retail use, unless otherwise specified)

ice rink (*see also* recreation facility uses; roller rink)

impound yard (*see* automobile impound facility)

industrial park (*see also* office park; research park)

industrial use, unless otherwise specified

industrial use, light

industrial use, medium

industrial, heavy

inn (*see* bed and breakfast in; hotel; motel; tourist home)

institutional use, unless otherwise specified

insurance agency (*see also* commercial use, unless otherwise specified)

interior decorating showroom (*see also*

retail showroom)

interior decorating studio

j

jail (*see also* correctional facility)

jewelry store (*see also* retail use, unless otherwise specified)

junk yard (*see also* automobile salvage yard)

juvenile detention facility (*see also* correctional facility)

k

karate studio (*see* martial arts studio)

kennel (*see* animal boarding facility)

kindergarten (*see* educational facilities, kindergarten)

l

landfill, general (*see also* waste hauler service)

landfill, reclamation

juvenile detention facility (*see also* correctional facility)

law court (*see also* government / municipal building; institutional use, unless otherwise specified)

lawn / garden supplies store (*see* garden center)

lawn care service

legal office (*see also* office use, unless otherwise specified)

library

limousine service (*see also* taxicab service)

liquor store (*see also* retail use, unless otherwise specified)

live-work studio (*see also* artisan workshop; artist studio; dwelling uses; loft residence)

livestock sales (*see also* agricultural uses)

locksmith (*see also* commercial use, unless otherwise specified)

lodge (*see* club; fraternal organization; lodging house)

lodging house (*see also* boarding house; rooming house)

loft residence (*see also* dwelling uses; live-work studio)

lumberyard (*see also* home improvement center)

luggage store (*see also* retail use, unless otherwise specified)

lumber mill (*see also* industrial uses; lumberyard; sawmill)

m

machinery sales use (*see also* equipment sales use)

mail-order facility (*see also* office use, unless otherwise specified; warehouse)

manufactured home sales establishment

manufactured housing (*see also* dwelling uses; mobile home; mobile home park)

manufacturing use, unless otherwise specified

manufacturing use, heavy (*see* industrial use, heavy)

manufacturing use, light (*see* industrial use, light)

manufacturing use, medium (*see* industrial use, medium)

marina (*see also* boat moorage facility)

marine sales and service use

marine terminal (*see also* transportation terminal; water taxi service)

market research service (*see also* call center; office use, unless otherwise specified; telemarketing office)

martial arts studio

massage establishment (*see also* health spa)

mausoleum (*see also* cemetery; crematorium; columbarium)

meat-packing facility (*see also* food packing and manufacturing facility; food storage locker; manufacturing uses)

medical office (*see also* clinic; healthcare facility)

medical support facilities use (*see also* home health agency)

meeting hall (*see* assembly hall; auditorium; banquet hall)

megachurch (*see* church)

mental health facility (*see also* clinic; hospital)

messenger service office (*see* delivery service)

microbrewery (*see also* brew pub; brewery)

migrant agricultural labor housing

mining operation (*see also* quarry)

miniature golf course (*see* golf course, miniature)

mini-mall (*see* shopping center uses)

mini-mart (*see* convenience store; gas station mini-mart)

mini-warehouse (*see also* self-storage facilities)

mission (*see also* homeless shelter)

mixed-use development

mobile home (*see also* dwelling uses; manufactured housing; mobile home park)

mobile home park (*see also* dwelling uses; manufactured housing; mobile home)
 mobile home park community building
 mobile home park visitor parking
 model garage sales unit
 model home sales unit
 monastery (*see* convent / monastery)
 monument sales establishment (*see also* cemetery)
 mortuary (*see also* caskets and casket supplies establishment; funeral home; undertaker's establishment)
 mosque
 motel (*see also* extended-stay hotel; hotel)
 motion picture studio (*see also* production studio)
 motor vehicle body shop (*see also* motor vehicle repair service)
 motor vehicle, fleet storage
 motor vehicle rental establishment (*see also* automobile rental establishment)
 motor vehicle repair service establishment (*see also* automobile repair service establishment)
 motor vehicle sales establishment
 motorcycle sales and service establishment (*see also* motor vehicle repair service establishment; motor vehicle sales establishment)
 movie theater (*see also* theater)
 movie theater, drive-in (*see also* drive-in use, unless otherwise specified)
 moving company
 museum (*see also* cultural uses)
 music school (*see also* educational facilities, school for the arts)
 music store (*see also* retail use, unless otherwise specified)
 musical instrument sales and repair

n

nail salon (*see also* beauty shop; personal services establishment)
 national guard center (*see also* government / municipal building; institutional use, unless otherwise specified)
 neighborhood convenience store (*see* convenience store)
 newspaper distribution facility (*see also* warehouse)
 news stand
 night club (*see also* bar; bottle club; brew pub)
 notions store (*see also* drug store; dry goods store; retail use, unless otherwise specified)

nunnery (*see* convent / monastery)
 nursery (*see also* garden center; greenhouse)
 nursery, wholesale
 nursing home (*see also* hospice facility)

O

office (*see* office use, unless otherwise specified)
 office, dental (*see* dental office)
 office, medical (*see* medical office)
 office support services establishment
 office supplies store (*see also* retail use, unless otherwise specified)
 office park (*see also* industrial park; research park)
 office use, unless otherwise specified
 oil and gas facility (*see* petroleum products storage and processing facility)
 oil change service establishment (*see* automobile maintenance, quick-service establishment)
 open-air business (*see also* outdoor display sales area)
 optician and optical supply stores (*see also* medical offices; retail use, unless otherwise specified)
 orphanage (*see also* group home for foster care)
 outdoor display sales area (*see also* open-air business)
 outdoor seating area (*see also* beer garden)
 outdoor storage area (*see also* storage yard)
 outlet mall / store (*see* shopping center uses)

P

paint ball facility (*see also* amusement enterprise uses)
 paint store (*see also* retail use, unless otherwise specified)
 palm reader (*see* fortune telling establishment)
 paper products manufacturing (*see also* manufacturing use, unless otherwise specified)
 park (*see also* recreation facility uses)
 park, passive use (*see also* forest preserve)
 park, regional (*see* forest preserve; park uses)
 park-and-ride lot
 parsonage (*see also* dwelling uses; rectory)
 passenger terminal (*see also* transportation terminal)
 pawn shop (*see also* retail use, unless otherwise specified; second-hand store)

performing arts school (*see* educational facilities, school for the arts)
 personal services establishment (*see also* commercial use, unless otherwise specified)
 personnel employment service (*see* employment agency)
 pest control (*see* exterminator service)
 pet cemetery (*see* cemetery, pet)
 pet grooming salon (*see* animal grooming salon)
 pet shop
 petroleum products storage and processing facility (*see also* industrial use, heavy)
 pharmacy (*see also* drug store)
 philanthropic institution (*see* eleemosynary institution)
 photo drop service (*see also* commercial use, unless otherwise specified)
 photocopying service (*see* copy shop)
 photo finishing laboratory (*see also* industrial use, light)
 photography retail store (*see also* retail use, unless otherwise specified)
 photography studio
 picnic area (*see also* forest preserve; park uses)
 picture framing establishment (*see also* art gallery; retail use, unless otherwise specified)
 pier, commercial (*see also* amusement park uses; boat moorage facility; commercial use, unless otherwise specified)
 plant nursery (*see* nursery)
 play lot (*see also* park)
 police station
 polo grounds (*see also* athletic field)
 pool hall (*see also* amusement enterprise, indoor)
 port and harbor facilities (*see also* boat moorage facilities; marine terminal)
 post office (*see also* cartage, express, delivery service)
 pre-school (*see* educational facilities, nursery school)
 print shop (*see* copy shop)
 printing and publishing facility (*see also* blueprinting shop; copy shop)
 produce stand (*see* farm stand)
 production studio (*see also* motion picture studio; radio, recording, and television studio; television studio)
 psychic (*see* fortune telling establishment)
 publishing facility (*see* printing and publishing facility)

pumpkin sales lot (*see* Halloween pumpkin sales lot)
 quarry (*see also* mining operation)
 quick oil change service (*see* automobile maintenance, quick service establishment)

R

racetrack, animal or machine (*see also* go-cart track; grandstands)
 racetrack, motorcycle
 racquetball court
 radio, recording, and television studio (*see also* broadcasting studio; production studio; recording studio; television studio)
 rail terminal
 railroad freight terminal (*see also* freight terminal)
 railroad passenger station (*see also* transit station; transportation terminal)
 railyard
 ranch
 reading room (*see also* book store)
 real estate office (*see also* temporary office building for construction / real estate)
 recording studio (*see* broadcasting studio; production studio, radio recording and television studio)
 recreation facility
 recreation facility, commercial
 recreation, commercial and private
 recreation facility, commercial indoor
 recreation facility, commercial outdoor
 recreation facility, indoor
 recreation facility, outdoor
 recreation vehicle (RV) park (*see also* campground)
 recreation vehicle (RV) sales establishment (*see also* camper sales and services establishment; trailer sales and rental establishment)
 rectory (*see also* dwelling uses; parsonage)
 recycling center (*see also* composting facility)
 recycling collection, drop-off
 recycling plant (*see also* composting facility; industrial uses)
 religious institution (*see* chapel; church; convent / monastery; mosque; religious retreat; seminary; synagogue; temple)
 religious retreat (*see also* convent / monastery; seminary)
 repair service establishment
 research laboratory
 research park (*see also* industrial park; office park)

residential care facility (*see* elderly housing, residential care facility)
 resort
 resort hotel (*see also* hotel; time-share unit)
 restaurant (*see also* café; cafeteria)
 restaurant, carry-out
 restaurant, drive-in (*see also* drive-in use, unless otherwise specified)
 restaurant, drive-thru (*see* restaurant, fast food)
 restaurant, fast-food (*see also* drive-thru use, unless otherwise specified)
 restaurant, sit down (*see* restaurant)
 retail sales establishment, bulk merchandise (*see also* wholesale establishment uses)
 retail showroom (*see also* interior decorating showroom)
 retail use, not otherwise specified (*see also* commercial use, unless otherwise specified)
 retirement housing (*see also* elderly housing)
 riding school (*see also* stables)
 rifle range (*see also* archery range; shooting range)
 riverboat gambling establishment (*see* gaming, riverboat casino; gaming establishment)
 roadside stand
 rodeo
 roller rink (*see also* ice rink; recreation facility uses)
 rooming house (*see also* boarding house; lodging house)
 rowhouse (*see also* dwelling uses; townhouse)

S

sales office for model home (*see* model home sales unit)
 salvage yard (*see* automobile salvage yard; junk yard)
 sand and gravel operation (*see* quarry)
 sanitarium / sanitorium (*see also* clinic; convalescent center; health care facility; hospital)
 sauna bath (*see also* bathhouse, health spa)
 sawmill (*see also* industrial use, unless otherwise specified; lumberyard; paper products manufacturing establishment)
 school (*see* educational facilities)
 second-hand store (*see also* antique shop; consignment clothing store; pawn shop)
 self-storage facility (*see also* miniwarehouse)

seminary (*see also* convent / monastery; religious retreat)
 senior center (*see also* community center)
 servant quarters (*see* accessory structure)
 service station (*see* automobile maintenance, quick service establishment; automobile repair service establishment; gas station; motor vehicle repair service establishment)
 sewage treatment facility (*see also* utility facility)
 shelter (*see also* homeless shelter; social service facility)
 shipyard (*see* boat manufacturing facility)
 shoe repair (*see also* commercial use, unless otherwise specified)
 shooting range (*see also* archery range; rifle range)
 shooting range, indoor (*see also* archery range; rifle range)
 shooting range, outdoor (*see also* archery range; rifle range)
 shooting range, trap or skeet (*see also* archery range; rifle range)
 shopping center
 shopping center, regional
 short-term rental housing (*see also* time-share unit)
 sidewalk café (*see* café; outdoor seating area)
 single room occupancy (SRO) (*see also* homeless shelter)
 skateboard facility (*see also* recreation facility uses)
 skating rink, ice or roller (*see* ice rink; recreation facility uses; roller rink)
 ski resort (*see* recreation facility uses; resort)
 slaughterhouse
 smoking area
 snack bar (*see also* cafeteria; coffee shop; diner)
 soccer field (*see* ballfield)
 soccer field, indoor (*see also* recreation facility uses, indoor)
 social service facility (*see also* homeless shelter; shelter)
 solid waste compost facility (*see* composting facility)
 solid waste facility (*see* landfill uses)
 solid waste transfer facility
 sorority house (*see* fraternity / sorority house)
 spa (*see* health spa)
 sporting goods store (*see also* retail use, unless otherwise specified)

SRO (*see* single room occupancy)
 squash court
 stables (*see also* riding school)
 stadium
 stockyard (*see also* agricultural-related industry; slaughterhouse)
 storage yard (*see also* outdoor storage area)
 storefront church (*see* church)
 strip development (*see also* shopping center uses)
 student housing (*see also* dormitory; fraternity / sorority)
 substance abuse treatment facility (*see also* group home; halfway house)
 supermarket (*see also* grocery store; shopping center uses)
 swap meet (*see also* flea market)
 swimming pool
 synagogue (*see also* temple)

t

tailor shop (*see also* clothing repair or service shop; commercial use)
 tanning salon
 tattoo parlor/body-piercing studio (*see also* head shop)
 tavern (*see* bar)
 taxi cab service (*see also* limousine service)
 taxidermy establishment
 tea room (*see also* cafe; coffee house)
 teen club (*see also* dance hall; night club; youth center)
 telegraph office
 telco hotel (*see also* telecommunications facility)
 telecommunications facility
 telemarketing office (*see also* call center; market research service; office use, unless otherwise specified)
 telephone exchange building (*see also* telecommunications facility)
 television studio (*see also* broadcasting studio; production studio; radio, recording, and television studio)
 temple (*see also* synagogue)
 temporary office building for construction / real estate
 temporary employment housing (*see* migrant agricultural labor housing)
 tennis club
 tennis court
 terminal (*see* airport, freight, marine, passenger, rail, transit, transportation terminal)
 theater (*see also* cultural uses; movie theater)

theme park (*see* amusement park uses)
 thrift store (*see* antique shop; consignment clothing store; second-hand merchandise)
 ticket agency (*see also* commercial use, unless otherwise specified)
 time share unit (*see also* resort hotel; short-term rental housing)
 tire store and service establishment (*see also* automobile repair service establishment)
 tobacco shop (*see also* retail use, unless otherwise specified)
 tot lot (*see* play lot)
 tourist home (*see also* bed and breakfast inn)
 tourist center (*see* visitor's bureau)
 towing service (*see also* automobile impound facility)
 townhouse (*see also* condominiums; dwelling uses)
 toy store (*see also* retail use, unless otherwise specified)
 trade school (*see* educational facilities, trade school)
 trailer sales and rental establishment (*see also* camper sales and service establishment; recreation vehicle (RV) sales establishment)
 trails, bike and pedestrian use (*see* forest preserve; park uses; recreational facility, outdoor)
 transfer station (*see* solid waste transfer facility)
 transit station (*see* railroad passenger station; transit terminal)
 transit terminal (*see also* transportation terminal)
 transitional housing shelter (*see also* homeless shelter; shelter; social service facility)
 transportation terminal (*see also* passenger terminal)
 travel agency (*see also* commercial use, unless otherwise specified)
 tree cutting and trimming service (*see also* commercial use, unless otherwise specified; lawn care service)
 triplex (*see also* duplex; dwelling uses)
 truck depot (*see* truck terminal)
 truck rental (*see also* automobile rental establishment; motor vehicle rental establishment)
 truck repair establishment (*see also* truck stop)
 truck sales facility
 truck stop

truck terminal (*see also* transportation terminal)
 truck wash facility

u

undertaker's establishment (*see also* caskets and casket supplies establishment; funeral home; mortuary)
 union hall
 upholstery shop (*see also* furniture repair shop)
 utility facility

v

variety store (*see also* notions store; retail use, unless otherwise specified)
 vehicle emission testing station
 vehicle repair (*see* motor vehicle repair service establishment)
 veterinary clinic (*see* animal hospital)
 video arcade (*see also* amusement enterprise, indoor; game room)
 video rental/sales store (*see also* retail use, unless otherwise specified)
 visitor's bureau (*see also* government / municipal building; institutional use, unless otherwise specified)
 vocational school (*see* educational facilities, trade school)

w, y, z

warehouse (*see also* miniwarehouse; self-storage facility)
 warehouse, retail (*see* retail sales establishment, bulk merchandise)
 waste hauler service
 wastewater treatment plant (*see* sewage treatment facility)
 watch repair service (*see* jewelry store)
 water park (*see* amusement park, water)
 water sports facility (*see also* amusement enterprise uses; recreation facility uses)
 water taxi service (*see also* marine terminal)
 water treatment plant (*see also* utility facility)
 wholesale establishment
 wholesale establishment with warehouse
 winery
 yacht club
 youth center (*see also* teen club)
 youth hostel (*see* hostel)
 zero lot-line development
 zoo

USES WITH A MAXIMUM PARKING STANDARD

a

adult use
 agricultural use, unless otherwise specified
 (*see also* farm uses)
 airport (*see also* airport terminal)
 ambulance service
 amusement enterprise (*see also* recreation facility uses)
 amusement park
 amusement park, water
 animal boarding facility
 animal breeding establishment
 animal grooming salon
 animal hospital
 animal training facility
 antique shop (*see also* second-hand store)
 appliance and equipment repair establishment (*see also* equipment uses)
 appliance sales establishment
 arcade, amusement (*see also* amusement enterprise uses)
 archery range (*see also* rifle range; shooting range)
 art gallery (*see also* cultural uses)
 art supplies store
 artist studio (*see also* artisan workshop; live-work studio)
 asphalt manufacturing facility (*see also* industrial use, heavy)
 assembly hall (*see also* auditorium; civic center)
 athletic field (*see also* ball field; grandstands; recreation facility uses)
 auction, automobile
 auction house
 auditorium (*see also* assembly hall; civic center)
 automobile dealership (*see also* motor vehicle sales establishment)
 automobile maintenance, quick service establishment (*see also* automobile repair service establishment)
 automobile parts store
 automobile rental establishment (*see also* motor vehicle rental establishment)
 automobile repair service establishment (*see also* gas station; motor vehicle repair service establishment; tire store and service establishment)
 automobile service station (*see also* gas station)

b

bait shop (*see also* retail use, unless otherwise specified)
 bakery
 bakery, wholesale
 ball field (*see also* athletic field; grandstands; recreation facility uses)
 bank (*see also* accessory banking; automated teller machine (ATM); credit union)
 bank, drive-thru only (*see also* drive-thru use, unless otherwise specified)
 bank, with drive-thru (*see also* drive-thru use, unless otherwise specified)
 bank, without drive-thru
 bar (*see also* beer garden; bottle club; brew pub; night club)
 barber shop (*see also* beauty shop; personal services establishment)
 beauty shop (*see also* barber shop; personal services establishment)
 beauty school (*see also* educational facility; trade school)
 bed and breakfast home
 bed and breakfast inn (*see also* tourist home)
 bicycle repair shop
 bingo hall
 blueprinting shop (*see also* copy shop; printing and publishing facility)
 boarding house (*see also* lodging house; rooming house)
 boat manufacturing facility (*see also* manufacturing uses)
 boat rental use
 boat sales establishment (*see also* marine sales and service use)
 boat storage or repair (*see also* boatyard; marine sales and service use)
 book store (*see also* retail use, unless otherwise specified)
 botanical gardens (*see also* arboretum; community garden)
 bottle club (*see also* bar; beer garden; brew pub; night club; restaurant uses)
 bowling alley
 brewery (*see also* brew pub; microbrewery)
 brew pub (*see also* bar; beer garden; bottle club; brewery; microbrewery; night club; restaurant uses)
 broadcasting studio (*see also* radio, recording, and television studio; television studio)

business machine sales and service use (*see also* equipment sales and service use)

c

cafeteria (*see also* restaurant uses)
 candy and nut store (*see also* retail use, unless otherwise specified)
 car wash, full service (automated)
 car wash, self service
 carnival (*see also* amusement enterprise, outdoor; circus)
 carpet and floor covering store (*see also* retail use, unless otherwise specified)
 catering establishment
 cemetery (*see also* crematorium; columbarium; mausoleum; monument sales establishment)
 chiropractic office (*see also* clinic)
 church (*see also* chapel; mosque; synagogue; temple)
 circus (*see also* amusement enterprise, outdoor; carnival)
 cleaning and maintenance service
 clinic (*see also* healthcare facility; medical office)
 clothing store
 clothing repair or service shop (*see also* tailor shop)
 club (*see also* country club; fraternal organization)
 coffee shop (*see also* café; outdoor seating area; tea room)
 community center
 concrete production plant (*see also* industrial use, unless otherwise specified)
 contractor's service establishment
 contractor's yard
 convalescent center (*see also* health care facility; hospital; sanitarium)
 convenience store (*see also* gas station mini-mart)
 convent / monastery (*see also* religious retreat; seminary)
 copy shop (*see also* blueprinting shop; printing and publishing facility)
 correctional facility (*see also* juvenile detention facility)
 credit union (*see also* bank)
 cultural institution

d

dairy use
dance hall (*see also* ballroom)
dance school studio (*see also* educational facility, school for the arts)
day care center
day care home, adult
day care home, child
delicatessen (*see also* butcher shop; commercial use, unless otherwise specified)
dental office (*see also* clinic; health care facility; medical office)
department store (*see also* retail use, unless otherwise specified; shopping center uses)
dormitory (*see also* fraternity / sorority house)
drug store (*see also* dry goods store; notions store; pharmacy)
dry cleaning establishment
dry-cleaning plant (*see also* industrial use, unless otherwise specified)
dry goods store (*see also* dry goods store; notions store; retail use, unless otherwise specified)
duplex (*see also* dwelling uses; triplex)
dwelling, apartment
dwelling, single-family
dwelling, single-family attached (*see also* rowhouse; townhouse)
dwelling, single-family detached

e

educational facilities, business school
educational facilities, college / university
educational facilities, elementary school
educational facilities, high school
educational facilities, kindergarten
educational facilities, nursery school
educational facilities, primary / secondary
educational facilities, private elementary / middle
educational facilities, private high school
educational facilities, school for the arts
educational facilities, trade school
elderly housing
elderly housing, assisted living
eleemosynary institution
employment agency (*see also* day labor agency)
equipment sales and rental use
equipment sales and service use (*see also* business machine sales and service use)
extended-stay hotel (*see also* hotel; motel)
exterminator service (*see also* commercial use, unless otherwise specified)

f

fairgrounds
farm equipment sales and service use
farm supply store (*see also* agricultural sales and service use; feed store)
feed store (*see also* agricultural sales and service use; farm supply store)
fire station
fish market (*see also* farmer's market; open-air business)
flea market (*see also* swap meet)
florist (*see also* retail use, unless otherwise specified)
florist, wholesale
food packing and manufacturing facility (*see also* manufacturing uses; meat-packing facility)
forest preserve
fortune telling establishment (*see also* commercial use, unless otherwise specified)
fraternal organization (*see also* club)
fraternity / sorority house (*see also* dormitory)
funeral home (*see also* casket and casket supplies establishment; undertaker's establishment; mortuary)
furniture repair shop (*see also* upholstery shop)
furniture store
game center (*see also* amusement enterprise uses; video arcade)

g

garden center (*see also* greenhouse; nursery)
gas station (*see also* automobile repair service establishment; automobile service station; gas station mini-mart)
gas station mini-mart (*see also* convenience store; gas station)
gift shop (*see also* retail use, unless otherwise specified)
go-cart track (*see also* amusement enterprise, outdoor; racetracks, animal or machine)
golf course (*see also* country club)
golf course, miniature
golf course, par-three
golf driving range
greenhouse (*see also* garden center; nursery)
grocery store (*see also* shopping center uses; supermarket)
group home (*see also* halfway house; substance abuse treatment facility)

group home for foster care
gunsmith
gymnasium (*see also* assembly hall; auditorium; recreation facility uses; health club)
gymnastics school (*see also* educational facilities uses)

h

handball court
hardware store (*see also* home improvement center)
head shop (*see also* retail use, unless otherwise specified; tattoo parlor / body-piercing studio)
health club (*see also* gymnasium; recreation facility uses)
health spa (*see also* bathhouse; massage establishment; personal services establishment; sauna bath)
heating / refrigeration shop (*see also* appliance and equipment repair establishment; appliance sales establishment)
heliport
historic site
hobby store (*see also* retail use, unless otherwise specified)
home improvement center (*see also* construction sales and service establishment; hardware store; lumberyard)
hospital (*see also* clinic; convalescent center; health care facility; sanitarium)
hotel (*see also* extended-stay hotel; motel; resort hotel)

i

ice cream parlor (*see also* retail use, unless otherwise specified)
ice rink (*see also* recreation facility uses; roller rink)
industrial use, unless otherwise specified
institutional use, unless otherwise specified
interior decorating studio

j, k, l

jewelry store (*see also* retail use, unless otherwise specified)
junk yard (*see also* automobile salvage yard)
juvenile detention facility (*see also* correctional facility)
laundromat

library
liquor store (*see also* retail use, unless otherwise specified)
locksmith (*see also* commercial use, unless otherwise specified)
lodging house (*see also* boarding house; rooming house)
lumberyard (*see also* home improvement center)
luggage store (*see also* retail use, unless otherwise specified)

m

machinery sales use (*see also* equipment sales use)
manufactured home sales establishment
manufacturing use, unless otherwise specified
marina (*see also* boat moorage facility)
martial arts studio
massage establishment (*see also* health spa)
medical office (*see also* clinic; healthcare facility)
mental health facility (*see also* clinic; hospital)
microbrewery (*see also* brew pub; brewery)
mining operation (*see also* quarry)
mini-warehouse (*see also* self-storage facilities)
mobile home park (*see also* dwelling uses; manufactured housing; mobile home)
mortuary (*see also* caskets and casket supplies establishment; funeral home; undertaker's establishment)
mosque
motel (*see also* extended-stay hotel; hotel)
motion picture studio (*see also* production studio)
motor vehicle body shop (*see also* motor vehicle repair service)
motor vehicle repair service establishment (*see also* automobile repair service establishment)
motor vehicle sales establishment
motorcycle sales and service establishment (*see also* motor vehicle repair service establishment; motor vehicle sales establishment)
movie theater (*see also* theater)
movie theater, drive-in (*see also* drive-in use, unless otherwise specified)
moving company
museum (*see also* cultural uses)
music store (*see also* retail use, unless otherwise specified)

n

news stand
night club (*see also* bar; bottle club; brew pub)
nursery (*see also* garden center; greenhouse)
nursery, wholesale
nursing home (*see also* hospice facility)

o

office supplies store (*see also* retail use, unless otherwise specified)
office use, unless otherwise specified
open-air business (*see also* outdoor display sales area)
optician and optical supply stores (*see also* medical offices; retail use, unless otherwise specified)
orphanage (*see also* group home for foster care)
outdoor display sales area (*see also* open-air business)
outdoor storage area (*see also* storage yard)

p

paint ball facility (*see also* amusement enterprise uses)
paint store (*see also* retail use, unless otherwise specified)
park (*see also* recreation facility uses)
park-and-ride lot
park, passive use
pawn shop (*see also* retail uses, unless otherwise specified; second-hand store)
personal services establishment (*see also* commercial use, unless otherwise specified)
pet shop
petroleum products storage and processing facility (*see also* industrial use, heavy)
pharmacy (*see also* drug store)
photography retail store (*see also* retail use, unless otherwise specified)
photography studio
picture framing establishment (*see also* art gallery; retail use, unless otherwise specified)
pool hall (*see also* amusement enterprise, indoor)
post office (*see also* cartage, express, delivery service)
printing and publishing facility (*see also* blueprinting shop; copy shop)

production studio (*see also* motion picture studio; radio, recording, and television studio; television studio)

q, r

quarry (*see also* mining operation)
racetrack, animal or machine (*see also* go-cart track; grandstands)
racquetball court
radio, recording, and television studio (*see also* broadcasting studio; production studio; recording studio; television studio)
reading room (*see also* book store)
recreation facility
recreation facility, commercial and private
recreation facility, indoor
recycling center
research laboratory
restaurant (*see also* café; cafeteria)
restaurant, carry-out
restaurant, fast-food (*see also* drive-thru use, unless otherwise specified)
retail use, unless otherwise specified (*see also* commercial use, unless otherwise specified)
retail sales establishment, bulk merchandise (*see also* wholesale establishment uses)
retirement housing (*see also* elderly housing)
riding school (*see also* stables)
rifle range (*see also* archery range; shooting range)
roadside stand
rodeo
roller rink (*see also* ice rink; recreation facility uses)
rooming house (*see also* boarding house; lodging house)
rowhouse

s

sanitarium / sanitorium (*see also* clinic; convalescent center; health care facility; hospital)
second-hand store (*see also* antique shop; consignment clothing store; pawn shop)
self-storage facility (*see also* warehouse)
senior center
sewage treatment facility (*see also* utility facility)
shoe repair (*see also* commercial use, unless otherwise specified)
shooting range, indoor (*see also* archery range; rifle range)

shooting range, outdoor (*see also* archery range; rifle range)
 shopping center
 skateboard facility (*see also* recreation facility uses)
 soccer field, indoor (*see also* recreation facility uses, indoor)
 sporting goods store (*see also* retail use, unless otherwise specified)
 stables (*see also* riding school)
 stadium
 stockyard (*see also* agricultural-related industry; slaughterhouse)
 supermarket (*see also* grocery store; shopping center uses)
 swimming pool
 synagogue (*see also* temple)

t

tailor shop (*see also* clothing repair or service shop; commercial use)
 tattoo parlor/body-piercing studio (*see also* head shop)
 taxidermy establishment
 telemarketing office (*see also* call center; market research service; office use, unless otherwise specified)
 television studio (*see also* broadcasting studio; production studio; radio, recording, and television studio)
 temple (*see also* synagogue)
 tennis club
 tennis court
 theater (*see also* cultural uses; movie theater)
 time-share unit (*see also* resort hotel; short-term rental housing)
 tire store and service establishment (*see also* automobile repair service establishment)
 tobacco shop (*see also* retail use, unless otherwise specified)
 townhouse (*see also* condominiums; dwelling uses)
 toy store (*see also* retail use, unless otherwise specified)
 trailer sales and rental establishment (*see also* camper sales and service establishment; recreation vehicle (RV) sales establishment)
 transit terminal (*see also* transportation terminal)
 travel agency (*see also* commercial use, unless otherwise specified)
 tree cutting and trimming service
 truck rental (*see also* automobile rental

establishment; motor vehicle rental establishment)
 truck repair establishment (*see also* truck stop)
 truck sales facility
 truck stop
 truck terminal (*see also* transportation terminal)

u, v, w, z

undertaker's establishment (*see also* caskets and casket supplies establishment; funeral home; mortuary)
 union hall
 utility facility
 variety store (*see also* notions store; retail use, unless otherwise specified)
 vehicle emission testing station
 video arcade (*see also* amusement enterprise, indoor; game room)
 video rental/sales store (*see also* commercial use, unless otherwise specified; retail use, unless otherwise specified)
 warehouse (*see also* mini-warehouse; self-storage facility)
 weigh station
 wholesale establishment
 winery
 zoo

USES WITH A PARKING STANDARD FOR BICYCLES

a

adult use
ambulance service
amusement enterprise (*see also* recreation facility uses)
amusement enterprise, indoor
amusement enterprise, outdoor
appliance sales establishment
art gallery (*see also* cultural uses)
assembly hall (*see also* auditorium; civic center)
athletic field (*see also* ball field; grandstands; recreation facility uses)
auditorium (*see also* assembly hall; civic center)
automobile dealership (*see also* motor vehicle sales establishment)
automobile rental establishment (*see also* motor vehicle rental establishment)
automobile repair service establishment (*see also* gas station; motor vehicle repair service establishment; tire store and service establishment)

b

ball field (*see also* athletic field; grandstands; recreation facility uses)
bank, drive-thru only (*see also* drive-thru use, unless otherwise specified)
bank, with drive-thru (*see also* drive-thru use, unless otherwise specified)
bar (*see also* beer garden; bottle club; brew pub; night club)
barber shop (*see also* beauty shop; personal services establishment)
beauty shop (*see also* barber shop; personal services establishment)
bed and breakfast home
bed and breakfast inn (*see also* tourist home)
big box retail establishment (*see also* department store; shopping center uses)
boarding house (*see also* lodging house; rooming house)
boat moorage facility (*see also* marina)
boat rental use
boat sales establishment (*see also* marine sales and service use)
book store (*see also* retail use, unless otherwise specified)
bowling alley

c

car wash, full service (automated)
car wash, self service
carpet and floor covering store (*see also* retail use, unless otherwise specified)
cemetery (*see also* crematorium; columbarium; mausoleum; monument sales establishment)
chapel (*see also* church)
church (*see also* chapel; mosque; synagogue; temple)
clinic (*see also* healthcare facility; medical office)
clothing store
club (*see also* country club; fraternal organization)
coffee shop (*see also* café; outdoor seating area; tea room)
commercial use, unless otherwise specified (*see also* retail use, unless otherwise specified)
community center
convalescent center (*see also* health care facility; hospital; sanitarium)
convenience store (*see also* gas station mini-mart)
correctional facility (*see also* juvenile detention facility)
cultural facilities
cultural institution

d

day care center
dental office (*see also* clinic; health care facility; medical office)
department store (*see also* retail use, unless otherwise specified; shopping center uses)
dormitory (*see also* fraternity / sorority house)
dwelling, multifamily, studio / efficient
dwelling, multifamily, one bedroom
dwelling, multifamily, two bedrooms
dwelling, multifamily, three bedrooms
dwelling, multifamily, four or more bedrooms

e

educational facilities, college / university
educational facilities, elementary school
educational facilities, high school
educational facilities, kindergarten
educational facilities, nursery school
educational facilities, primary / secondary

educational facilities, private high school
educational facilities, trade school
elderly housing
equipment sales and rental use

f

fire station
food storage locker
fraternal organization (*see also* club)
fraternity / sorority house (*see also* dormitory)
freight terminal (*see also* railroad freight terminal; transportation terminal)
furniture store

g

game center (*see also* amusement enterprise uses; video arcade)
gas station (*see also* automobile repair service establishment; automobile service station; gas station mini-mart)
gas station mini-mart (*see also* convenience store; gas station)
government / municipal building (*see also* office use, unless otherwise specified)
greenhouse (*see also* garden center; nursery)
grocery store (*see also* shopping center uses; supermarket)
group home (*see also* halfway house; substance abuse treatment facility)
group home for foster care

h

halfway house (*see also* group home; substance abuse treatment facility)
hardware store (*see also* home improvement center)
health club (*see also* gymnasium; recreation facility uses)
health spa (*see also* bathhouse; massage establishment; personal services establishment; sauna bath)
hospital (*see also* clinic; convalescent center; health care facility; sanitarium)
hotel (*see also* extended-stay hotel; motel; resort hotel)

i

ice cream parlor (*see also* retail use, unless otherwise specified)
ice rink (*see also* recreation facility uses; roller rink)

industrial use, unless otherwise specified
industrial use, light
industrial use, heavy

j, l

juvenile detention facility (*see also*
correctional facility)
laundromat
library
lumberyard (*see also* home improvement
center)

m

manufacturing use, unless otherwise
specified
marina (*see also* boat moorage facility)
medical office (*see also* clinic; healthcare
facility)
mini-warehouse (*see also* self-storage
facilities)
mortuary (*see also* caskets and casket
supplies establishment; funeral home;
undertaker's establishment)
mosque
motel (*see also* extended-stay hotel; hotel)
motor vehicle repair service establishment
(*see also* automobile repair service
establishment)
motor vehicle sales establishment
movie theater
moving company
museum (*see also* cultural uses)

n, o, p

night club (*see also* bar; bottle club; brew
pub)
nursery (*see also* garden center;
greenhouse)
nursing home (*see also* hospice facility)
office use, unless otherwise specified
open-air business (*see also* outdoor display
sales area)
orphanage (*see also* group home for foster
care)
outdoor display sales area (*see also* open-
air business)
park-and-ride lot
personal services establishment
pet shop
police station
post office (*see also* cartage, express,
delivery service)
printing and publishing facility (*see also*
blueprinting shop; copy shop)

r

recreation facility
repair service establishment
research laboratory
restaurant (*see also* café; cafeteria)
restaurant, carry-out
restaurant, fast-food (*see also* drive-thru
use, unless otherwise specified)
retail sales establishment, bulk
merchandise (*see also* wholesale
establishment uses)
retail use, unless otherwise specified (*see
also* commercial use, unless otherwise
specified)
roller rink (*see also* ice rink; recreation
facility uses)

s

sanitarium / sanitorium (*see also* clinic;
convalescent center; health care facility;
hospital)
self-storage facility (*see also* mini-
warehouse)
senior center (*see also* community center)
shopping center
stadium
supermarket (*see also* grocery store;
shopping center uses)
synagogue (*see also* temple)
temple (*see also* synagogue)
tennis club

t, u, v, w

theater (*see also* cultural uses; movie
theater)
trailer sales and rental establishment (*see
also* camper sales and service
establishment; recreation vehicle (RV)
sales establishment)
transit terminal (*see also* transportation
terminal)
transitional housing shelter
truck rental (*see also* automobile rental
establishment; motor vehicle rental
establishment)
truck repair establishment (*see also* truck
stop)
truck sales facility
utility facility
video arcade (*see also* amusement
enterprise, indoor; game room)
warehouse (*see also* mini-warehouse; self-
storage facility)
wholesale establishment

a

abattoir (see *slaughterhouse*)

accessory dwelling unit

- 1 additional space, on the same zone lot (*Greensboro, N.C., pop. 223,891*)
- 1 per attached accessory dwelling unit, in addition to other required spaces (*Washoe County, Nev., pop. 339,486*)
- 1 per bedroom (*Reno, Nev., pop. 180,480*)
- 1 space (*Encinitas, Calif., pop. 58,014*)
- 1 space per unit (*Palo Alto, Calif., pop. 58,598*)
- 2 spaces per unit; such space must have convenient access to a street (*Smithfield, Va., pop. 6,324*)



Bicycle Parking Standard: 0.5 per 1,000; 1 per 20 seats (*Tigard, Ore., pop. 41,223*)

adult use adult arcade

- 1 parking space shall be provided for every 2 occupants per the allowable occupant load as established by the city's building official or fire marshal, whichever standard is greater. In addition, 1 parking space shall be provided for each employee or independent contractor on the maximum shift. (*Santa Clarita, Calif., pop. 151,088*)

adult use, adult cabaret

- 1 parking space shall be provided for every 2 occupants per the allowable occupant load as established by the city's building official or fire marshal, whichever standard is greater. In addition, 1 parking space shall be provided for each employee or independent contractor on the maximum shift. (*Santa Clarita, Calif., pop. 151,088*)
- 1 space per 25 square feet of gross floor area (*Garden Grove, Calif., pop. 165,196*)



adult use

administrative office (see *office* uses)

adult use

- 0.3 per seat, plus 3.3 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)
- 1 per 60 square feet (*Henderson, Nev., 175,381*)
- 10 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 12 per 1,000 square feet (*St. Mary's County, Md., pop. 86,211*)

Minimum: 1 per 500 square feet above first 2,400 square feet

Maximum: 1 per 150 square feet (*Pittsburgh, Pa., pop. 334,563*)

Minimum: 1 per 250 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

- 1 per 200 square feet (*Fort Wayne, Ind., pop. 205,727*)
- 10 per 1,000 square feet, but not less than 15 (*Clark County, Nev., pop. 1,375,365*)

adult use, adult motion picture theater

- 1 off-street parking space for each 10 seats or equivalent (*San Bruno, Calif., pop. 40,165*)
- 1 parking space shall be provided for every 2 occupants per the allowable occupant load as established by the city's building official or fire marshal, whichever standard is greater. In addition, 1 parking space shall be provided for each employee or independent contractor on the maximum shift. (*Santa Clarita, Calif., pop. 151,088*)
- 1 space for each 8 fixed seats or 1 space for each 100 square feet of spectator assembly area not containing fixed seats (*Seattle, Wash., pop. 563,374*)

- 1 space per 3 seats, plus 5 spaces for employees (*Garden Grove, Calif., pop. 165,196*)

adult use, adult theater

- 1 parking space shall be provided for every 2 occupants per the allowable occupant load as established by the city's building official or fire marshal, which ever standard is greater. In addition, 1 parking space shall be provided for each employee or independent contractor on the maximum shift. (*Santa Clarita, Calif., pop. 151,088*)
- 1 space per 3 seats, plus 5 spaces for employees (*Garden Grove, Calif., pop. 165,196*)
- 1 per 90 square feet, but not less than 15 (*Clark County, Nev., pop. 1,375,365*)
- 1 per 75 square feet (*Blue Springs, Mo., pop. 48,080*)

- 1 parking space per 200 square feet of net floor area, but not less than 3 parking spaces (*Big Rapids, Mich., pop. 10,849*)

adult use, massage parlor (see also *massage establishment*)

- 1 space per 200 square feet of gross floor area (*Garden Grove, Calif., pop. 165,196*)

adult use, sex novelty shop

- 3 per 1,000 square feet (*Clark County, Nev., pop. 1,375,365*)

advertising agency (see also *office use, unless otherwise specified*)

- 1 space for each 300 square feet of gross floor area (*Yakima, Wash., pop. 71,845*)
- 3.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)



adult bookstore

- 1 parking space per 200 square feet of net floor area, but not less than 3 parking spaces. (*Big Rapids, Mich., pop. 10,849*)

adult use, book store

- 1 space for each 250 square feet of gross floor area (*San Bruno, Calif., pop. 40,165*)
- 1 space per 90 square feet (*Garden Grove, Calif., pop. 165,196*)
- 3 per 1,000 square feet (*Clark County, Nev., pop. 1,375,365*)

adult use, entertainment facility

- 1 off-street parking space for each 10 seats or equivalent (*San Bruno, Calif., pop. 40,165*)
- 1 per 75 square feet (*Blue Springs, Mo., pop. 48,080*)

agricultural use, unless otherwise specified (see also *farm* uses)

- 1 per employee (*San Jose, Calif., pop. 894,943*)
- 1 per each 1.2 employees [based on the highest average employee occupancy] (*Montpelier, Vt., pop. 8,035*)
 - Minimum:* 1.5 spaces for each 2 employees on maximum shift
 - Maximum:* 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)

agricultural processing plant (see also *industrial* uses)

- 1 per employee during peak employment shift (*Washoe County, Nev., pop. 339,486*)
- 1 per employee (*Charleston County, S.C., pop. 309,969*)

agricultural-related industry (see also **agricultural use, unless otherwise specified**)

- 1 per 1,000 square feet (*St. Mary's County, Md., pop. 86,211*)

agricultural sales and service use (see also **farm supply store; feed store**)

- 1 for each 1 employee, plus 1 for each 100 square feet of both temporary and permanent area devoted primarily to retail sales (*Charlevoix, Mich., pop. 2,994*)
- 1 parking space for each 5 feet of front wall or 300 square feet of floor area, whichever is greater (*Platte County, Mo., pop. 73,781*)
- 1 per employee during peak employment shift (*Washoe County, Nev., pop. 339,486*)
- 1 space per 400 square feet of gross floor area, but not less than 4 spaces for each establishment (*St. Helens, Ore., pop. 10,019*)
- 1 per 500 square feet of floor area, plus 4 per acre outdoor sales per display per storage area (*Charleston County, S.C., pop. 309,969*)
- 5 spaces minimum where on-site sale of products is conducted (*Dona Ana County, N.Mex., pop. 174,682*)

aircraft charter service

- 1 per employee, plus 1 per 4 seats in waiting area (*Bloomington, Ind., pop. 69,291*)

airport (see also **airport terminal**)

- 1 per 4 seats, plus 2 per 3 employees on largest shift (*Greensboro, N.C., pop. 223,891*)
- 1 per each 500 square feet of enclosed passenger terminal area (*Tulsa, Okla., pop. 393,049*)
- 1 parking space for each 4 seating accommodations for waiting passengers, plus 1 parking space for each 2 employees on shift of largest employment (*Northern Kentucky Area Planning Commission; Kenton County, Ky., pop. 151,464*)
- 1 space per 4 seats in the passenger waiting area, plus 1 space per 4 tie downs, plus parking as required for any accessory uses such as a restaurant (*Provo, Utah, pop. 105,166*)
- 1 space per 4 air vehicles (*Spartanburg, S.C., pop. 39,673*)
- 1 per employee on maximum shift, plus 1 per vehicle used in connection with terminal, plus sufficient number of spaces to accommodate the largest number of vehicles that may be expected at any one time (*Londonberry, N.H., pop. 23,236*)
- 1 per employee, plus 1 space per peak embarking passengers (*Grand Junction, Colo., pop. 41,498*)
- 1 space per employee on the largest shift, plus 1 space for every 1,000 square feet of hangar space or 1 space per outdoor aircraft storage space (*Johnson County, Ind., pop. 115,209*)

- 1 parking space per each 4 seating accommodations for waiting passengers, plus 1 parking space per each 2 employees on shift of largest employment (*Grant County, Ky., pop. 22,384*)
 - 1 space per 5 aircraft tie down or storage spaces, plus 1 space per employee, plus 1 space per 4 seats in waiting areas (*Big Rapids, Mich., pop. 10,849*)
 - 1 space per 200 square feet of waiting area (*Forsyth County, N.C., pop. 306,067*)
 - 8.5 spaces per daily airplane movement or 0.85 spaces per enplaning passenger day, whichever is greater (*Minot, N.Dak., pop. 36,567*)
 - 10 spaces per gate, plus 1 space per 1,000 square feet of hangar space (*Bloomington, Ind., pop. 69,291*)
- Minimum: 1 for per 5 aircraft tie-downs.
Maximum: 1 per 4 aircraft tie-downs (*Glenville, N.Y., pop. 28,183*)

airport hangar

- Pleasure aircraft hangar: 1 for each aircraft stored therein; Corporate aircraft hangar: 2 for each aircraft stored therein; parking space within a hangar may be utilized if actual room therein permits (*Wadsworth, Ohio, pop. 18,437*)
- 1 space for each 2,000 square feet of floor area utilized for aircraft storage, plus required parking for square footage devoted to other uses (*Ormond Beach, Fla., pop. 36,301, which uses the term "hangar, airship/blimp"*)
- 1 per aircraft space (*Hillsboro, Ore., pop. 70,186*)

airport, local/private use

- 1 per aircraft tie down, plus 1 per aircraft storage, plus 1 per aircraft maintenance area (*Tampa, Fla., pop. 303,447*)
- 1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises, plus 1 space for every 200 square feet of lobby area (*DeKalb, Ill., pop. 39,018*)
- 1 space per tie-down and hangar space, minimum of 5 spaces (*Palm Beach County, Fla., pop. 1,131,184*)
- 13 spaces per airplane space (*Forsyth County, N.C., pop. 306,067*)

airport terminal (see also **airport; transportation terminal**)

- 1 space for each 200 square feet of floor area of the terminal building (*Thornton, Colo., pop. 82,384*)
- 1 for each 5 seats of seating capacity in waiting terminals (*Gainesville, Fla., pop. 95,447*)
- 1 per 5 tie downs per storage bays, plus 1 per 40 square feet of terminal floor area (*Hanover, N.H., pop. 10,850*)

- 1 space for each 300 square feet of gross floor area (*Yakima, Wash., pop. 71,845*)
- 1 per 100 square feet of waiting room (*Biloxi, Miss., pop. 50,644*)

ambulance service

- Adequate space to accommodate all motor vehicles operated in connection with such use and 2 additional parking spaces per each such vehicle (*Smithfield, Va., pop. 6,324*)
- 1 per ambulance, plus 1 per employee on the largest shift (*Rohnert Park, Calif., pop. 42,236*)
- 1 per employee, plus 1 per onsite staff, plus 1 per facility vehicle (*San Jose, Calif., pop. 894,943*)
- 1 per employee on largest shift (*Greensboro, N.C., pop. 223,891*)
- 1 per 500 square feet (*Henderson, Nev., 175,381*)
- 1 per 200 square feet of gross floor area (*Dona Ana County, N.Mex., pop. 174,682*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet excluding service bays (minimum of 4 spaces), plus 1 space per 2 service bays (*Minneapolis, Minn., pop. 382,618*)
- 1 for every 250 square feet (*Cincinnati, Ohio, pop. 331,285*)

Minimum: 1 per 500 square feet of gross floor area of sales and service building

Maximum: 1 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)



Bicycle Parking Standard: 0.5 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 3 spaces (*Grand Junction, Colo., pop. 41,498*)

amphitheater (see also *stadium*)

- 1 paved space for every 3 fixed seats, plus 1 paved space for every 25 square feet of open seating area when there is not fixed seating, plus 1 paved space for every 1,000 square feet of athletic field, stage, or exhibit space, plus 1 paved space for every 2 employees on the maximum shift (*Maryland Heights, Mo., pop. 25,756*)

amusement enterprise (see also *recreation facility* uses)

- 1 for each 100 square feet of floor area (*Madison Village, Ohio, pop. 2,921*)
- 1 parking space per 4 seats (*Huntsville, Tex., pop. 35,078*)
- 1 per 4 seats in the largest assembly area (*Lexington, Mass., pop. 30,355*)
- 5 spaces per 1,000 square feet of gross floor area (*Bloomington, Ind., pop. 69,291*)

Minimum: 1 per 250 square feet of gross floor area
Maximum: 1 per 150 square feet of gross floor area
 (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 10 auto spaces
 (*Madison, Wisc., pop. 208,054*)

amusement enterprise, indoor

- 1 space per 200 square feet floor area (*Alexandria, Va., pop. 128,283*)
- 1 space for each 50 square feet devoted to amusement devices, virtual reality games, restaurants and bar areas (*University City, Mo., pop. 37,428*)
- 1 parking space for each 100 square feet where the area is less than 4,000 square feet (*San Bruno, Calif., pop. 40,165*)
- 3 spaces per each 1,000 square feet of gross floor area, plus 1 additional space for each 2 licensed game machines (*Spartanburg, S.C., pop. 39,673*)
- 40 spaces, plus 1 space for each 50 square feet in excess of 4,000 square feet of gross floor area (*San Bruno, Calif., pop. 40,165*)



Bicycle Parking Standard: 0.5 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 20 vehicle spaces, which are 1 per 4 seats or 1 per 50 square feet if not permanent seats (*Grand Junction, Colo., pop. 41,498*)

amusement enterprise, outdoor

- 1 space per 400 square feet lot area (*Alexandria, Va., pop. 128,283*)
- 1 space for every 3 persons that the outdoor facilities are designed to accommodate when used to maximum capacity (*Las Vegas, Nev., pop. 478,434*)
- 1 parking space for each 200 square feet of gross floor area, plus 1 parking space for each 400 square feet of site area accessible to the public, exclusive of the parking area (*Indianapolis, Ind., pop. 781,870*)
- 1 space for each 200 square feet of enclosed building space devoted to customer service and administration, plus 1 space for every 3 persons that the outdoor facilities are designed to accommodate when used to the maximum capacity (*University City, Mo., pop. 37,428*)
- 30, plus 1 additional space for each 1,000 square feet of site area over 2,000 square feet exclusive of buildings (*Pearland, Tex., pop. 37,640*)



Bicycle Parking Standard: 0.4 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

amusement park

- 1 per 200 square feet of activity area (*Greensboro, N.C., pop. 223,891*)

- 1 space for each 3 seats provided for patron use, plus 1 space for each 100 square feet of floor or ground area used for amusement or assembly but not containing fixed seats (*Alexander County, N.C., pop. 33,603*)
- 1 for every 1,000 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 1 space for every 4 seats in facilities available for patron use; or 1 space for every 150 square feet of gross floor area or ground area, whichever is applicable to the facility (*Destin, Fla., pop. 11,119*)
- 3 spaces per each 1,000 square feet of gross floor area within enclosed buildings, plus 1 space for every 3 persons that the outdoor facilities are designated to accommodate when used to the maximum capacity. 3 spaces per each 1,000 square feet of gross floor area within enclosed buildings, plus 1 space for every 3 persons that the outdoor facilities are designated to accommodate when used to the maximum capacity (*Spartanburg, S.C., pop. 39,673*)
- 3 per 1,000 square feet of gross floor area, plus 3 per 1,000 square feet of gross land area (*Racine, Wisc., pop. 81,855*)
- 3 spaces per hole for any miniature golf course, plus 1 space per 3,000 square feet of outdoor active recreation space, plus any additional spaces required for ancillary uses such as but not limited to game centers and billiard halls (*Scottsdale, Ariz., pop. 202,705*)
- 5 spaces for each amusement; 20 spaces for each ride (*Anne Arundel County, Md., pop. 489,656*)
 - Minimum:* 1 per 600 square feet outdoor recreation area
 - Maximum:* 1 per 500 square feet outdoor recreation area (*San Antonio, Tex., pop. 1,144,646*)
 - Minimum:* 1 space per 100 square feet of recreation area
 - Maximum:* 1.5 spaces per 100 square feet of recreation area (*Troutdale, Ore., pop. 13,777*)

amusement park, children's

- 3 per 1,000 square feet of gross floor area, plus 3 per 1,000 square feet of gross land area (*Racine, Wisc., pop. 81,855*)

amusement park, water

- 1 per 100 square feet of water surface area (*East Greenwich, R.I., pop. 12,948*)
- 25 per first flume (slide), plus 10 per each additional flume, plus parking as required for other uses (*Broward County, Fla., pop. 1,623,018*)
 - Minimum:* 1 space for each 5 people the facility is designed to accommodate at maximum capacity.
 - Maximum:* 1 space for each 2 people the facility is designed to accommodate at maximum capacity (*Jefferson County, Ky., pop. 693,604*)

ancillary use (see *accessory* use; *dwelling unit*)

animal boarding facility

- 1 per 400 square feet of gross floor area (*Rohnert Park, Calif., pop. 42,236; Henderson, Nev., 175,381*)
- 1 per employee, plus 1 per 1,000 square feet (*San Jose, Calif., pop. 894,943*)
- 1 space for each 600 square feet of gross floor area (*St. Cloud, Minn., pop. 59,107*)
- 1 per 300 square feet (*Granbury, Tex., pop. 5,718*)
- 1 space per 200 square feet, excluding animal exercise areas (*Lenexa, Kans., pop. 40,238*)
- 1 space per 400 square feet of gross floor area including runs, plus 1 space per employee (*Smithfield, Va., pop. 6,324*)
- 2 per 1,000 square feet (*St. Mary's County, Md., pop. 86,211*)
- 2 spaces per 1,000 square feet of gross floor area (*Lakewood, Colo., pop. 144,126*)
- 4 per 1,000 square feet of gross floor area (*Cedar Rapids, Iowa, pop. 120,758*)
- 5, plus 1 per each employee on maximum shift (*Owensboro, Ky., pop. 54,067*)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 3 spaces, plus 1 for each 2 employees on maximum shift, plus 1 space for each 3 pet owners at maximum capacity if animal training classes taught onsite

Maximum: 5 spaces, plus 1 for each employee on maximum shift, plus 1 space for each 3 pet owners at maximum capacity if animal training classes taught on-site (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 400 square feet of gross floor area

Maximum: 1 per 250 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

animal breeding establishment

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

animal grooming salon

- 1 per 400 square feet of gross floor area (*Rohnert Park, Calif., pop. 42,236; Henderson, Nev., 175,381*)
- 1 per 200 square feet (*San Jose, Calif., pop. 894,943*)
- 1 parking space per each 200 square feet of floor area but not less than 3 parking spaces (*Big Rapids, Mich., pop. 10,849*)
- 1 per 300 square feet of floor area (*Charleston County, S.C., pop. 309,969*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)



animal grooming salon

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area
(San Antonio, Tex., pop. 1,144,646)

Minimum: 3 spaces, plus 1 for each 2 employees on maximum shift, plus 1 space for each 3 pet owners at maximum capacity if animal training classes taught on site

Maximum: 5 spaces, plus 1 for each employee on maximum shift, plus 1 space for each 3 pet owners at maximum capacity if animal training classes taught on site (Jefferson County, Ky., pop. 693,604)

- 1 parking space for each 200 square feet of examining and operating areas, plus 1 parking space for each 400 square feet of additional floor area (Escondido, Calif., pop. 133,559)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (Minneapolis, Minn., pop. 382,618)
- 1 per each 330 square feet (Reno, Nev., pop. 180,480)
- 1 per 200 square feet of gross floor area; or 3 per medical practitioner, whichever is greater (Dartmouth, Mass., pop. 30,666)
- 3 spaces per doctor, plus 1 space per employee on the largest work shift (Grand Forks, N. Dak., pop. 49,321)
- 3 spaces per examination or treatment room, plus 1 space per employee on largest shift including veterinarians (Blacksburg, Va., pop. 39,573)
- 4 per 1,000 square feet (St. Mary's County, Md., pop. 86,211)
- 5 per 1,000 square feet (Hickory, N.C., pop. 37,222)
- 5 parking spaces per doctor (Shasta County, Calif., pop. 163,256)

Minimum: 1 space for each 250 square feet of gross floor area



animal hospital

animal hospital

- 1 per 250 square feet of gross floor area (Rohnert Park, Calif., pop. 42,236)
- 1 space per 350 square feet of gross floor area (Redding, Calif., pop. 80,865)
- 1 space for every 2 on-duty employees, plus 1 space per doctor, plus 1 space per examination room (Las Vegas, Nev., pop. 478,434)
- 1 space for each 300 square feet of floor area (Montgomery County, Ohio, pop. 559,062)

Maximum: 1 space for each 150 square feet of gross floor area (Jefferson County, Ky., pop. 693,604)

Minimum: 1.5 per employee of largest shift

Maximum: 2.5 per employee of largest shift (Glenville, N.Y., pop. 28,183)

animal sales establishment (see *pet shop*)

animal shelter

- 1 space per 400 square feet (Encinitas, Calif., pop. 58,014)

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)

animal training facility

Indoor:

Minimum: 1 per 1,500 square feet of gross floor area
Maximum: 1 per 300 square feet of gross floor area

Outdoor:

Minimum: 1 per 1,500 square feet of gross floor area
Maximum: 1 per 300 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

antique shop (see also **second-hand store**)

- 1 space per 400 square feet (*Bedford, Va., pop. 6,299*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 off-street parking space for each 600 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 4 per 1,000 square feet of gross floor area (*Cedar Rapids, Iowa, pop. 120,758; Hickory, N.C., pop. 37,222*)
Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex; Glenville, N.Y., pop. 28,183*)

apartment (see **dwelling, apartment**)

apartment hotel (see **extended-stay hotel**)

apparel store (see **clothing store**)

appliance and equipment repair establishment (see also **equipment** uses)

- 1 per each 800 square feet of usable floor area, plus 1 per each employee (*Royal Oak, Mich., pop. 60,062*)
- 5 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)
Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)
Minimum: 1 space for each 300 square feet of gross floor area, with a minimum of 3 spaces
Maximum: 1 space for each 200 square feet of gross floor area
 (*Jefferson County, Ky., pop. 693,604*)
Minimum: 1 per 350 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*Glenville, N.Y., pop. 28,183*)

appliance sales establishment

- 1 per 1,000 square feet (*San Jose, Calif., pop. 894,943*)
- 1 space per 250 square feet of gross leasable floor area (*Genoa, Mich., pop. 15,901*)
- 1 per 600 square feet of floor area (*Champlin, Minn., pop. 22,193*)
- 1 space for each 500 square feet of gross floor area of sale floor display area, plus 1 space for every 2,500 square feet of gross floor area of warehouse storage (*Las Vegas, Nev., pop. 478,434*)

- 1 space for each 400 square feet of gross floor area (*Thomasville, Ga., pop. 18,162*)
- 2 parking spaces, plus 1 additional parking space for each 300 square feet of floor area over 1,000 square feet (*Frisco, Tex., pop. 33,714*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space per 1,000 square feet of floor area
Maximum: 1.3 spaces per 1,000 square feet of floor area
 (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.3 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 500 square feet (*Grand Junction, Colo., pop. 41,498*)



apartment

aquaculture use

- 1 space per employee (*St. Mary's County, Md., pop. 86,211*)
- 1 space for each 350 square feet (*Seattle, Wash., pop. 563,374*)

aquarium

- 1 parking space shall be provided for each 800 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 1 parking space for each 600 square feet of floor area (*Westmont, Ill., pop. 24,554*)

- 1 per 400 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 2 per 1,000 square feet of gross floor area (*Cedar Rapids, Iowa, pop. 120,758; Racine, Wisc., pop. 81,855*)

arboretum (see also **botanical gardens; community garden**)

- 1 space per 10,000 square feet outdoor lot area, plus 1 space per 1,000 square feet indoor floor area (*Bloomington, Ind., pop. 69,291*)

arcade, amusement (see also **amusement enterprise** uses)

- 1 space per 250 square feet (*Lenexa, Kans., pop. 40,238*)
- 1 space per 200 square feet of gross floor area (*Garden Grove, Calif., pop. 165,196*)
- 10 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 1 for each game table and 1 for each amusement device (*South Lyon, Mich., pop. 10,036*)
- 1 space for each 400 square feet of gross floor area (*Cocoa Beach, Fla., pop. 12,482*)

Minimum: 1 per 500 square feet above first 2,400 square feet

Maximum: 1 per 150 square feet (*Pittsburgh, Pa., pop. 334,563*)

archery range (see also **rifle range; shooting range**)

- 1 space per 50 square feet of activity area (*Flushing Township, Mich., pop. 10,230*)
- 1 space per target (*Minneapolis, Minn., pop. 382,618*)
- 1 for every 1,000 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 2 spaces per shooting point (*Canton, Mich., pop. 76,366; Herriman, Utah, pop. 1,523*)
- 2 per target area or 1 per 5 seats, whichever is greater (*Topeka, Kans., pop. 122,377*)
- 4 for each archery range (*South Lyon, Mich., pop. 10,036*)

Outdoor [and no permanent seats]:

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area

Indoor [and no permanent seats]:

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

arena (see **stadium**)

armory

- 0.3 per seat (*Hickory, N.C., pop. 37,222*)
- 1 parking space per 3 fixed seats, or per 35 square feet of main assembly area where there are no fixed seats (*Miami County, Kans., pop. 28,351*)

- 1 space for each 3 seats provided for patron use, plus 1 space for each 100 square feet of floor or ground area used for amusement or assembly but not containing fixed seats (*Alexander County, N.C., pop. 33,603*)
- 1 space for each 4 seats or building capacity calculated by building standards (*Olathe, Kans., pop. 92,962*)

art gallery (see also **cultural** uses)

- 1 space for each 300 square feet of gross floor area (*Durham, N.C., pop. 187,035*)
- 1 space for each 250 square feet of gross floor area (*Coconino County, Ariz., pop. 18,617*)
- 1.2 per 1,000 square feet of gross floor area (*Hickory, N.C., pop. 37,222; Spartanburg, S.C., pop. 39,673*)
- 2 spaces per 1,000 square feet (*West Hollywood, Calif., pop. 35,716*)
- 4 per 1,000 square feet of floor area (*Orville, Ohio, pop. 8,551*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183; San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 per 10 auto spaces (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 1 per 20 vehicle spaces, which are 1 per 1,000 square feet (*Grand Junction, Colo., pop. 41,498*)

art school (see **educational facilities, school for the arts**)

art supplies store

- 4 per 1,000 square feet of gross floor area (*Hickory, N.C., pop. 37,222; Cedar Rapids, Iowa, pop. 120,758*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

If greater than 50,000 square feet, parking requirements for department or discount stores shall apply. Otherwise:

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

artisan workshop (see also **live-work studio**)

- 3.5 spaces per 1,000 square feet (*West Hollywood, Calif., pop. 35,716*)

artist studio (see also **artisan workshop; live-work studio**)

- Greater of 1 space per 4 seats or 10 spaces per 1,000 square feet with minimum of 20 spaces (*Bridgeport, Conn., pop. 139,529*)

- 1 per 1,000 square feet (*Cambridge, Mass., pop. 101,355; Henderson, Nev., pop. 175,381; Rohnert Park, Calif., pop. 42,236*)
- 1 space for each studio (*Grandview, Mo., pop. 24,881*)
- 1 per 4 fixed seats, or 1 per 75 square feet of seating area if no fixed seats (*Rohnert Park, Calif., pop. 42,236*)
- 2 spaces per 1,000 square feet (*West Hollywood, Calif., pop. 35,716*)
- 4 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 space for each practitioner occupying the site on a full time basis, plus 1 space for every 3 students if classes are conducted on the site

Maximum: 3 spaces for each practitioner occupying the site on a full time basis, plus 1 space for every student if classes are conducted on the site (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 800 square feet

Maximum: 1 per 300 square feet (*Pittsburgh, Pa., pop. 334,563*)

asphalt manufacturing facility (see also **industrial use, heavy**)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 space per employee (*Blue Springs, Mo., pop. 48,080*)
- 1 per each 2 employees of the working shift having the greatest number of employees (*Cedar Rapids, Iowa, pop. 120,758*)
- 1 per 800 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 2 per 3 employees (*Faribault, Minn., pop. 20,818; Racine, Wisc., pop. 81,855*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

Minimum: 1 per 1,000 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

assembly hall (see also **auditorium; civic center**)

- Parking equal to 30 percent of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or windows to obtain audio or video unity (*Minneapolis, Minn., pop. 382,618*)
- 1 space per 4 seats (*Alexandria, Va., pop. 128,283*)
- 1 space for each 4 seats or 1 space for each 40 square feet of floor area available for the accommodation of movable seats in the assembly room (*Durham, N.C., pop. 187,035*)
- 1 space for each 50 square feet of floor area (*Montgomery County, Ohio, pop. 559,062*)
- 1 for each 5 seats (*Dansville, N.Y., pop. 4,832*)

- 1 per 2 persons who may be legally admitted at 1 time based on the occupancy load established by local codes, plus 1 per employee, or 1 per 100 square feet of usable floor area, whichever is greater (*Canton, Mich., pop. 76,366*)
- With fixed seating: 1 parking space for each 6 seats (*Des Moines, Iowa, pop. 198,682*)
- With fixed seating: 1 parking space is required for every 4 seats in the principal auditorium or assembly room (*Anchorage, Alaska, pop. 260,283*)

Minimum: 0.2 space for each 5 occupants of meeting rooms based on maximum capacity as calculated under the provisions of the Uniform Building Code (UBC)

Maximum: 0.3 space for each occupant of meeting rooms based on maximum capacity as calculated under the provisions of the UBC (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per 200 square feet of gross floor area

Maximum: 1 per 100 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 space per 40 seats in meeting rooms (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 10 auto spaces (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 4 seats or 1 per 50 square feet if not permanent seats (*Grand Junction, Colo., pop. 41,498*)

assisted living (see **elderly housing, assisted living**)

asylum (see **mental health facility**)

athletic field (see also **ball field; grandstands; recreation facility** uses)

- Minimum of 1 parking space per 4 seats of spectator seating; however, if no spectator seating is provided, a temporary parking area shall still be provided on the site; such area must provide sufficient numbers of spaces to serve all users of the site, and include a fence delineating such parking area (*West Hempfield Township, Pa., pop. 15,128*)
- 1 per 5,000 square feet of land area, or 1 per 75 square feet of water area when a public swimming pool is an isolated use (*Cedar Rapids, Iowa, pop. 120,758*)
- 10 spaces per field (*Spartanburg, S.C., pop. 39,673*)
- 10 for every acre of land devoted to the field, plus 1 for every 4 spectator seats (*Memphis, Tenn., pop. 650,100*)
- 18 spaces per field (*Raleigh, N.C., pop. 276,093*)
- 20 parking spaces for every diamond or athletic field, or 1 space for every 4 seats, whichever is greater (1 seat is equal to 2 feet of bench length) (*DeKalb County, Ill., pop. 88,969*)

- 25 per field (Greensboro, N.C., pop. 223,891; Washington, N.C., pop. 9,583)

Noncommercial:

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats

Commercial:

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats (San Antonio, Tex., pop. 1,144,646)

Minimum: 15 per athletic field or diamond

Maximum: 20 per athletic field or diamond (Glenville, N.Y., pop. 28,183)



Bicycle Parking Standard: 1 per 10 vehicle spaces which are 20 spaces per athletic field or ball diamond or 1 per 4 seats, whichever results in more spaces (Grand Junction, Colo., pop. 41,498)

auction, automobile

- 2 per 1,000 square feet, plus 1 per 20 vehicle display spaces provided (Clark County, Nev., pop. 1,375,365)

Minimum: 1 per 500 square feet of gross floor area of sales and service building

Maximum: 1 per 375 square feet of gross floor area of sales and service building (San Antonio, Tex., pop. 1,144,646)

auction house

- 1 space per 4 seats in designed capacity (Jacksonville, N.C., pop. 66,715)

- 1 space for each 300 square feet of gross floor area (San Buenaventura, Calif., pop. 100,916)

- 1 space per 2 seats or 2 per 100 square feet of gross leasable area, whichever is greater (Quincy, Ill., pop. 40,366; Spartanburg, S.C., pop. 39,673)

- 2 spaces per 100 square feet of gross floor area (Provo, Utah, pop. 105,166)

- 10 per 1,000 square feet of gross floor area (Cedar Rapids, Iowa, pop. 120,758; St. Charles, Ill., pop. 27,896)

Minimum: 1 per 4 patron seats

Maximum: 1 per 2 patron seats (Glenville, N.Y., pop. 28,183)

auditorium (see also assembly hall; civic center)

- Greater of 1 space per 4 seats or 10 spaces per 1,000 square feet with minimum of 20 spaces (Bridgeport, Conn., pop. 139,529)

- Parking equal to 30 percent of the capacity of persons in the main auditorium and any rooms which can be added to the main auditorium by opening doors or

windows to obtain audio or video unity (Minneapolis, Minn., pop. 382,618)

- 1 off-street parking space for every possible 4 seats in the auditoriums and assembly rooms (Gig Harbor, Wash., pop. 6,465)

- 1 space for each 4 seats or 1 space for each 40 square feet of floor area available for the accommodation of movable seats in the assembly room (Durham, N.C., pop. 187,035)

- 1 space per 4 seats (Alexandria, Va., pop. 128,283)

- 1 parking space for each 5 seats and 1 space of public assembly for each 100 square feet of assembly area not having fixed seats (San Bruno, Calif., pop. 40,165)

- 1 per 4 fixed seats on the premises, plus 1 per 7 linear feet of fixed benches, or 1 per 30 square feet of floor area used for assembly (San Jose, Calif., pop. 894,943)

- 1 per every 3 persons for which seating convention facilities, meeting rooms is provided (Prescott, Ariz., pop. 33,938)

- 1 parking space for every 2.5 seats based on maximum seating capacity (DeKalb County, Ill., pop. 88,969)

- 1 space per each 6 seats or 9 linear feet of fixed benches, or 1 space for each 45 square feet of floor area without fixed seats (Spartanburg, S.C., pop. 39,673)

Minimum: 1 per 6 seats or 1 per 30 square feet if no permanent seating

Maximum: 1 per 4 seats or 1 per 50 square feet if no permanent seating (San Antonio, Tex., pop. 1,144,646)

Minimum: 0.3 spaces per seat or 6 linear feet bench seating

Maximum: 0.4 spaces per seat or 5 linear feet of bench seating (Gresham, Ore., pop. 90,205)

Minimum: 1 per 5 seats

Maximum: 1 per 3 seats (Glenville, N.Y., pop. 28,183)



Bicycle Parking Standard: 1 space per 40 seats or 60 linear feet of bench seating (Gresham, Ore., pop. 90,205)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 4 seats or 1 per 50 square feet if not permanent seats (Grand Junction, Colo., pop. 41,498)

automated teller machine (ATM)

- 0 for drive-thru ATM; 2 per ATM with no drive-thru (Longmont, Colo., pop. 71,093)

- 2 spaces per machine. (San Jose, Calif., pop. 894,943; Spartanburg, S.C., pop. 39,673)

- 2 spaces per each walk-up type; 5 spaces per each drive-up type (Albemarle County, Va., pop. 79,236)

- 2 parking spaces for each teller machine located at any 1 premises; provided, however, that the 2 parking spaces shall not apply to drive-thru automatic

teller machines that are adjacent to a bank drive-thru facility which have a designated drive-thru lane specifically devoted to such automatic teller machine (Westmont, Ill., pop. 24,554)

- 4 spaces for 1 or 2 machines, plus 2 spaces for each additional machine over
- 2 where not associated with an on-site financial institution (West Hollywood, Calif., pop. 35,716)
- 4 spaces (Reno, Nev., pop. 180,480)

automated teller machine (ATM), exterior, on bank property

- 1 space for each exterior ATM (West Hollywood, Calif., pop. 35,716)



automated teller machine (ATM)

automobile convenience store (see gas station mini-mart)

automobile dealership (see also motor vehicle sales establishment)

- 1 space per 2,000 square feet of interior or exterior sales, display, or storage area up to a total 20 spaces, plus 1 space (Redding, Calif., pop. 80,865)
- 1 per each 200 square feet of usable floor area (Royal Oak, Mich., pop. 60,062)

- 1 legal parking space for every 5 unregistered vehicles intended for sale and storage (Hartford, Conn., pop. 121,578)
- 1 parking space per each 500 square feet of floor area but not less than 3 parking spaces (Big Rapids, Mich., pop. 10,849)
- 1 parking space for each 200 square feet of floor area in the main display room, plus 1 space for each 1,500 square feet of outdoor display area, plus 1 space for area, plus 1 space for each employee (Sugar Creek Township, Ohio, pop. 3,894)
- 1 per 300 square feet of gross floor area (Faribault, Minn., pop. 20,818)
- 4 spaces per 1,000 square feet of gross floor areas (Spartanburg, S.C., pop. 39,673)

Minimum: 1 per 500 square feet of gross floor area of sales and service building

Maximum: 1 per 375 square feet of gross floor area of sales and service building (San Antonio, Tex., pop. 1,144,646)

Minimum: 1 space per 1,000 square feet of site area

Maximum: 1.3 spaces per 1,000 square feet of site area (Gresham, Ore., pop. 90,205)

Minimum: 1 space for each 7,000 square feet of outdoor display per sales area, plus 1 space for each 250 square feet of interior display per sales area, plus parking requirements for auto service establishment (if applicable)

Maximum: 1 space for each 5,000 square feet of outdoor display per sales area, plus 1 space for each 150 square feet of interior display per sales area, plus parking requirements for auto service establishment (if applicable) (Jefferson County, Ky., pop. 693,604)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (Gresham, Ore., pop. 90,205)



automobile dealership

automobile graveyard (see *automobile salvage yard*; *junk yard*)

automobile impound facility (see also *towing service*)

- 1 space for every employee on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises (*DeKalb, Ill., pop. 39,018*)
- 1 space per 500 square feet, plus 1 space per 5,000 square feet of outdoor storage area (*Palm Beach County, Fla., pop. 1,131,184*)

automobile laundry (see *car wash* uses)

automobile maintenance, quick service establishment (see also *automobile repair service establishment*)

- 1 space per 250 square feet, stacking for 2 vehicles for each bay (*Spartanburg, S.C., pop. 39,673*)

Minimum: 1 space for each employee on maximum shift, plus 2 spaces for each service bay (service bay may count as 1 of the required spaces).

Maximum: 1 space for each employee on maximum shift, plus 5 spaces for each service bay (service bay may count as 1 of the required spaces) (*Jefferson County, Ky., pop. 693,604*)

Minimum: 2 per service bay

Maximum: 3 per service bay (*Glenville, N.Y., pop. 28,183*)

automobile mall (see *automobile dealership* uses)

automobile parts store

- 1 space per each 400 square feet of gross leasable area, plus 1 space for each employee on the maximum work shift (*Spartanburg, S.C., pop. 39,673*)
- 1 space per 350 square feet of gross floor area (*Redding, Calif., pop. 80,865*)



automobile parts store

- 1 for each employee, plus reservoir parking spaces equal in number to 3 times the maximum capacity of service stalls provided at the facility (*Wixom, Mich., pop. 13,263*)
- 1 per each 500 square feet of floor area, with a minimum of 4 spaces (*Carrollton, Tex., pop. 109,576*)
- 2 spaces per bay, plus 1 per each employee (*Grand Rapids Township, Mich., pop. 14,056*)
- 2 spaces for every service bay, but not less than 6 spaces. Service bays do not count as parking spaces, although queuing spaces for bays located outside of on-site circulation aisles may count as required spaces. (*Cypress, Calif., pop. 46,229*)
- 2 per service bay (*Broward County, Fla., pop. 1,623,018*)
 - Minimum:* 1 per 500 square feet of gross floor area of sales and service building
 - Maximum:* 1 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)

- 1 parking space per 800 square feet of floor area, plus site area (*Huntsville, Tex., pop. 35,078*)
- 1 parking space for each 600 square feet of gross floor area (*San Bruno, Calif., pop. 40,165*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 500 square feet of gross floor area including service bays, wash tunnels and retail areas

Maximum: 1 per 375 square feet of gross floor area including service bays, wash tunnels and retail areas (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

automobile rental establishment (see also *motor vehicle rental establishment*)

- 1 per 300 square feet of gross floor area, plus adequate space for rental vehicles (*Faribault, Minn., pop. 20,818*)

- 1 per 400 square feet, plus 1 per rental vehicle (*San Jose, Calif., pop. 894,943*)
- 1 space per 400 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)
- 1 space per 400 square feet of gross floor area of inside display, plus 1 space per 2,000 square feet of outside display, plus 1 space per 500 square feet of gross floor area of repair, plus 1 space per 300 square feet of gross floor area of parts storage and sales area (*Garden Grove, Calif., pop. 165,196*)

Minimum: 1 per 1,000 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space per 1,000 square feet of site area

Maximum: 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 400 square feet of gross floor area in the building, plus 1 space for each 2 employees on maximum shift, with a minimum of 5 spaces.

Maximum: 1 space for each 200 square feet of gross floor area in the building, plus 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per max. number of rental cars.

Maximum: 1.5 per max. number of rental cars (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

automobile repair service establishment (see also **gas station; motor vehicle repair service establishment; tire store and service establishment**)

- 1 per 300 square feet of gross floor area, plus 2 per service bay (*Faribault, Minn., pop. 20,818*)



automobile repair service establishment

- 1 parking space for each gas island, plus 2 parking spaces for each working bay, plus 1 parking space for each employee on shift of largest employment (*Bellevue, Ky., pop. 6,480*)

- 1 space per each service bay and mechanic (*Spartanburg, S.C., pop. 39,673*)
- 1 space per service bay, minimum of 2 spaces, regardless of service bays (*Lenexa, Kans., pop. 40,238*)
- 1 per 125 square feet of floor. Minimum of 4 (*Pearland, Tex., pop. 37,640*)
- 1 parking space located at each fuel dispenser, plus 3 spaces for each service bay, or similar facility, plus 1 space for each vehicle used directly in conduct of the business or stored on the premises, and 1 space for each employee. Required space marking shall not apply to spaces associated with fuel dispensers. (*DeKalb County, Ill., pop. 88,969*)
- 1 space for each 500 square feet of floor area, plus 1 space for each employee, plus 1 for each vehicle used in the business and kept on the premises (*Sugar Creek Township, Ohio, pop. 3,894*)
- 2 spaces for each service bay (*Durham, N.C., pop. 187,035*)
- 3 spaces per bay (*Hickory, N.C., pop. 37,222; Prescott Valley, Ariz., pop. 23,535*)
- 3 per service bay or 1 per 100 square feet of gross floor area, whichever is greater (*Barnstable, Mass., pop. 47,821*)
- 3 spaces for each service bay or mechanic where bays are not used. (*Raleigh, N.C., pop. 276,093*)
- 4 parking spaces per service bay (*Huntsville, Tex., pop. 35,078*)
- 4.5 spaces for each service bay, plus adequate queuing lanes for each bay (*West Hollywood, Calif., pop. 35,716*)
- 5 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)
- 6 spaces per bay or mechanic (*Austin, Tex., pop. 656,562*)

Minimum: 4 spaces per service bay

Maximum: 5 spaces per service bay (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each employee on maximum shift, plus 2 spaces for each service bay (service bay may count as 1 of the required spaces)

Maximum: 1 space for each employee on maximum shift, plus 5 spaces for each service bay (service bay may count as 1 of the required spaces) (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1.5 per service bay

Maximum: 3 per service bay (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 2 spaces or 0.2 space per 1,000 square feet of floor area, whichever is greatest (*Gresham, Ore., pop. 90,205*)

automobile salvage yard (see also **junk yard**)

- 1 for each employee, plus 3 visitor spaces (*Centre County, Penn., pop. 135,758*)
- 1 space per each employee on the largest shift (*Bloomington, Ind., pop. 69,291*)

automobile service station (see also **gas station**)

- 1 space for every 1,000 square feet of land area involved (*Raleigh, N.C., pop. 276,093*)
- 1 space for each gas pump island, plus 2 spaces for each working bay, plus 1 parking space for each employee on largest shift (*Grant County, Ky., pop. 22,384*)

- 2 for each lubrication stall, rack, or pit, and 1 for each gasoline pump (*Muskegon, Mich., pop. 40,105*)
- 3 spaces per bay (*Prescott, Ariz., pop. 33,938*)
- 5 parking spaces exclusive of service bays, pumping areas, or auto storage areas (*Shasta County, Calif., pop. 163,256*)

Minimum: 1 per 500 square feet of gross floor area including service bays, wash tunnels and retail areas

Maximum: 1 per 375 square feet of gross floor area including service bays, wash tunnels and retail areas.

Car wash allowed (*San Antonio, Tex., pop. 1,144,646*)



automobile service station

- 1 space per gas pump (*Alexandria, Va., pop. 128,283*)
- 1 per 300 square feet of gross floor area, plus 2 per service bay (*Faribault, Minn., pop. 20,818*)
- 1 space for each 100 square feet of floor area, plus 1 space for each accessory service bay, plus 1 for each employee, plus 1 for each vehicle used in the business and kept on the premises (*Sugar Creek Township, Ohio, pop. 3,894*)

Minimum: 1 space for each employee on maximum shift, plus 2 spaces for each service bay (service bay may count as 1 of the required spaces)

Maximum: 1 space for each employee on maximum shift, plus 5 spaces for each service bay (service bay may count as 1 of the required spaces) (*Jefferson County, Ky., pop. 693,604*)

b

bait shop (see also **retail use, unless otherwise specified**)

- 1 space per 200 square feet of useable floor area (Quincy, Ill., pop. 40,366)

Minimum: 1 per 200 square feet of gross floor area

Maximum: 1 per 100 square feet of gross floor area (Glenville, N.Y., pop. 28,183)

bakery

- 1 space per each 350 square feet of gross floor area excluding storage areas which shall not exceed 15 percent of the gross square footage (St. Tammany Parish, La., pop. 191,268)
- 1 per 1,000 square feet or 1 per employee, whichever results in more spaces (Blue Springs, Mo., pop. 48,080)
- 1 space for each 250 square feet of net floor area (Lafayette, Calif., pop. 23,908; Ft. Lauderdale, Fla., pop. 152,397)
- 1 for each 500 square feet of floor area or 5 spaces, whichever is greater (Memphis, Tenn., pop. 650,100)
- 3.5 parking spaces for each 1,000 square feet of gross leasable floor area (Plainfield, Ind., pop. 18,396)
- 4.5 parking spaces per each 1,000 square feet of gross floor area (Naperville, Ill., pop. 128,358)
- 10 per 1,000 square feet; 5 per 1,000 square feet if no sit down eating area is provided (Hickory, N.C., pop. 37,222)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (San Antonio, Tex., pop. 1,144,646)

Minimum: 1 per 250 square feet of gross floor area

Maximum: 1 per 150 square feet of gross floor area (Glenville, N.Y., pop. 28,183)

bakery, wholesale

- 0.6 per employee (Hickory, N.C., pop. 37,222)
- 1 per 500 square feet (Concord, N.H., pop. 40,687)
- 1 per 800 square feet of gross floor area (Ft. Lauderdale, Fla., pop. 152,397)

Minimum: 1 per 600 square feet of gross floor area

Maximum: 1 per 350 square feet of gross floor area (San Antonio, Tex., pop. 1,144,646)

ball field (see also **athletic field; grandstands; recreation facility** uses)

- At least 1 parking space for each 3 seats (Dover, Del., pop. 31,135)

- 1 space for each 3 coaches and 1 space for each 5 players (Phoenix, Ariz., pop. 1,321,045)
- 1 space per 6 seats (Irving, Tex., pop. 191,615; Canton, Ga., pop. 7,709)
- 10 per diamond (Kern County, Calif., pop. 661,645)
- 20 stalls per ball field (San Mateo, Calif., pop. 92,482; Kern County, Calif., pop. 661,645)
- 20 spaces, except where part of a neighborhood park (Minneapolis, Minn., pop. 382,618)
- 22 per field (El Paso County, Colo., pop. 516,929)
- 25 spaces per playing field (Grosse Ile Township, Mich., pop. 10,894)

Minimum: 40 per playing field

Maximum: 60 per playing field (Glenville, N.Y., pop. 28,183)



Bicycle Parking Standard: 1 per 10 vehicle spaces which are 20 spaces per athletic field or ball diamond or 1 per 4 seats, whichever results in more spaces (Grand Junction, Colo., pop. 41,498)

ballroom (see also **banquet hall; dance hall**)

- 1 space per each 4 persons (Grand Rapids Township, Mich., pop. 14,056)

bank (see also **accessory banking; automated teller machine (ATM); credit union**)

- 1 per 250 square feet of net assignable floor area (Ithaca, N.Y., pop. 29,287)
- 1 space per 200 square feet of gross floor area (Duncanville, Tex., pop. 36,081)
- 1 space per each 400 square feet of gross floor area up to 20,000 square feet, plus 1 additional space for each 500 square feet of gross floor area in excess of 20,000 square feet (Spartanburg, S.C., pop. 39,673)
- 1 for each 100 square feet of usable floor space (South Lyon, Mich., pop. 10,036)

Minimum: 1 per 1,000 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (San Antonio, Tex., pop. 1,144,646)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 200 square feet of gross floor area (Jefferson County, Ky., pop. 693,604)

Minimum: 1 per 500 square feet above first 2,400 square feet

Maximum: 1 per 300 square feet (Pittsburgh, Pa., pop. 334,563)

Minimum: 1 per 250 square feet of gross floor area

Maximum: 1 per 150 square feet of gross floor area (Glenville, N.Y., pop. 28,183)

bank, drive-thru only (see also *drive-thru use, unless otherwise specified*)

- 1 for each drive-up bay (*Plainfield, Ind., pop. 18,396*)
- 1 for each employee per largest work shift, plus a minimum of 3 additional parking spaces (*Indianapolis, Ind., pop. 781,870*)
- 1 per 2 employees, plus 3 stacking spaces per teller (*Des Moines, Iowa, pop. 198,682*)

- 1 space for each 300 square feet of gross floor area if a drive-in window is provided, parking may be reduced to 1 space for each 400 square feet of gross floor area (*Kennewick, Wash., pop. 54,693*)
- 1 for each employee. In addition, reservoir waiting spaces at each service window or station shall be provided at the rate of 5 for each service window or station. Each waiting space shall measure not less than 20 feet in length. (*South Lyon, Mich., pop. 10,036*)



bank, with drive-thru

Minimum: 1 space for each 2 employees on maximum shift, plus 2 additional spaces

Maximum: 1 space for each employee on maximum shift, plus 2 additional spaces (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 300 square feet (*Grand Junction, Colo., pop. 41,498*)

bank, with drive-thru (see also *drive-thru use, unless otherwise specified*)

- 1 space per 200 square feet of area within main building, plus reservoir land capacity equal to 5 spaces per window (*Yavapai County, Ariz., pop. 167,517*)
- 1 space per each 350 square feet of gross floor area excluding storage areas which shall not exceed 15 percent of the gross square footage (*St. Tammany Parish, La., pop. 191,268*)
- 1 space per 200 square feet of gross floor area, plus 1 space at each electronic banking service facility and 3 additional off-street stacking spaces per drive-in lane, plus adequate stacking area to approach each drive-thru lane (*Lycoming County, Pa., pop. 120,044*)

- 1 space per each 200 square feet of area within the main building but not less than 3 parking spaces, plus 5 stacking spaces per service window or 10 stacking spaces for service windows serving 2 stations (*Big Rapids, Mich., pop. 10,849*)
- 7 reservoir spaces for 1 teller drive-up, 4 reservoir spaces per window for 2 window tellers, and 3 reservoir spaces per window for 3 or more tellers (*Shasta County, Calif., pop. 163,256*)
- 10 spaces, plus 5 additional spaces for each employee in excess of 2 acting as tellers. Waiting spaces shall be provided for drive-in windows (*Bedford, N.Y., pop. 18,133*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 200 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 300 square feet (*Grand Junction, Colo., pop. 41,498*)

bank, without drive-thru

- 0.63 spaces per 1,000 square feet of gross floor area (*Helena, Mont., pop. 25,780*)
- 1 for each 150 square feet of usable floor space (*Quincy, Ill., pop. 40,366*)
- 1 for each 200 square feet of gross floor area (*Indianapolis, Ind., pop. 781,870; Plainfield, Ind., pop. 18,396*)
- 1 for each 300 square feet of floor area or 5 spaces, whichever is greater (*Memphis, Tenn., pop. 650,100*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 200 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)



bank, without drive-thru

banquet hall (see also **ballroom; dining room; meeting hall**)

- A minimum of 1 parking space per 200 square feet, but not less than 1 space per each 2 seats (*West Hempfield Township, Pa., pop. 15,128*)
- 1 space per every 2 persons of capacity (*Holly, Mich., pop. 6,135*)
- 1 space per 200 square feet of seating area (*St. Helens, Ore., pop. 10,019*)
- 1 per 100 square feet of gross floor area or 1 per 4 seats, whichever is greater, plus 1 per 2 full-time employees of the largest shift (*York, Pa., pop. 40,862*)
- 1 space for every 3.5 seats in the main assembly room (1 seat equals 2 feet of bench length); or where no fixed seating is provided, 1 space for each 50 square feet of floor area, exclusive of kitchen, restrooms and storage areas, plus spaces as required herein for affiliated uses (*University City, Mo., pop. 37,428*)

bar (see also **beer garden; bottle club; brew pub; night club**)

- Parking spaces equal in number to 30 percent of the capacity in persons shall be provided (*Madison, Wisc., pop. 208,054; Clemson, S.C., pop. 11,939*)
- 1 per 50 square feet of net floor area of the assembly space (*Ithaca, N.Y., pop. 29,287*)



bar

- 1 space per 100 square feet of gross floor area, plus 1 per employee (*Yavapai County, Ariz., pop. 167,517*)
- 1 per 4 seats or 1 per 50 square feet of gross floor area, whichever is greater, plus 2 per 3 employees on largest shift, on the same zone lot (*Greensboro, N.C., pop. 223,891*)
- 1 space per 4 seats (*Spartanburg, S.C., pop. 39,673*)
- 1 per 3 persons in designed capacity of building, plus 1 per employee on largest shift, on the same zone lot (*Washington, N.C., pop. 9,583*)
- 1 space for every 75 square feet of gross floor area up to 6,000 square feet, plus 1 space for every 55 square feet of gross floor area over 6,000 square feet (*Destin, Fla., pop. 11,119*)
- 1 parking space for each 150 square feet of gross floor area (*Des Moines, Iowa, pop. 198,682*)
- 1 space for each 100 square feet of floor area (*Thornton, Colo., pop. 82,384*)
- 1 space per 50 square feet of gross floor area, plus 1 space per employee on the largest shift (*Grand Forks, N.Dak., pop. 49,321*)
- 2 spaces for each 5 seats (*Tonawanda, N.Y., pop. 16,136*)
- 4, plus 1 per 50 square feet of customer service area (*Ft. Smith, Ark., pop. 80,268*)

Minimum: 1 per 2 seats

Maximum: 1 per 1.5 seats (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 100 square feet of gross floor area

Maximum: 1 space for each 50 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 150 square feet of gross floor area

Maximum: 1 per 80 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 2 persons. (*Grand Junction, Colo., pop. 41,498*)

barber shop (see also **beauty shop; personal services establishment**)

- 1 per chair and 1 per employee (*Yavapai County, Ariz., pop. 167,517*)

- 1 space per each 350 square feet of gross floor area excluding storage areas which shall not exceed 15 percent of the gross square footage (*St. Tammany Parish, La., pop. 191,268*)
- 1 for each employee or service operator, plus 2 for each service chair and 1 additional for every 2 stationary hair dryers (*Beverly Hills, Calif., pop. 33,784*)
- 1.5 spaces per chair and 1 per each 2 employees (*Spartanburg, S.C., pop. 39,673*)
- 2 per barber (*Bellevue, Ky., pop. 6,480*)
- 2 spaces per barber...or 1 space for each 200 square feet of gross floor area, whichever is more restrictive (*Evansville, Ind., pop. 121,582*)
- 5 for each 2 chairs (*Springfield, Mo., pop. 151,580*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 100 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

bathhouse (see also **health spa; sauna bath**)

- 1 automobile parking space for each 100 square feet of floor area (*Los Angeles, Calif., pop. 3,694,820*)

batting cage facility

- At least 1 parking space for each half stall (*Dover, Del., pop. 31,135*)
- 1 space per 60 square feet of batting area (area where batter is standing) (*Phoenix, Ariz., pop. 1,321,045*)
- 1 per cage (*Kern County, Calif., pop. 661,645; Washington, N.C., pop. 9,583*)
- 2 per cage (*Rohnert Park, Calif., pop. 42,236*)
- 3 spaces per cage (*Genoa Township, Mich., pop. 15,901; Grand Rapids Township, Mich., pop. 14,056*)
- 4 for each batting cage (*South Lyon, Mich., pop. 10,036*)

beach, commercial

- 1 space for each 100 square feet of beach area (*Anne Arundel County, Md., pop. 489,656*)

beach, community

- 1 space for each 200 square feet of beach (*Anne Arundel County, Md., pop. 489,656*)



beach

Minimum: 2 per chair

Maximum: 3 per chair (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 500 square feet (*Grand Junction, Colo., pop. 41,498*)

baseball field (see **ballfield**)

basketball court

- 2 stalls per court (*San Mateo, Calif., pop. 92,482*)
- 6 spaces per full court (*Findlay, Ohio, pop. 38,967*)

batch plant (see **concrete production plant**)

beauty shop (see also **barber shop; personal services establishment**)

- 1 per chair and 1 per employee (*Yavapai County, Ariz., pop. 167,517*)
- 1 for each employee or service operator, plus 2 for each service chair and 1 additional for every 2 stationary hair dryers (*Beverly Hills, Calif., pop. 33,784*)
- 2 spaces per operator station and 1 per each 2 employees (*Spartanburg, S.C., pop. 39,673*)
- 3 spaces for each of the first 2 beauty or barber chairs, and 1.5 spaces for each additional chair (*Muskegon, Mich., pop. 40,105*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
(San Antonio, Tex., pop. 1,144,646)

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 100 square feet of gross floor area *(Jefferson County, Ky., pop. 693,604)*

Minimum: 2 per chair

Maximum: 3 per chair *(Glenville, N.Y., pop. 28,183)*



Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 500 square feet *(Grand Junction, Colo., pop. 41,498)*

beauty school (see also **educational facilities, trade school**)

- 3 spaces, plus 1 space per each operator station *(Spartanburg, S.C., pop. 39,673)*

- 5 spaces, plus 2 per operator station, plus 1 space per 200 square feet of office space *(Wadsworth, Ohio, pop. 3,083)*

Minimum: 1 per 350 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area *(Glenville, N.Y., pop. 28,183)*

bed and breakfast home

- 1 per guest room *(Brunswick County, N.C., pop. 73,143; Ithaca, N.Y., pop. 29,287)*

- 1 space per bed and breakfast guest unit, plus required parking spaces for resident family and 1 per employee *(Yavapai County, Ariz., pop. 167,517)*

- 1 space per guest room, plus 2 parking spaces per dwelling unit *(Columbia, Mo., pop. 84,531)*

- 2 parking spaces for the primary dwelling unit, plus 1 space for each additional habitable unit, plus 1 parking space for each 2 seats in the dining area in excess of 2 seats per habitable unit *(Duluth, Minn., pop. 86,918)*

- 2 for every dwelling, plus 1 for every guest room *(Cincinnati, Ohio, pop. 331,285)*

- 2 spaces per permanent resident family, plus 1 space per guest room *(Big Rapids, Mich., pop. 10,849)*

- 3 spaces for the principal dwelling, plus 1 space per rented room *(Cookeville, Tenn., pop. 23,923)*

Minimum: 0.3 per room

Maximum: 1 per room *(San Antonio, Tex., pop. 1,144,646)*

Minimum: 1 space per guest room or suite

Maximum: 1.3 spaces per guest room or suite *(Gresham, Ore., pop. 90,205)*

Minimum: 0.75 spaces for each bedroom

Maximum: 1.5 spaces for each bedroom *(Jefferson County, Ky., pop. 693,604)*

Minimum: 1 per sleeping room

Maximum: 1.5 per sleeping room *(Glenville, N.Y., pop. 28,183)*



Bicycle Parking Standard: 1 space per 10 guest rooms *(Gresham, Ore., pop. 90,205)*

bed and breakfast inn (see also **tourist home**)

- 1 for each person employed on the highest employment shift, plus 1 space for every guestroom, plus parking for all accessory uses defined in this title *(Holladay, Utah, pop. 14,561)*

- 1 per guest room and parking for the manager's unit based on multifamily standards *(San Mateo, Calif., pop. 92,482)*

- 1 for every facility, plus 1 for every guest room *(Cincinnati, Ohio, pop. 331,285)*

- 1 per room, plus 1 per 5 rooms for employees, plus 1 per 85 square feet of gross floor area for restaurant or meeting areas, plus 1 per 2 seats for lounge areas *(Jupiter, Fla., pop. 39,328)*

- 1 per guest room, plus 1 per 4 persons for restaurants and meeting rooms, based on maximum design capacity *(State College, Pa., pop. 38,420)*

- 1 space for each 4 seats in dining room *(Canton, Ga., pop. 7,709)*

- 2 for the primary dwelling unit, plus 1 space for each habitable unit, plus 1 for each 2 seats in the dining area in excess of 2 seats per habitable unit, plus 1 parking space per employee on the largest shift *(Duluth, Minn., pop. 86,918)*

Minimum: 0.3 per room

Maximum: 1 per room *(San Antonio, Tex., pop. 1,144,646)*

Minimum: 1 space per guest room or suite

Maximum: 1.3 spaces per guest room or suite *(Gresham, Ore., pop. 90,205)*

Minimum: 0.75 spaces for each bedroom

Maximum: 1.5 spaces for each bedroom *(Jefferson County, Ky., pop. 693,604)*

Minimum: 1 per sleeping room

Maximum: 1.5 per sleeping room *(Glenville, N.Y., pop. 28,183)*



Bicycle Parking Standard: 1 space per 10 guest rooms *(Gresham, Ore., pop. 90,205)*

beer garden (see also **outdoor seating area**)

- 1 parking space is required per 60 square feet *(Coral Springs, Fla., pop. 117,549)*

bicycle rental and repair shop

- 1 parking space shall be provided for each 200 square feet of floor area, plus 1 parking space for each 3,000 square feet of gross land area *(Gurnee, Ill., pop. 28,834)*

- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)
- 5 spaces per employee (*Raleigh, N.C., pop. 276,093*)

bicycle repair shop

- 3 spaces per 1,000 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

Minimum: 1 per 375 square feet of gross floor area of sales and service building

Maximum: 1.5 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

bicycle sales shop

- 3 per 1,000 square feet (*Burlington, Vt., pop. 38,889*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

billiard hall (see *pool hall*)

big box retail establishment (see also *department store; shopping center* uses)

- 1 per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

- 1 space per 3 seats (based on design capacity) or 1 per 1,000 square feet of gross floor area, whichever is greater (*Spartanburg, S.C., pop. 39,673*)

- 1 for every 100 square feet of floor area in the building where such bingo games are held (*Memphis, Tenn., pop. 650,100*)

- 1 space for every 3.5 seats in the main assembly room (1 seat equals 2 feet of bench length); or, where no fixed seating is provided, 1 space for each 50 square feet of floor area, exclusive of kitchen, restrooms and storage areas, plus spaces as required herein for affiliated uses (*University City, Mo., pop. 37,428*)

- 1 parking space per 4 fixed seats or 1 parking space per 100 linear inches of pew or 1 parking space per 65 square feet of floor area used for assembly purposes (*Billings, Mont., pop. 89,847*)

- 1 for every 50 square feet (*Cincinnati, Ohio, pop. 331,285*)

Minimum: 5 per 1,000 square feet of gross floor area

Maximum: 6 per 1,000 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 3 seats

Maximum: 1 per 2 seats (*Glenville, N.Y., pop. 28,183*)

blood donor center

- 1 per each 330 square feet of floor area (*Eugene, Ore., pop. 137,893*, which uses the term "blood bank")
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*, which uses the term "blood plasma collection facility")



big box retail establishment



Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

bingo hall

- 1 per 3 persons in designed capacity (*Greensboro, N.C., pop. 223,891*)
- 1 space per 125 square feet of gross floor area (*Ulysses, Kans., pop. 5,960*)

- 1 for each 220 square feet (*Reno, Nev., pop. 180,480*, which uses the term "blood plasma donor center")
- 2 minimum, plus 1 per employee (*Tampa, Fla., pop. 303,447*)

blueprinting shop (see also *copy shop; printing and publishing facility*)

- 1 per 200 square feet of gross floor area (*Rohnert Park, Calif., pop. 42,236*)

- 1 parking space shall be provided for each 250 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 3 per 1,000 square feet of gross floor area (*Elmhurst, Ill., pop. 42,762*)
- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896; Racine, Wisc., pop. 81,855*)
Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

boarding house (see also **lodging house; rooming house**)

- 1 per 3 persons housed (*Ithaca, N.Y., pop. 29,287*)

boat club (see **yacht club**)

boat dock (see **boat moorage facility**)

boat launch

- 0 per ramp for cars, plus 5 per ramp for trailer storage (*East Greenwich, R.I., pop. 12,948; Ithaca, N.Y., pop. 29,287*)
- 1 per boat slip, plus 5 boat trailer parking spaces (15 feet by 40 feet) for any facility designed to provide a ramp for launching trailered boats (*St. Mary's County, Md., pop. 86,211*)
- 8 per ramp (*Ithaca, N.Y., pop. 29,287*)
- 8 boat-trailer spaces for each boat launching ramp (*Ormond Beach, Fla., pop. 36,301*)



boat launch

- 1 space for each bedroom (*Yavapai County, Ariz., pop. 167,517*)
- 1 space for each 3 guest rooms, plus 1 additional space for the owner or operator resident on the premises, plus 1 additional space for each full-time employee per shift (*Salisbury, N.C., pop. 26,462*)
- 1 per 2 rooming unit (*Council Bluffs, Iowa, pop. 58,268*)
- 1 space per 2 beds (*Spartanburg, S.C., pop. 39,673*)
- 1 space for each 2 rooms to be rented or occupied, plus 1 additional space for each employee and manager, if resident (*Valdese, N.C., pop. 4,485*)
Minimum: 0.75 spaces for each bedroom
Maximum: 1.5 spaces for each bedroom (*Jefferson County, Ky., pop. 693,604*)
Minimum: 1 per unit
Maximum: 1.75 per unit (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: long-term parking: 2, or 1 per 10 sleeping rooms; short-term parking: 1 (*Jefferson County, Ky., pop. 693,604*)

- Minimum 10 spaces per ramp with dimensions of 10 feet wide by 40 feet long. Vehicular parking shall be provided at 4 spaces per ramp (*Collier County, Fla., pop. 251,377*)
- 15 spaces per launching lane (each space 10 feet wide by 40 feet long) (*Door County, Wisc., pop. 27,961*)
- 20 spaces per boat ramp (*Raleigh, N.C., pop. 276,093*)
- 20 stalls per ramp, including 10 stalls capable of accommodating vehicles with trailers, and adequate turnaround (*San Mateo, Calif., pop. 92,482*)
- 50 per ramp: 40 shall be 10 feet by 40 feet for vehicles with boat trailers (*Jupiter, Fla., pop. 39,328*)

boat manufacturing facility (see also **manufacturing uses**)

- 1 per 800 square feet of gross floor area office and outdoor work area (*Broward County, Fla., pop. 1,623,018*)
Minimum: 1 per 1,500 square feet of gross floor area
Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

boat moorage facility (see also *marina*)

- 0.5 parking space per slip (*St. Helens, Ore., pop. 10,019*)
- 0.7 spaces for every berth or mooring, 2 spaces for every 3 employees on the largest work shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises (*Quincy, Ill., pop. 40,366*)
- 1 per 3 moorage stalls (*Juneau, Alaska, pop. 30,711*)
- 1 per 10 slips, plus 1 for each employee (*St. Mary's County, Md., pop. 86,211*)
- 1 per 3 berths, moorings, or slips (*East Greenwich, R.I., pop. 12,948*)



Bicycle Parking Standard: 1 space per 40 berths (*Gresham, Ore., pop. 90,205*)

boat rental, charter

- 1 per 7 seats (*Ft. Lauderdale, Fla., pop. 152,397*)
- 1 space for each 300 square feet of gross floor area, plus 1 per 2 spaces for each boat slip for commercial boating and fishing (*San Buenaventura, Calif., pop. 100,916*)

- 1 space per employee, plus 1 space per every 2 personal watercraft vessels (*Ormond Beach, Fla., pop. 36,301*)
- 1 per each vehicle owned or operated by use, plus 1 per each employee on maximum shift (*Owensboro, Ky., pop. 54,067*)
- 1 per rental boat or watercraft, plus 1 per employee (*Charleston County, S.C., pop. 309,969*)
- 5 spaces per employee (*Raleigh, N.C., pop. 276,093*)

Minimum: 1 space per 1,000 square feet of site area

Maximum: 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

boat sales establishment (see also *marine sales and service use*)

- Minimum of 1 parking space per 1,000 square feet of gross indoor and outdoor display area (*West Hempfield Township, Pa., pop. 15,128*)



boat sales establishment

- 2 parking spaces for each 1- to 6-passenger vessel; 3 parking spaces for each 7- to 12-passenger vessel; 5 parking spaces for 13- to 25-passenger vessel; 7 parking spaces for each 26- to 40-passenger vessel; and 15 parking spaces for each vessel with 4 or more passengers (*Destin, Fla., pop. 11,119*)
- 4 spaces per boat where passenger capacity is less than 6. 1 space per passenger and 1 space per employee where passenger capacity is more than 6 (*Ormond Beach, Fla., pop. 36,301*)
- 6 spaces per boat (*St. Mary's County, Md., pop. 86,211*)

boat rental use

- 1 for each 500 square feet of gross floor area, plus 1 space for each 7,000 square feet of outdoor display area (*Plainfield, Ind., pop. 18,396*)

- 1 space per 800 square feet of gross floor area, plus 2 spaces per each vehicle service bay; a minimum of 6 spaces shall be required (*Grand Rapids, Mich., pop. 197,800*)
- 1 space per 5,000 square feet of lot area (*San Bruno, Calif., pop. 40,165*)
- 1 space per 2,000 square feet of interior or exterior sales, display, or storage area up to a total 20 spaces, plus 1 space (*Redding, Calif., pop. 80,865*)
- 1 space for each 200 square feet of usable floor space of sales room and 1 space for each 1 auto service stall in the service room (*Quincy, Ill., pop. 40,366*)
- 1 for each 500 square feet of gross floor area, plus 1 space for each 7,000 square feet of outdoor display area (*Plainfield, Ind., pop. 18,396*)

- 1 per each 660 square feet of floor area (*Eugene, Ore., pop. 137,893*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (minimum of 4 spaces), plus 1 space per 2,000 square feet of outdoor sales, display or storage area (*Minneapolis, Minn., pop. 382,618*)
- 1 per 500 square feet sales area indoor/outdoor (*Burlington, Vt., pop. 38,889*)

Minimum: 1 per 600 square feet of gross floor area of sales and service building

Maximum: 1 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space per 1,000 square feet of site area

Maximum: 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

boat storage or repair (see also **boatyard; marine sales and service use**)

- Minimum of 3 (*El Paso County, Colo., pop. 516,929*)
- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 per 12 dry boat storage spaces (*only for dry storage on a site that has no water access for boats and those not associated with a self-service storage facility*) (*Collier County, Fla., pop. 251,377*)
- 1 per 2 employees on maximum shift (*Ithaca, N.Y., pop. 29,287*)
- 1 parking space for each 4 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers (*Destin, Fla., pop. 11,119*)

Minimum: 1 per 600 square feet of gross floor area

Maximum: 1 per 350 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

boatel

- 1 per 1,000 square feet of gross storage area, plus 1 for each employee (*St. Mary's County, Md., pop. 86,211*)
- 1 per 2 sleeping rooms (*Ithaca, N.Y., pop. 29,287*)
- 1 per 2 wet boat slips excluding those used for charter boats, plus 1 per 5 dry boat storage spaces. Wet slips used for charter boats (including those for fishing, shelling, diving, and sightseeing purposes) are computed at 1 per 3 boat passengers based on the maximum number of passengers and charter boats used for dining are computed at 1 per 2 boat passengers based on the maximum number of passengers. Each parking space provided to meet the marina's boat slip or dry storage parking requirements may also be credited towards meeting 100 square feet of the parking requirements for the marina or any permitted marina-related activities excluding restaurants, lounges per bars and private clubs. Uses not receiving credit from parking provided for boat slips or dry storage spaces shall provide parking at the normal rate for those uses as required within this code. (*Collier County, Fla., pop. 251,377*)

boatyard (see also **boat storage or repair**)

- 1 per 10 boat slips or yard area for 10 boats (*St. Mary's County, Md., pop. 86,211*)
- 1 per employee (*Charleston County, S.C., pop. 309,969*)
- 1 for every 2,000 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 1 parking space for each 3 boat racks (*Dade County, Fla., pop. 2,253,362*)
- 2 parking spaces for each dry dock (*Destin, Fla., pop. 11,119*)



boatyard

body-piercing studio (see *tattoo parlor/body-piercing studio*)**book store** (see also *retail use, unless otherwise specified*)

- 1 space per each 350 square feet of gross floor area excluding storage areas which shall not exceed 15 percent of the gross square footage (*St. Tammany Parish, La., pop. 191,268*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 space per 125 square feet of gross leasable area (*Grosse Ile Township, Mich., pop. 10,894*)
- 4.5 spaces for every 1,000 square feet of gross floor area (*Hickory, N.C., pop. 37,222; Maryland Heights, Mo., pop. 25,756; Naperville, Ill., pop. 128,358; Spartanburg, S.C., pop. 39,673*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area

(*San Antonio, Tex., pop. 1,144,646*)

If greater than 50,000 square feet, parking requirements for department per discount stores shall apply. Otherwise:

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

botanical gardens (see also *arboretum; community garden*)

- 1 space per 10,000 square feet outdoor lot area, plus 1 space per 1,000 square feet indoor floor area (*Bloomington, Ind., pop. 69,291*)
 - 1 per employee in single shift, plus 2 spaces per acre (*Charleston County, S.C., pop. 309,969*)
 - 1 space per 400 square feet of gross floor area (*Salem, Ore., pop. 136,924*)
 - 1 per 5,000 square feet of gross land area (*Racine, Wisc., pop. 81,855*)
 - 2 spaces per acre (*Spartanburg, S.C., pop. 39,673*)
- Maximum:* 1 per 125 square feet of gross floor area (*Concord, N.C., pop. 55,977*)

bottle club (see also *bar; beer garden; brew pub; night club; restaurant* uses)

- 1 per 100 square feet of gross floor area or 1 per 4 seats, whichever is greater, plus 1 per 2 full-time employees of the largest shift (*York, Pa., pop. 40,862*)

- 1 per 50 square feet, plus 1 per 75 square feet for any outdoor eating per drinking areas (*Collier County, Fla., pop. 251,377*)
- 1 per 30 square feet of customer service area, plus 1 per 250 square feet of remaining floor area, plus 1 per 2 lineal feet of bar seating (*Broward County, Fla., pop. 1,623,018*)

Minimum: 1 space for each 100 square feet of gross floor area

Maximum: 1 space for each 50 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

bottling plant (see also *industrial* uses)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 for each 300 square feet of floor area (*Dansville, N.Y., pop. 4,832*)
- 1 off-street parking space for [each] 2 employees, based upon the maximum number of employees on the premises at any time (*Westmont, Ill., pop. 24,554*)
- 1 parking space for each employee on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than 1 parking space for each 1,000 square feet of floor area (*Frisco, Tex., pop. 33,714*)
- 1 per 500 square feet of building area; office area shall be calculated at 1 per 275 square feet (*Collier County, Fla., pop. 251,377*)
- 1 motor vehicle parking space for each 500 square feet of gross floor area or 1 motor vehicle parking space for each employee computed on the basis of the maximum shift, whichever is greater (*Boca Raton, Fla., pop. 74,764*)
- 2 parking spaces for each 3 employees on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith (*Dona Ana County, N.Mex., pop. 174,682*)
- 2 per each 3 employees (*Racine, Wisc., pop. 81,855*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

bowling alley

- 1 space for every 3 persons of maximum capacity permitted by fire regulations, plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such calculations (*Yavapai County, Ariz., pop. 167,517*)
- 2 spaces for each alley, plus 1 additional for each 2 employees, plus 1 for each 100 square feet of gross floor space used for amusement or assembly (*Canton, Ga., pop. 7,709*)
- 2 spaces for each alley, plus 1 additional space for each 2 employees (*Salisbury, N.C., pop. 26,462*)
- 2 per bowling lane (*Ithaca, N.Y., pop. 29,287*)

- 4 spaces for each bowling lane (*Burbank, Calif., pop. 100,316*)
- 4.36 spaces per lane (*Helena, Mont., pop. 25,780*)
- 5 spaces per lane (*Lycoming County, Pa., pop. 120,044; Raleigh, N.C., pop. 276,093*)

Minimum: 2 per lane

Maximum: 4 per lane (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 4 spaces per 1,000 square feet of floor area

Maximum: 5 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Minimum: 4 spaces for each alley or lane

Maximum: 6 spaces for each alley or lane (*Jefferson County, Ky., pop. 693,604*)

Minimum: 2.5 per lane

Maximum: 4 per lane (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 10 vehicle spaces, which are 4 per lane (*Grand Junction, Colo., pop. 41,498*)

Bicycle Parking Standard: 0.4 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

bowling alley with restaurant

- 8 spaces per alley (*Deschutes County, Ore., pop. 115,367*)

brewery (see also **brew pub**; **microbrewery**)

- 1 space per employee on the largest shift, plus 1 space per 4 seats in any tasting room or other visitor facility open to the general public (*Bloomington, Ind., pop. 69,291*)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

brew pub (see also **bar**; **beer garden**; **bottle club**;

brewery; **microbrewery**; **night club**; **restaurant** uses)

- 1 per 200 square feet of gross floor area (*Seattle, Wash., pop. 563,374; York, Pa., pop. 40,862*)
- 1 parking space for each 4 customer seats, plus 1 parking space for each employee working during maximum employment hours (*East Jordan, Mich., pop. 2,507*)
- 1 for each 200 square feet of floor area (*Winona, Minn., pop. 27,069*)
- 1 space for each 3 patrons of maximum seating capacity, plus 1 space for each 2 employees (*Summit Township, Mich., pop. 21,534*)
- 8 spaces per 1,000 square feet of gross floor area, plus 1 space per 5 customer seats outside the principal structure for all areas accessible to the public and 1 space per employee on the largest shift apply for all areas other than those accessible to the public (*Bloomington, Ind., pop. 69,291*)

Minimum: 1 space for each 100 square feet of gross floor area

Maximum: 1 space for each 50 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

brickyard (see also **industrial** uses)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 per 3,000 square feet of site area (*Pearland, Tex., pop. 37,640*)
- 1 space for each 2 employees at maximum employment on a single shift, plus 1 space for each company vehicle operating from premises (*Berkeley County, S.C., pop. 142,651*)

broadcasting studio (see also **radio**, **recording**, and **television studio**; **television studio**)

- 1 per 250 square feet of gross floor area (*Rohnert Park, Calif., pop. 42,236*)
- 1 space per 300 square feet (*Lenexa, Kans., pop. 40,238*)
- 1 space per 2 employees on premises, plus 1 space per 5 seats or seating spaces (*Canton, Ga., pop. 7,709*)
- 3.3 spaces for each 1,000 square feet of adjusted gross floor area (*Burbank, Calif., pop. 100,316*)
- 3.5 spaces per 1,000 square feet, for the first 25,000 square feet, and 3 spaces for each 1,000 square feet thereafter (*West Hollywood, Calif., pop. 35,716*)

Minimum: 2 spaces, plus 1 space for each employee on maximum shift

Maximum: 5 spaces, plus 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 800 square feet

Maximum: 1 per 300 square feet (*Pittsburgh, Pa., pop. 334,563*)

bus depot (see **bus terminal**)

bus terminal

- 1 space for each 200 square feet of floor area of the terminal building (*Thornton, Colo., pop. 82,384*)
- 1 per 660 square feet (*Reno, Nev., pop. 180,480*)
- 1 per 100 square feet of waiting area (*Gaithersburg, Md., pop. 52,613*)
- 1 for each 5 seats of seating capacity in waiting terminals (*Gainesville, Fla., pop. 95,447*)
- 1 per 150 square feet of waiting room space (*Yavapai County, Ariz., pop. 167,517; North Ogden, Utah, pop. 15,026*)
- 1 space per 100 square feet of assembly area, plus 300 square feet of office per administrative space (*Baton Rouge, La., pop. 227,818*)
- 1 space for each 100 square feet of gross floor area (*Canton, Ga., pop. 7,709; Irving, Tex., pop. 191,615*)
- 1 per 250 square feet of waiting area (*El Paso County, Colo., pop. 516,929*)

- 1 space per 150 square feet of waiting room space, plus requirements for auxiliary commercial uses (*Humboldt County, Nev., pop. 16,106*)
- 1 space for each 3 employees of the maximum working shift, plus the number of additional spaces prescribed by the zoning administrator or county planning commission (*Kings County, Calif., pop. 129,461*)
- 1 parking space for each 3,000 square feet of lot area (*Escondido, Calif., pop. 133,559*)
- 1 space for every 2,000 square feet of the first 100,000 square feet of floor area 1 space additional for every 4,000 square feet of the additional floor area over 100,000 square feet up to 500,000 square feet of floor area, with no additional spaces required for any floor area in excess of 500,000 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 1 per 275 square feet of office and 2 spaces for each company vehicle operating from the premises (*Reno, Nev., pop. 180,480*)
- 1 per employee (*Hickory, N.C., pop. 37,222*)
- 1 per 1.5 employees (*La Porte, Ind., pop. 21,621*)
- 1 per 200 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 8.17 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

business incubator

- 1 per workspace, plus 1 per 500 square feet of gross floor area in administrative office (*Greensboro, N.C., pop. 223,891*)
- 1 space for each 1,000 square feet (*Seattle, Wash., pop. 563,374*)

business machine sales and service use (see also *equipment sales and service use*)

- 1 off-street parking space for each 600 square feet of floor area (*Westmont, Ill., pop. 24,554*)
 - 1 parking space shall be provided for each 250 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
 - 1 space per 350 square feet of gross floor area (*St. Helens, Ore., pop. 10,019*)
 - 3 per 1,000 square feet of gross floor area (*Elmhurst, Ill., pop. 42,762*)
 - 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)
- Minimum:* 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

business park (see *office park*)

business school (see *educational facilities, business school*)

business supply services establishment (see *office supplies store*)

butcher shop (see also *delicatessen; retail use, unless otherwise specified*)

- 1 parking space is required per 150 square feet (*Coral Springs, Fla., pop. 117,549*)

C

cabin (see also **dwelling** uses)

- 1 parking space for each sleeping room (*Bellevue, Ky., pop. 6,480; Duluth, Minn., pop. 86,918*)
- 1 parking space for each sleeping room or suite, plus 1 space per each 2 employees on shift of largest employment (*Grant County, Ky., pop. 22,384*)
- 1 space per dwelling unit, plus a space for each 10 resident clients or fraction thereof (*Matthews, N.C., pop. 22,127*)

café (see also **outdoor seating area; restaurant** uses)

- 1 per 100 square feet of gross building area (*Duluth, Minn., pop. 86,918; Jacksonville, N.C., pop. 66,715; Kern County, Calif., pop. 661,645*)
- 1 parking space for each 75 square feet of gross floor area (*Duncanville, Tex., pop. 36,081*)
- 1 off-street parking space per each 40 square feet of dining or drinking area (dining or drinking area shall include all the floor area, except restrooms, kitchens, sculleries, storage, and equipment areas) but not less than 8 per each such use (*San Juan Capistrano, Calif., pop. 33,826*)
- 1 space for each 4 seats (*Reedley, Calif., pop. 20,756*)
- 1 for each 200 square feet of floor area (*Dansville, N.Y., pop. 4,832*)
- 1 per 2.5 seats (*Granbury, Tex., pop. 5,718*)
- 1 space for each 4 seats provided for patron use, plus 1 space per employee on the maximum shift (*Giles County, Va., pop. 16,657*)
- 1 space per 50 square feet of public serving area (*Chandler, Ariz., pop. 176,581*)

cafeteria (see also **restaurant** uses)

- 1 parking space for each 3 customer seats (*Evansville, Ind., pop. 121,582; South Kingstown, R.I., pop. 27,921; Wayland Township, Mich., pop. 2,013*)
- 1 per 125 square feet of floor area (*Pearland, Tex., pop. 37,640*)
- 1 space for every 3 seats under maximum seating arrangement (minimum of 5 spaces) (*Farmer's Branch, Tex., pop. 27,508*)
- 1 space for each 4 seats or building capacity calculated by building standards (*Olathe, Kans., pop. 92,962*)
- 1 space for each 100 square feet (100 square feet) of gross floor area or fraction thereof (*Benbrook, Tex., pop. 20,208*)

- 1 space for each 300 square feet of gross floor area (*Cocoa Beach, Fla., pop. 12,482*)
- 5.89 spaces per 1,000 square feet of gross floor area (*Helena, Mont., pop. 25,780*)

Minimum: 1 per 100 square feet of gross floor area

Maximum: 1 per 40 square feet of gross floor area

(*San Antonio, Tex., pop. 1,144,646*)

call center (see also **office use, unless otherwise specified; telemarketing office**)

- 1 space for each employee (*Redding, Calif., pop. 80,865*)
- 1 per 50 square feet of computer per telephone bank area, 1 per 250 square foot office. (*Reno, Nev., pop. 180,480*)

camera shop (see **photography retail store**)

camp, day/youth

- 1 space per camp vehicle normally parked on the premises (*Lycoming County, Pa., pop. 120,044*)
- 1 space per employee, plus 1 space per camp vehicle parked on premises, plus 5 visitor spaces (*Yonkers, N.Y., pop. 196,086*)

camp, overnight

- Minimum of 6, plus 2 per bunkhouse, plus 2 per tent site (*Concord, N.H., pop. 40,687*)
- 1 per campsite or bed, plus 1 for each employee (*St. Mary's County, Md., pop. 86,211*)
- 1 parking space for each 2 beds or for each cabin or sleeping unit, whichever is greater (*Duluth, Minn., pop. 86,918*)

camper sales and service establishment (see also **recreational vehicle sales establishment; trailer sales and rental establishment**)

- 1 space for each 200 square feet of usable floor space of sales room and 1 space for each 1 auto service stall in the service room (*Quincy, Ill., pop. 40,366*)
- 1 space for each 500 square feet of gross floor area, plus 1 space for each 1,000 square feet of outdoor sales, display or service area (*Yorba Linda, Calif., pop. 58,918*)



camper sales and service establishment

- 5 per 1,000 square feet of gross floor area, plus 1 per 2,000 square feet of gross land area (*Racine, Wisc., pop. 81,855*)

campground (see also **camp, overnight; recreational vehicle park**)

- Minimum of 1 parking space per campsite, plus 1 per employee, plus 50 percent of the spaces normally required for accessory uses (*West Hempfield Township, Pa., pop. 15,128*)
- 1 space for each employee on largest shift, plus 1 space for each camp vehicle normally parked on the premises, plus 1 visitor space for each 10 campers (*Coconino County, Ariz., pop. 18,617*)
- 1 space per campsite (*Lenexa, Kans., pop. 40,238; Hickory, N.C., pop. 37,222*)
- 1 per 6 camp sites, plus 4 per laundry and shower facility (*Concord, N.C., pop. 55,977*)
- 1 per campsite or bed, plus 1 for each employee (*St. Mary's County, Md., pop. 86,211*)
- 1 for every 1,000 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 1.25 per site (*Concord, N.H., pop. 40,687*)
- 1.5 per campsite (*Burlington, Vt., pop. 38,889*)

candy and nut store (see also **retail use, unless otherwise specified**)

- 1 off-street parking space for each 200 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 1 per each 66 square feet of seating floor area, plus 1 for each 440 square feet of non-seating floor area (*Eugene, Ore., pop. 137,893*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

canoe rental use (see also **boat rental use**)

- 5 spaces per employee (*Raleigh, N.C., pop. 276,093*)

cardroom (see also **gaming establishment**)

- 1 parking space for each 2 seats in the play area, plus 1 space per 3 seats in any bar or dinner area (*Redding, Calif., pop. 80,865*)
- 1 per 3 seats, or 1 per 100 square feet of gross building area, whichever is greater (*Kern County, Calif., pop. 661,645*)
- 1 parking space for each 100 square feet of floor area where gross floor area is less than 4,000 square feet; 40 spaces, plus 1 space for each 50 square feet where gross floor area is in excess of 4,000 square feet (*San Bruno, Calif., pop. 40,165*)

- 9 spaces per 1,000 square feet (*West Hollywood, Calif., pop. 35,716*)

car wash, full service (automated)

- Stacking for 30 vehicles or 10 per approach lane, whichever is greater, plus 3 spaces per bay for manual drying, plus 2 per 3 employees on largest shift (*Greensboro, N.C., pop. 223,891*)
- Stacking area 5 times the capacity of the car wash, plus 1 parking space per employee (*DeKalb County, Ill., pop. 88,969*)
- Stacking for 30 vehicles or 10 per approach lane, whichever is greater, plus 3 spaces per bay for manual drying, plus 1 per employee on largest shift (*Washington, N.C., pop. 9,583*)
- 1 space per each employee, plus reserve spaces equal to 3 times the wash lane capacity (*Yavapai County, Ariz., pop. 167,517*)
- 1 space per 150 square feet of gross floor area (under main roof, including wash and detail areas) (*Duncanville, Tex., pop. 36,081*)
- 1 parking space per employee of the largest shift. Stacking for 5 vehicles for automatic car wash lane, plus 2 drying spaces for each washing stall (*Spartanburg, S.C., pop. 39,673*)
- 2 per washing stall (*Missouri City, Tex., pop. 52,913*)
- 3 spaces, plus 1 space for each manger or employee on the largest shift (*Ormond Beach, Fla., pop. 36,301*)
- 4 spaces, plus sufficient area for stacking spaces (*North Miami Beach, Fla.*)

Minimum: 1 per 500 square feet of gross floor area including service bays, wash tunnels and retail areas

Maximum: 1 per 375 square feet of gross floor area including service bays, wash tunnels and retail areas (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 2 spaces per service bay or lane

Maximum: 3 spaces per service bay or lane (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 2 employees on maximum shift

Maximum: 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)

Minimum: 6 stacking spaces per washing bay

Maximum: 15 stacking spaces per washing bay (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 2 spaces or 0.2 spaces per 1,000 square feet of floor area, whichever is greatest (*Gresham, Ore., pop. 90,205*)

car wash, self service

- 1 parking space for each employee, plus 1 space per owner or manager and reservoir space equal to 5 times the capacity of the facility (*Bellevue, Ky., pop. 6,480*)



car wash, self service

- 1 space per 2 washing bays or stalls in addition to the washing area or stalls themselves (*Duncanville, Tex., pop. 36,081*)
- 2 stacking spaces per each washing stall, plus 2 drying spaces for each washing stall (*Spartanburg, S.C., pop. 39,673*)
- 2 spaces for drying and cleaning purposes per stall, plus 3 reservoir spaces in front of each stall (*Yavapai County, Ariz., pop. 167,517*)
- 3 stacking spaces per approach lane, plus 2 drying spaces per stall (*Greensboro, N.C., pop. 223,891*)
- 4 spaces for each stall (*State College, Pa., pop. 38,420*)
- 5 stacking spaces for each car washing stall and 2 drying spaces for each car washing stall. (*DeKalb County, Ill., pop. 88,969*)

Minimum: 1 per 500 square feet of gross floor area including service bays, wash tunnels and retail areas

Maximum: 1 per 375 square feet of gross floor area including service bays, wash tunnels and retail areas (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 2 spaces per service bay or lane

Maximum: 3 spaces per service bay or lane (*Gresham, Ore., pop. 90,205*)

Minimum: 2 spaces for each stall, plus 1 space for each vacuum unit (if not accessible to queue spaces)

Maximum: 3 spaces for each stall, plus 1 space for each vacuum unit (if not accessible to queue spaces) (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 stacking space per washing bay

Maximum: 3 stacking spaces per washing bay (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 2 spaces or 0.2 spaces per 1,000 square feet of floor area, whichever is greatest (*Gresham, Ore., pop. 90,205*)

caretaker's residence (see also **accessory dwelling unit**)

- 1 space for each residence (*San Fernando, Calif., pop. 23,564; Seattle, Wash., pop. 563,374*)

carnival (see also **amusement enterprise, outdoor; circus**)

- 1 per 100 square feet of area occupied (*Owensboro, Ky., pop. 54,067*)
- 3 spaces for each booth or ride (*Santa Ana, Calif., pop. 337,977*)

Minimum: 1 per 600 square feet outdoor recreation area

Maximum: 1 per 500 square feet outdoor recreation area (*San Antonio, Tex., pop. 1,144,646*)

carpet and floor covering store (see also **retail use, unless otherwise specified**)

- Minimum of 1 parking space per 500 square feet of gross floor area (*West Hempfield Township, Pa., pop. 15,128*)
- 1 off-street parking space for each 600 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 1 parking space for each 275 square feet of retail sales, office or work area, plus warehouse requirements for designated storage, receiving and shipping area (*Ormond Beach, Fla., pop. 36,301*)
- 1 space per 800 square feet of usable floor area (*Fort Wayne, Ind., pop. 205,727; Grand Rapids Township, Mich., pop. 14,056*)
- 1.22 spaces per 1,000 square feet of gross floor area (*Helena, Mont., pop. 25,780*)
- 1.5 spaces per 1,000 square feet of gross leasable floor area (*Genoa Township, Mich., pop. 15,901*)
- 3 per 1,000 square feet of gross floor area (*Elmhurst, Ill., pop. 42,762*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183; San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space per 1,000 square feet of floor area

Maximum: 1.3 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.3 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

cartage, express, parcel delivery (see also **post office**)

- 1 per employee on largest shift, plus 1 per vehicle used in operation (*Washington, N.C., pop. 9,583*)
- 1 per each 660 square feet of floor area (*Eugene, Ore., pop. 137,893*)
- 1 space per each 3 employees, plus 1 space per each vehicle maintained (*Spartanburg, S.C., pop. 39,673*)
- 1 space per 300 square feet of gross floor area of office, sales, or display area in excess of 4,000 square feet (minimum of 4 spaces), plus 1 space per 3,000 square feet of gross floor area of warehousing up to 30,000 square feet, plus 1 space per 5,000 square feet of gross floor area of warehousing over 30,000 square feet or for any outdoor storage, sales, or display (*Minneapolis, Minn., pop. 382,618*)
- 1 for every employee (on the largest shift) and 1 for each motor vehicle maintained on the premises (*Holland, Ohio, pop. 1,306*)
- 1 parking space shall have provided for each vehicle maintained on the premises, plus 1 space for each 2 employees (*Gurnee, Ill., pop. 28,834*)
- 1 parking space for each vehicle used in the business, plus 1 for each employee (*Westmont, Ill., pop. 24,554*)
- 2 per 3 employees on largest shift, plus 1 per vehicle used in operation (*Greensboro, N.C., pop. 223,891*)
- 10 parking spaces, plus 1 parking space for each 500 square feet of floor area devoted to office, processing, or service, plus 1 space for each vehicle customarily kept on the premises (*St. Louis Park, Minn., pop. 44,126*)

casino (see **gaming establishment**)**caskets and casket supplies establishment** (see also **funeral home; undertaker's establishment**)

- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)

catering establishment

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 space per each 4 occupants based on maximum occupancy of the use, plus 2 spaces for every 3 employees (*St. Tammany Parish, La., pop. 191,268*)
- 1 per employee, plus, 0.5 per delivery vehicle, plus, 2 per 1,000 square feet gross floor area (*Tampa, Fla., pop. 303,447*)
- 1 per 400 square feet (*Henderson, Nev., 175,381*)
- 1 parking space shall be provided for each 250 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 3 per 1,000 square feet of gross floor area (*Elmhurst, Ill., pop. 42,762*)

- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 2 spaces, plus 1 space for each 1.5 employees on maximum shift, plus 1 space for each business vehicle

Maximum: 4 spaces, plus 1 space for each employee on maximum shift, plus 1 space for each business vehicle (*Jefferson County, Ky., pop. 693,604*)

cemetery (see also **crematorium; columbarium; mausoleum; monument sales establishment**)

- 1 space per 4 visitors to the maximum capacity (*Lycoming County, Pa., pop. 120,044*)
- 1 space per 4 seats in the chapel or assembly area; the initial design of cemeteries should include streets that allow for adequate parallel parking (*Provo, Utah, pop. 105,166*)
- 1 per 3.5 seats in the chapel, plus 1 per 250 square feet of office space (*Kern County, Calif., pop. 661,645*)
- 1 space per full-time employee (*Spartanburg, S.C., pop. 39,673*)
- 2 parking spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use, or stored on the premises, plus 1 space for every 4 seats in auditorium or chapel (*DeKalb County, Ill., pop. 88,969*)
- 10 spaces for each interment based on the maximum number per hour (*Faribault, Minn., pop. 20,818; Minneapolis, Minn., pop. 382,618*)

Minimum: 0.3 space per seat in assembly area or 6 linear feet bench seating in largest assembly area

Maximum: 0.6 space per seat in assembly area or 4.5 linear feet bench seating in largest assembly area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per full-time employee

Maximum: 2 per full-time employee (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 0.1 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

cemetery, pet

- 1 space per full-time employee (*Spartanburg, S.C., pop. 39,673; Hillsborough County, Fla., 998,948*)

chapel (see also **church**)

- 1 space for each 3 seats in the main assembly room; or 1 space for each 20 square feet in the main assembly room (*Coconino County, Ariz., pop. 18,617*)
- 1 off-street parking space per each 3 fixed seats, plus 1 per every 30 square feet of seating area where there are no fixed seats (*San Juan Capistrano, Calif., pop. 33,826*)

- 1 parking space shall be provided for each 4 seats in the main auditorium (*Gurnee, Ill., pop. 28,834*)
- 8 spaces per repose room, plus 1 space per 4 seats in chapel (*Ulysses, Kans., pop. 5,960*)



Bicycle Parking Standard: 1 per 20 seats in main assembly area (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 3 seats (*Grand Junction, Colo., pop. 41,498*)

check-cashing business (see *currency exchange*)

chiropractic office (see also *clinic*)

- 1 per 225 square feet of gross floor area (*Rohnert Park, Calif., pop. 42,236*)
- 1 per 200 square feet of gross floor area; or 3 per medical practitioners whichever is greater (*Dartmouth, Mass., pop. 30,666*)

- 1 space per employee, plus 1 space per 500 square feet indoor and outdoor display area, including walkways (*Irvine, Calif., pop. 143,072*)
- 3 spaces per establishment (*Yonkers, N.Y., pop. 196,086*)

church (see also *chapel; mosque; synagogue; temple*)

- 0.25 per each seat or 18 inches of linear bench (*Rapid City, S.Dak., pop. 59,607*)
- 1 per 10 seating spaces (*Ithaca, N.Y., pop. 29,287*)
- 1 space for every 4 seats in the portion of the church building to be used for services, plus spaces for any residential use as determined in accordance with the parking requirements set forth above for residential uses. Includes associated residential structures for religious personnel. (*Yavapai County, Ariz., pop. 167,517*)



church

- 1 space for each 200 square feet of floor area, including the basement, if used or adaptable to office use (*University City, Mo., pop. 37,428*)
- 4 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)
- 5 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)

Minimum: 1 per 400 square feet of gross floor area
Maximum: 1 per 100 square feet of gross floor area
(*San Antonio, Tex., pop. 1,144,646*)

Christmas tree sales lot (see also *farm use, cut-your-own Christmas tree; outdoor display sales area*)

- 1 per 2,000 square feet of land area (*Danville, Ill., pop. 33,904*)

- 1 space for each 5 seats in the largest assembly room (*Salisbury, N.C., pop. 26,462*)
- 1 space per 5 auditorium seats or 1 space per 10 classroom seats, whichever is greater (*Alexandria, Va., pop. 128,283*)
- 1 spaces per each 3 seats or 6 feet of pews (*Holly, Mich., pop. 6,135*)
- 1 per 4 fixed seats, 1 per 8 feet of bench length, and 1 per every 28 square feet in areas where no permanent seats are maintained in the main auditorium (sanctuary or place of worship). If religious services operate concurrently with other activities, user may include additional parking at 1 per 40 square feet for the space used concurrently. (*Eugene, Ore., pop. 137,893*)

- 1 parking space for each 3 seats in the main auditorium per sanctuary, at the maximum seating capacity (*Duncanville, Tex., pop. 36,081*)
- 1 parking space for every 80 square feet of principal auditorium, including balcony, if any; where no auditorium is involved, 1 parking space for each 2 staff members (*Des Moines, Iowa, pop. 198,682*)
- 1 parking space shall be provided for each 10 seats or for each 180 lineal inches of seating space in the main sanctuary or meeting area; where seats are not fixed, each 7 square feet of gross floor area usable for seating shall be regarded as 1 seat (*Madison, Wisc., pop. 208,054*)

Minimum: 1 per 8 seats

Maximum: 1 per 1.5 seats (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 0.3 spaces per seat or 1 space per 6 linear feet of bench seating in sanctuary

Maximum: 0.6 spaces per seat or 1 space per 4.5 linear feet of bench seating in sanctuary (*Gresham, Ore., pop. 90,205*)

Where permanent seats installed:

Minimum: 1 space for each 3 seats in the sanctuary or primary assembly area

Maximum: 125 percent the minimum number of spaces required

Where no permanent seats provided:

Minimum: 1 space for each 50 square feet of seating area in the sanctuary or primary assembly area. When calculating the required parking for this use, one shall consider all uses associated with the primary use on the site and their hours of operation and peak hours of usage to determine the minimum number of parking spaces needed to adequately serve all uses associated with the primary use. The planning director may waive the requirements of section 9.1.3 E. of this part if adequate information is provided by the applicant to determine the cumulative parking needs on the site.

Maximum: 125 percent the minimum number of spaces required (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 5 seats

Maximum: 1 per 3 seats (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 space per 40 seats or 1 space per 60 linear feet of bench seating (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 seats in main assembly area (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 3 seats (*Grand Junction, Colo., pop. 41,498*)

church hall

- 1 per 20 square feet of seating area (*West Sacramento, Calif., pop. 31,615*)

church sanctuary

- 1 parking space for each 5 seats, based on maximum seating capacity; provided, however, that churches may establish joint parking facilities for not to exceed 50 percent of the required spaces, with public institutions and agencies that do not have a time conflict in parking demand. The joint parking facility shall be located not to exceed 400 feet from the church sanctuary. (*Platte County, Mo., pop. 73,781*)

circus (see also **amusement enterprise, outdoor; carnival**)

- 1 per 100 square feet of area occupied (*Owensboro, Ky., pop. 54,067*)
- 1 space for each 4 seats (*Santa Ana, Calif., pop. 337,977*)
- 1 motor vehicle parking space for each 3 seats and 1 motor vehicle parking space for each employee on the maximum shift (*Boca Raton, Fla., pop. 74,764*)

Minimum: 1 per 600 square feet outdoor recreation area

Maximum: 1 per 500 square feet outdoor recreation area (*San Antonio, Tex., pop. 1,144,646*)

civic center (see also **assembly hall; auditorium**)

- 1 parking space for every 6 seats, plus 1 space for every 2 employees. Where individual seats are not provided, each 20 inches of benches or other similar seating shall be considered as 1 seat for the purpose of determining this requirement. (*Cumberland, Md., pop. 21,518*)

cleaning and maintenance service

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 space per 2 employees (*Duncanville, Tex., pop. 36,081*)
- 1 space per 400 square feet (*Colorado Springs, Colo., pop. 360,890; Cincinnati, Ohio, pop. 331,285*)
- 1 space for each 500 square feet of gross floor area, but not less than 3 spaces for each establishment (*St. Helens, Ore., pop. 10,019*)
- 1 space per 500 square feet (*Omaha, Nebr., pop. 390,007*)
- 1 for each 500 square feet of floor area, plus 1 for each delivery vehicle or 5 spaces, whichever is greater (*Memphis, Tenn., pop. 650,100*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

clinic (see also **healthcare facility; medical office**)

- 1 space for each 300 square feet of floor area (minimum of 5 spaces) (*Farmer's Branch, Tex., pop. 27,508*)
- 1 per 250 square feet (*Burlington, Vt., pop. 38,889*)

- 1 per 200 square feet of floor area (*East Greenwich, R.I., pop. 12,948*)
- 2 spaces for each examination and each treatment room, plus 1 space for each employee normally present on a weekday shift (*Duluth, Minn., pop. 86,918*)
- 6 spaces for each doctor (*St. Cloud, Minn., pop. 59,107*)
- 7 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)

Minimum: 1 per 400 square feet of gross floor area

Maximum: 1 per 100 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 3.9 spaces per 1,000 square feet of floor area

Maximum: 4.9 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 0.4 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 30 vehicle spaces, which are 1 per 2 beds, plus 1 per employee (*Grand Junction, Colo., pop. 41,498*)

clothing and textiles manufacturing facility (see also **manufacturing use, unless otherwise specified**)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 per 800 square feet (*Burlington, Vt., pop. 38,889*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

clothing store

- 1 space per each 350 square feet of gross floor area excluding storage areas which shall not exceed 15 percent of the gross square footage (*St. Tammany Parish, La., pop. 191,268*)
- 1 off-street parking space for each 200 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 2 parking spaces, plus 1 additional parking space for each 300 square feet of floor area over 1,000 square feet (*Frisco, Tex., pop. 33,714*)
- 4 per 1,000 square feet of gross floor area (*Cedar Rapids, Iowa, pop. 120,758*)
- 5 per 1,000 square feet of floor space (*Grand Chute, Wisc., pop. 18,392*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)



Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

clothing repair or service shop (see also **tailor shop**)

- 1 parking space shall be provided for each 250 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 2 parking spaces, plus 1 parking space for each 3 employees (*Oshkosh, Wisc., pop. 62,916*)
- 2 parking spaces, plus 1 additional parking space for each 300 square feet of floor area over 1,000 square feet (*Duncanville, Tex., pop. 36,081*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 250 square feet of gross floor area, with a minimum of 3 spaces

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

club (see also **country club; fraternal organization**)

- 1 per 100 square feet of gross floor area (*Rohnert Park, Calif., pop. 42,236*)
- 1 parking space for each 5 seats and 1 space for each 100 square feet of assembly area not having fixed seats (*San Bruno, Calif., pop. 40,165*)
- 1 per each 6 seats in the largest assembly area (*Lexington, Mass., pop. 30,355*)
- 1 space per each 4 persons of the rated capacity (*Spartanburg, S.C., pop. 39,673*)
- 1 for each 70 square feet of floor area (*San Mateo, Calif., pop. 92,482*)
- 3.3 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)

Minimum: 1 space for each 150 square feet of gross floor area

Maximum: 1 space for each 75 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per lodging room, plus 3 percent of person capacity (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 1 per 30 vehicle spaces, which are 1 per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

cluster development (see also **dwelling** uses)

- 1.5 parking spaces for each studio or 1-bedroom unit and 2 parking spaces for each unit with 2 or more bedrooms. All units shall have a minimum of 1 permanently assigned covered parking space. No spaces shall be removed or converted. In addition to the above requirements, all housing types identified above with primary access along private drives or public streets on which no parking is allowed or feasible shall provide 1 additional space for every 3 units for

guest parking. Guest parking shall be marked and, where possible, shall be dispersed throughout the development. Twenty-five percent of the required guest parking may be compact spaces. (*Concord, Calif., pop. 121,780*)

- 2 covered parking spaces for each dwelling unit, plus 1 uncovered parking space for each dwelling unit (*San Fernando, Calif., pop. 23,564*)
- 2 parking spaces per dwelling unit. Ten percent of the required parking or 4 spaces, whichever is greater, shall be available for guest parking. Available on-street parking within 300 feet of the lot accommodating the use may be used to accommodate guest parking. (*St. Louis Park, Minn., pop. 44,126*)
- 2.25 parking spaces provided for each dwelling unit either on the individually owned lot(s) or on common property. Tandem parking is permitted only on individual lots and in the driveways connecting such lots with the adjacent roads provided said driveways are for the exclusive use of each individual lot; however, tandem parking shall be limited to no more than 1 such tandem parking space for each individual lot. Individual garages shall not be credited towards the parking requirement. (*Dade County, Fla., pop. 2,253,362*)

cocktail lounge (see **bar; night club**)

coffee shop (see also **café; outdoor seating area; tea room**)

- Parking equal to 30 percent of the capacity of persons (*Faribault, Minn., pop. 20,818; Minneapolis, Minn., pop. 382,618*)
- 1 per each 66 square feet of seating floor area, plus 1 for each 440 square feet of non-seating floor area (*Eugene, Ore., pop. 137,893*)
- 1 per 100 square feet of gross building area (*Kern County, Calif., pop. 661,645*)

Minimum: 1 space for each 200 square feet of gross floor area

Maximum: 1 space for each 100 square feet of gross floor area (for both minimum and maximum standards: Outside dining area subject to same requirements as indoor dining) (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: long-term: 2, or 1 per 50 employees; short-term: 4, or 1 per 50 seats (*Jefferson County, Ky., pop. 693,604*)

columbarium (see also **cemetery; crematorium; mausoleum**)

- 1 per 4 seats or; 1 per 75 square feet of seating area if no fixed seats (*Rohnert Park, Calif., pop. 42,236*)
- Parking area equal to ground floor area (*Spartanburg, S.C., pop. 39,673*)
- 2 parking spaces per acre, plus 1 for each employee (*San Mateo, Calif., pop. 92,482*)

commercial recreation (see **recreation facility, commercial**)

commercial use, unless otherwise specified (see also **retail use, unless otherwise specified**)

- 1 space per 500 square feet of floor area (*Duncanville, Tex., pop. 36,081*)
- 1 parking space per 250 square feet of floor area (*Miami County, Kans., pop. 28,351*)
- 1 space for each 200 square feet of gross floor area or fraction thereof; minimum of 2 spaces required (*Benbrook, Tex., pop. 20,208*)
- 1 per 300 square feet of floor area (*Champlin, Minn., pop. 22,193*)



Bicycle Parking Standard: 1 per 10 auto spaces (*Madison, Wisc., pop. 208,054*)

communication services facility (see also **radio, recording and television studio; telegraph office; telephone exchange building; television studio**)

- 1 per 500 square feet (*Henderson, Nev., 175,381; Omaha, Nebr., pop. 390,007*)
- 1 space per 400 square feet (*Colorado Springs, Colo., pop. 360,890*)
- 1 per 300 square feet of floor area (*Charleston County, S.C., pop. 309,969*)
- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)
- 5.5 spaces per 1,000 square feet of gross floor area (*Ellisville, Mo., pop. 9,104*)

community center

- 1 space per 250 square feet of gross floor area, or 1 space per 4 patrons to the maximum capacity, whichever is greater (*Coconino County, Ariz., pop. 116,320; Lycoming County, Pa., pop. 120,044, which uses the term "community and recreation center"*)
- 1 space for each 100 square feet of gross floor space (*Brunswick County, N.C., pop. 73,143*)
- 1 space per 200 square feet floor area gross (including all above ground and below ground floors) of building (*Raleigh, N.C., pop. 276,093*)
- 1 for each 10 seats of occupancy capacity for the first 1,000 seats, plus 1 for each 20 seats above the first 10,000; provided that, where such seats are not fixed, each 7 square feet usable for seating shall be considered 1 seat (*Washington, D.C., pop. 572,059*)
- 1 space for each 5 seats, or 14 spaces per 1,000 square feet of assembly areas where there are no fixed seats (*West Hollywood, Calif., pop. 35,716*)
- 1 space per 32 square feet of assembly floor area, plus 1 space per 300 square feet of office per administrative space (*Baton Rouge, La., pop. 227,818*)
- 4 parking spaces for every 1,000 square feet of gross floor area (*DeKalb County, Ill., pop. 88,969*)

- 10 parking spaces, plus 1 additional space for each 300 square feet of floor area in excess of 2,000 square feet (*Dona Ana County, N.Mex., pop. 174,682*)

Minimum: 1 per 400 square feet

Maximum: 1 per 200 square feet (*Pittsburgh, Pa., pop. 334,563*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 20 vehicle spaces, which are 1 per 250 square feet or 1 per 4 patrons, whichever results in more spaces (*Grand Junction, Colo., pop. 41,498*)

community garden (see also **arboretum**; **botanical gardens**)

- 1 space per 5,000 square feet of lot area; the minimum requirement of 4 spaces shall not apply (*Minneapolis, Minn., pop. 382,618*)
- 4 spaces per garden (*Palm Beach County, Fla., pop. 1,131,184*)

composting facility (see also **recycling center**)

- 1 per employee (*Bloomington, Ind., pop. 69,291*)
- 2 spaces per acre; minimum of 5 spaces (*Palm Beach County, Fla., pop. 1,131,184*)

computer supply establishment (see also **retail use, unless otherwise specified**)

- 1 space per 200 square feet (*Columbia, Mo., pop. 84,531*)

concert hall (see also **assembly hall**; **auditorium**; **cultural** uses)

- 1 for each 10 seats of occupancy capacity for the first 10,000 seats, plus 1 for each 20 seats above the first 10,000; provided that, where such seats are not fixed, each 7 square feet usable for seating shall be considered 1 seat (*Washington, D.C., pop. 572,059*)
- 1 for each 3 seats of total capacity (*South Kingstown, R.I., pop. 27,921*)

concrete production plant (see also **industrial** uses, **unless otherwise specified**)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 space per 750 square feet (*Colorado Springs, Colo., pop. 360,890*)
- 1 space per 750 square feet of gross floor area, plus 1 space per vehicle parked overnight on the premises but not less than 5 spaces (*Yonkers, N.Y., pop. 196,086*)
- 2 per 3 employees (*Faribault, Minn., pop. 20,818*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

[Editor's note: for all **condominium** uses, see also **dwelling**; **townhouse**]

condominium, efficiency

- 1 space (*Missouri City, Tex., pop. 52,913*)
- 1.5 spaces (*Redding, Calif., pop. 80,865*; *Washington, N.C., pop. 9,583*)

condominium, one bedroom

- 1.5 spaces (*Redding, Calif., pop. 80,865*; *Missouri City, Tex., pop. 52,913*; *Washington, N.C., pop. 9,583*)

condominium, two bedrooms

- 1.75 per unit (*Washington, N.C., pop. 9,583*)
- 2 parking spaces per unit, plus 1 guest parking for each 5 units and 1 recreational-vehicle parking space for each 5 units. For two-bedroom condominiums, 1 required space shall be covered. (*Redding, Calif., pop. 80,865*)
- 2 spaces per dwelling unit (*Missouri City, Tex., pop. 52,913*)

condominium, three or more bedrooms

- 2 parking spaces per unit, plus 1 guest parking for each 5 units and 1 recreational-vehicle parking space for each 5 units. For 3 or more bedroom condominiums, there shall be 2 covered spaces. (*Redding, Calif., pop. 80,865*)
- 2.5 spaces per dwelling unit (*Missouri City, Tex., pop. 52,913*; *Washington, N.C., pop. 9,583*)

conference center (see also **convention center**)

- A minimum of 1 parking space per 200 square feet, but not less than 1 space per each 2 seats (*West Hempfield Township, Pa., pop. 15,128*)
- 1 space per 4 seats, plus 1 space per 250 square feet general assembly area (*Bloomington, Ind., pop. 69,291*)
- 1 space per every 2 persons of capacity...or 1 space per 100 square feet of gross floor area, whichever is greater, plus the requirements of each individual use (i.e., hotels, restaurants, etc.) (*Genoa Township, Mich., pop. 15,901*)
- 1 per 3 persons legal occupancy (*St. Mary's County, Md., pop. 86,211*)
- 1 space per each 4 persons (*Grand Rapids Township, Mich., pop. 14,056*)
- 1 space per 4 seats, plus 1 space per 250 square feet general assembly area (*Bloomington, Ind., pop. 69,291*)

confined animal feeding operation (see **farm use, confined animal feeding operation**)

consignment clothing store (see also **second-hand store**)

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 space per 400 square feet of office space, plus adequate space for vehicle storage (*Colorado Springs, Colo., pop. 360,890*)

construction materials and equipment storage (see also **outdoor storage**)

- 1 per 1,000 square feet of indoor or outdoor storage area (*St. Mary's County, Md., pop. 86,211*)

construction sales and service establishment (see also **home improvement center**)

- 1 space per 250 square feet, plus 1 space per 1,000 square feet of outdoor storage and display area (*Lenexa, Kans., pop. 40,238*)
- 1 space per 1,000 square feet of gross floor area (*St. Helens, Ore., pop. 10,019*)
- 1 space for each 300 square feet of gross floor area (*San Buenaventura, Calif., pop. 100,916*)
- 1 space per 600 square feet where establishment is completely enclosed; 1 space per 600 square feet where outside activities are included (*Colorado Springs, Colo., pop. 360,890*)

construction trailer/office (see also **temporary building construction/real estate office**)

- 1 space per 500 square feet of gross floor area (*St. Helens, Ore., pop. 10,019*)
- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

contractor's service establishment

- 1 per each 200 square feet of usable office floor area (*Royal Oak, Mich., pop. 60,062*)
- 1 for each 1.25 employees during the largest daily work shift period (*Fairfield, Conn., pop. 57,340*)
- 1 per 500 square feet of gross floor area (*Rohnert Park, Calif., pop. 42,236*)
- 1 per 800 square feet of gross floor area and 1 per 1,500 square feet of lot outdoor sales or storage area (*York, Pa., pop. 40,862*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 3 spaces per 1,000 square feet of gross floor area, plus an adequate number to allow 1 space per company vehicle, as determined by site plan review (*Bloomington, Ind., pop. 69,291*)
- 4 parking spaces for every 1,000 square feet of floor area, plus 2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored upon the property (*DeKalb County, Ill., pop. 88,969*)

Minimum: 1 per 1,500 square feet of gross floor area
Maximum: 1 per 300 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

contractor's yard

- 1 space per vehicle, plus 1 space per 1,000 square feet of gross floor area (*Provo, Utah, pop. 105,166*)

- 1 space per 300 square feet of gross floor area of office, sales, or display area in excess of 4,000 square feet (minimum of 4 spaces), plus 1 space per 5,000 square feet of storage area (*Minneapolis, Minn., pop. 382,618*)

- 1 per 5,000 square feet of lot area (*Rohnert Park, Calif., pop. 42,236*)

- 1 per employee (*Council Bluffs, Iowa, pop. 58,268; Spartanburg, S.C., pop. 39,673*)

- 2 spaces, plus 1 space for each employee (*Coconino County, Ariz., pop. 18,617*)

- 6 stalls in addition to the enclosed storage area (*San Mateo, Calif., pop. 92,482*)

Minimum: 1.5 per full-time employee

Maximum: 2.5 per full-time employee (*Glenville, N.Y., pop. 28,183*)

convalescent center (see also **health care facility; hospital; sanitarium**)

- 1 parking space per 3 beds (*Provo, Utah, pop. 105,166*)

- 1 per 4 beds patient capacity, plus 1 per 2 employees (*Blue Springs, Mo., pop. 48,080*)

- 1 space for each 2.5 patient beds (*Palo Alto, Calif., pop. 58,598*)

- 1 for each 4 beds, plus 1 for each employee during the largest daily work shift period (*Fairfield, Conn., pop. 57,340*)

- 5 spaces for every 12 beds or fraction thereof (*Burbank, Calif., pop. 100,316*)

Minimum: 0.5 space per bed based on maximum capacity

Maximum: 0.6 space per bed based on maximum capacity (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 6 beds

Maximum: 1 space for each 2 beds (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 space per 20 beds for first 100 units; 1 per 40 beds thereafter (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 employees (*Madison, Wisc., pop. 208,054*)

convenience store (see also **gas station mini-mart**)

- 1 space per each 350 square feet of gross floor area excluding storage areas which shall not exceed 15 percent of the gross square footage with a minimum of 6 customer spaces (*St. Tammany Parish, La., pop. 191,268*)

- 1 for each 350 square feet of total building floor area, plus 1 for each 2.5 seats of on-site seating, but not less than 10. Service area at gas pumps shall not be counted as parking spaces. (*Springfield, Mo., pop. 151,580*)

- 1 space per 100 square feet of gross floor area (*Lycoming County, Pa., pop. 120,044*)

- 1 space for each 150 square feet of gross floor space (*Brunswick County, N.C., pop. 73,143*)
- 1 space for each 200 square feet of gross floor area (*Coconino County, Ariz., pop. 18,617*)

Minimum: 6 per 1,000 square feet of gross floor area
Maximum: 10 per 1,000 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 2.3 spaces per 1,000 square feet of floor area

Maximum: 4.3 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 200 square feet of gross floor area

Maximum: 1 space for each 100 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 250 square feet of gross floor area
Maximum: 1 per 150 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 2 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 100 square feet (*Grand Junction, Colo., pop. 41,498*)

convent/monastery (see also **religious retreat; seminary**)

- 1 space per 6 residents, plus 1 space per employee on the largest work shift, plus 1 space per 5 chapel seats, if the public may attend (*Lycoming County, Pa., pop. 120,044*)
- 1 parking space shall be provided for each 1,000 square feet of floor area (*Gurnee, Ill., pop. 28,834; Elmhurst, Ill., pop. 42,762; Racine, Wisc., pop. 81,855; Schaumburg, Ill., pop. 75,386*)
- 1 space per 3 beds (*Minneapolis, Minn., pop. 382,618*)
- 1 space per 300 square feet of gross floor area (*Yonkers, N.Y., pop. 196,086*)

Minimum: 1 per 2.5 beds

Maximum: 1 per 1.5 beds (*Glenville, N.Y., pop. 28,183*)

convention center (see also **conference center**)

- Parking space shall be provided equal to 30 percent of the capacity of the facility in persons (*Gurnee, Ill., pop. 28,834*)
- 1 per 5 persons based on designed capacity of building(s) (*Greensboro, N.C., pop. 223,891*)
- 1 per 4 seats in the largest assembly area (*Lexington, Mass., pop. 30,355*)
- At least 1 permanently maintained off-street parking space shall be provided for every 80 square feet of gross floor area used or intended to be used for service to the public, but in no event shall less than 15 spaces be provided. (*Mesquite, Nev., pop. 9,389*)

- 1 space for each 2.5 fixed seats, or 28 spaces per 1,000 square feet of assembly or viewing area where there are no fixed seats (*West Hollywood, Calif., pop. 35,716*)
- 1 for each 10 seats of occupancy capacity for the first 1,000 seats, plus 1 for each 20 seats above the first 10,000; provided that where such seats are not fixed, each 7 square feet usable for seating shall be considered 1 seat (*Washington, D.C., pop. 572,059*)
- 1 space per every 4 seats; or 10 spaces per 1,000 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)
- 1 per each 3 persons allowed within a maximum occupancy as established by fire, building, or health codes (*Beverly Hills, Calif., pop. 33,784*)
- 1 per 2 persons who may be legally admitted at 1 time based on the occupancy load established by local codes, plus 1 per employee, or 1 per 100 square feet of usable floor area, whichever is greater (*Canton, Mich., pop. 76,366*)

copy shop (see also **blueprinting shop; printing and publishing facility**)

- 1 space per 300 square feet of gross floor area (*Minneapolis, Minn., pop. 382,618*)
- 2.5 per 1,000 square feet of gross floor area, plus 0.5 per employee (*Lakewood, Ohio, pop. 56,646*)
- 3 per 1,000 square feet of gross floor area (*Elmhurst, Ill., pop. 42,762*)
- 4.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 250 square feet of gross floor area, with a minimum of 3 spaces

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

correctional facility (see also **juvenile detention facility**)

- 0.2 per bed (*Hillsboro, Ore., pop. 70,186*)
- 1 space per 60 square feet of hearing rooms or 1 space per 90 lineal inches of pew space [for courtrooms] and 1 space per 300 square feet office area and 1 space per 3 employees in jail area and 1 space per 5 beds (*Phoenix, Ariz., pop. 1,321,045*)
- 1 per 10 inmates, plus 2 per 3 employees on largest shift, plus 1 per vehicle used in operation (*Greensboro, N.C., pop. 223,891*)
- 1 per employee, plus 1 per 25 inmates (*Hickory, N.C., pop. 37,222*)
- 1 per 4 person capacity (*Council Bluffs, Iowa, pop. 58,268*)
- 1 space per 5 beds for patients or inmates (*Grants Pass, Ore., pop. 23,003*)

- 1 per 2 employees (*Charleston County, S.C., pop. 309,969*)
- 1 space per 2,000 square feet of gross floor area (*Salem, Ore., pop. 136,924*)
- 1 per each employee on maximum shift, plus 1 per every 25 inmates (*Owensboro, Ky., pop. 54,067*)
- 1 per 200 square feet (*Whitesville, Ky., pop. 632*)
- 1 for every 20 beds (*Cincinnati, Ohio, pop. 331,285*)
- 1 for each employee, plus 1 space per 28 inmates (*Reno, Nev., pop. 180,480*)
- 2 parking spaces shall be provided for each 3 employees, plus spaces adequate in number and determined by the village board (*Gurnee, Ill., pop. 28,834*)

Minimum: 1 per employee on maximum shift, 1 per service vehicle

Maximum: 1 per employee on maximum shift, 1 per service vehicle (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 0.3 space per bed based on maximum capacity

Maximum: 0.4 space per bed based on maximum capacity (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per employee of largest shift

Maximum: 1.5 per employee of largest shift (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 space per 5 beds (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 space per 2.5 beds (*Tigard, Ore., pop. 41,223*)

costume rental store (see also **clothing store; retail use, unless otherwise specified**)

- 1 parking space shall be provided for each 250 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 1 off-street parking space for each 600 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 3 per 1,000 square feet of gross floor area (*Elmhurst, Ill., pop. 42,762*)
- 4 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)
- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

cottage (see **cabin**)

counseling service (see also **office use, unless otherwise specified**)

- 1 per 150 square feet (*Charleston County, S.C., pop. 309,969*)
- 1 space per 300 square feet (*Omaha, Nebr., pop. 390,007*)

country club (see also **club; golf course**)

- 1 space for each 3 persons based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the director of community development (*Coconino County, Ariz., pop. 18,617*)

- 1 space for each 3 members (*Bedford, N.Y., pop. 18,133*)
- 1 space per member or family member (*Niagara Falls, N.Y., pop. 55,593*)
- 1 per employee, plus 4 per golf green (*Charleston County, S.C., pop. 309,969*)
- 1 parking space for each 2 members, or accommodations such as lockers or seating capacity, whichever is greater, but not less than 4 parking spaces for each 1 hole, plus 1 parking space for each 3 seats in dining, bar, and rooms for assembly (*Platte County, Mo., pop. 73,781*)
- 1 per 5 members (*Staunton, Va., pop. 23,853*)
- 1 space per 4 members based on maximum anticipated membership, plus 1 space per 2 employees on the major shift (*Smithfield, Va., pop. 6,324*)
- 1.3 off-street parking spaces per gross acre (*San Juan Capistrano, Calif., pop. 33,826*)
- 3 spaces per golf hole, plus 1 space for each 4 seats in an accessory restaurant or bar use (*Ormond Beach, Fla., pop. 36,301*)

courtroom (see **law court**)

court recreation (see also **recreation facility** uses; individual court uses including **basketball, handball, racquetball, squash, tennis, and volleyball**)

- 1 per each 3 patrons based on maximum occupancy as established by local, county or state fire, building or health codes, whichever is greater, plus 1 space per employee at peak shift, plus such space as required for affiliated uses such as but not limited to restaurants, bars, pro shops, satellite therapy services, and the like (*Beverly Hills, Calif., pop. 33,784*)

creamery (see **dairy use**)

credit union (see also **bank**)

- 1 per 200 square feet of gross building area (*Kern County, Calif., pop. 661,645*)
- 1 space for each 150 square feet of usable floor area, plus 3 spaces for each non-drive-thru automatic teller machine (*Zeeland, Mich., pop. 5,805*)
- 1 per 250 square feet, 6 per drive-up window (*Burlington, Vt., pop. 38,889*)
- 6 spaces per 1,000 square feet of gross floor area, plus 2 spaces per each non-drive-thru automatic teller, plus 4 on-site waiting spaces for each drive up window or drive-thru automatic teller (*Grand Rapids Township, Mich., pop. 14,056*)

Minimum: 1 per 1,000 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 200 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 500 square feet above first 2,400 square feet

Maximum: 1 per 300 square feet (*Pittsburgh, Pa., pop. 334,563*)

crematorium (see also **cemetery**; **columbarium**; **mausoleum**)

- 0.25 per seat in chapel, plus 1 per employee (*Hickory, N.C., pop. 37,222*)
- 0.25 space per seat of chapel capacity, plus 0.33 space per employee (*Spartanburg, S.C., pop. 39,673*)
- 1 space per 32 square feet of area in parlor and assembly rooms (*Bloomington, Ind., pop. 69,291*)
- 1 per 4 seats or; 1 per 75 square feet of seating area if no fixed seats (*Rohnert Park, Calif., pop. 42,236*)
- 1 parking space for each 50 square feet of floor area in parlors and assembly rooms (*Plainfield, Ind., pop. 18,396*)
- 1 per 4 seats in main chapel, plus 1 per employee on largest shift, plus 1 per vehicle used in operation (*Washington, N.C., pop. 9,583*)
- 1 per 4 seats or 100 square feet of chapel area, whichever is greater (*Burlington, Vt., pop. 38,889*)

crisis center (see also **counseling service**)

- Type I: 1 per 300 square feet of floor area; Type II: 1 per 200 square feet of floor area (*Topeka, Kans., pop. 122,377*)

cultural facilities

- A minimum of 1 parking space per 400 square feet of gross floor area (*West Hempfield Township, Pa., pop. 15,128*)
- 1 per 5 seats provided for public assembly or 1 per 250 square feet of gross floor area when no seats are provided, plus 1 per full-time nonresident employee (*York, Pa., pop. 40,862*)
- 1 per 300 square feet of floor area (*Topeka, Kans., pop. 122,377*)
- 1 space per 4 seats, plus 1 space per 250 square feet of general assembly area (*Bloomington, Ind., pop. 69,291*)



Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 1,000 square feet (*Grand Junction, Colo., pop. 41,498*)

cultural institution

- 1 for every 500 square feet or 1 for every 8 seats, whichever is greater (*Cincinnati, Ohio, pop. 331,285*)
- 1 per 300 square feet of gross floor area (*Rohnert Park, Calif., pop. 42,236*)
- 1 per 300 square feet, plus 1 per 90 square feet of assembly area (*Henderson, Nev., 175,381*)
- 2 per 1,000 square feet of gross floor area, including outdoor displays (*St. Mary's County, Md., pop. 86,211*)

Minimum: 3 spaces per 1,000 square feet of floor area

Maximum: 3.8 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 800 square feet

Maximum: 1 per 300 square feet (*Pittsburgh, Pa., pop. 334,563*)



Bicycle Parking Standard: 1.5 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

cultural service

- 1 per 500 square feet (*Blue Springs, Mo., pop. 48,080*; *Council Bluffs, Iowa, pop. 58,268*)
- 1 space per 300 square feet (*Lenexa, Kans., pop. 40,238*)
- 1 space per 1,000 square feet (*Omaha, Nebr., pop. 390,007*)

currency exchange (see also **commercial use, unless otherwise specified**)

- 1 per 250 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*, *Yonkers, N.Y., pop. 196,086*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

d

dairy use

- 2 parking spaces for each 3 employees on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith (*Dona Ana County, N.Mex., pop. 174,682*)
- 1 per 2 employees on maximum working shift (*Biloxi, Miss., pop. 50,644*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)
- 2 per each 3 employees (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

dance hall (see also **ballroom**)

- 1 space for every 3 persons of maximum capacity permitted by fire regulations (if they can be measured in such a fashion), plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such calculations (*Yavapai County, Ariz., pop. 167,517*)
- 1 space per 75 square feet of gross floor area used for recreational activities and ancillary use requirements (*Mesa, Ariz., pop. 396,375*)
- 1 for each 2,000 square feet of total building floor area (*Springfield, Mo., pop. 151,580*)
- 1 per 4 seats or 1 per 50 sq. per ft. gross floor area, whichever is greater, plus 2 per 3 employees on largest shift, on the same zone lot (*Greensboro, N.C., pop. 223,891*)
- 1 space for every 50 square feet floor area gross (including all above ground and below ground floors) of building for public use or 1 space for every 4 seats, whichever is greater (*Raleigh, N.C., pop. 276,093*)
- 1 for every 100 square feet of floor area used for the activity and 1 for every 3 employees (*Holland, Ohio, pop. 1,306*)

Minimum: 1 per 2 seats

Maximum: 1 per 1.5 seats (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 100 square feet of gross floor area

Maximum: 1 space for each 50 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 125 square feet of gross floor area
Maximum: 1 per 80 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

dance school studio (see also **educational facility, school for the arts**)

- 1 space for every 4 students based upon the maximum occupancy, plus 2 for every 3 employees (*St. Tammany Parish, La., pop. 191,268*)
 - 1 per each 100 square feet of usable floor area (*Royal Oak, Mich., pop. 60,062*)
 - 1 per employee, plus 1 per 4 students (*Rohnert Park, Calif., pop. 42,236*)
 - 1 space for each employee, plus 1 space per 150 square feet of gross floor area, plus adequate area for safe and convenient loading and unloading of students (*Spalding County, Ga., pop. 58,417*)
 - 1 space per 350 square feet of gross floor area (*Salem, Ore., pop. 136,924*)
 - 1 space for each employee, plus 1 space per 150 square feet of gross floor area, plus safe and convenient loading and unloading of students (*Thomasville, Ga., pop. 18,162*)
 - 1 for each 250 square feet of dance floor area (*San Mateo, Calif., pop. 92,482*)
 - 3.5 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)
- Minimum:* 1 per 300 square feet of gross floor area
Maximum: 1 per 150 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

data processing facility (see also **office use, unless otherwise specified**)

- 1 per each 250 square feet of usable floor area (*Royal Oak, Mich., pop. 60,062*)
- 1 per 200 square feet (*Owensboro, Ky., pop. 54,067*)
- 1 per 300 square feet of floor area (*Charleston County, S.C., pop. 309,969*)
- 1 space for each 50 square feet of gross floor area (*North Ogden, Utah, pop. 15,026*)
- 3.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)

day care center

- 1 space per 375 square feet of gross floor area (*Mesa, Ariz., pop. 396,375*)
- 1 per employee, plus 1 per 10 pupils (*Blue Springs, Mo., pop. 48,080*)
- 1 parking space for each 10 children, plus 2 other parking spaces, plus 1 passenger loading space (*Shasta County, Calif., pop. 163,256*)
- 1 space for each 1.5 employees (*Palo Alto, Calif., pop. 58,598*)
- 1 per employee on the largest shift, plus 1 per 10 children (*Rohnert Park, Calif., pop. 42,236*)

- 1 per 500 square feet (*Lexington, Mass., pop. 30,355*)
- 1 space for each staff member, plus 1 space for each 10 students (*Coconino County, Ariz., pop. 116,320*)
- 1 space for each 15 students and or clients and 1 space for each staff member (*Canton, Ga., pop. 7,709*)
- 1 space for every 2 employees, plus 2 additional parking spaces, plus 1 loading space for every 8 clients (*Helena, Mont., pop. 25,780*)
- 1 per employee, plus 1 per 10 attendees, on the same zone lot (*Greensboro, N.C., pop. 223,891*)
- 1 space for every 8 children and 1 space for each State Department of Social Services required employee (*Burbank, Calif., pop. 100,316*)
- 1 space per employee, plus either of the following: 2 parking spaces for the first 10 children, plus 1 parking space for every 10 additional children, or fraction thereof, for whom care is provided; or a drive-thru facility with adequate pullover space out of the flow of driveway traffic for 2 additional vehicles (*Columbia, Mo., pop. 84,531*)
- 2 parking spaces for each classroom but not less than 6 per school or institution (*Franklin County, Ohio, pop. 1,068,978*)

Minimum: 1 per 375 square feet of gross floor area
Maximum: 1.5 per 375 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 3.4 spaces per 1,000 square feet of floor area
Maximum: 4.3 spaces per 1,000 square feet of floor area
 (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per 800 square feet
Maximum: 1 per 400 square feet (*Pittsburgh, Pa., pop. 334,563*)

Minimum: 1.25 per employee
Maximum: 2 per employee (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1.5 spaces per classroom (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1.5 spaces per classroom (*Tigard, Ore., pop. 41,223*)

day care home, adult

- 1 space for each employee and 4 beds intended for patient use, plus 1 per employee on largest shift (*Brunswick County, N.C., pop. 73,143*)
- 1 per employee, plus 1 per 10 attendees, on the same zone lot (*Greensboro, N.C., pop. 223,891*)
- 2 per employee, plus 1 per 5 adults (*Charleston County, S.C., pop. 309,969*)

Minimum: 1 per 375 square feet of gross floor area
Maximum: 1.5 per 375 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

day care home, child

- 1 space per 6 children, plus the spaces required for the dwelling unit (*Bloomington, Ind., pop. 69,291*)

- In addition to the required residential parking, 1 parking space, plus 1 passenger loading space (*Shasta County, Calif., pop. 163,256*)
- 1 per 6-person capacity (*Henderson, Nev., 175,381*)
- 1 space per each 2 adult attendants and 1 space per each 10 children (or remainder over the multiple of 10) (*Matthews, N.C., pop. 22,127*)

Minimum: 1 per 375 square feet of gross floor area
Maximum: 1.5 per 375 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

day labor agency (see also **employment agency**)

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 per 250 square feet (*Palm Beach County, Fla., pop. 1,131,184; Ormond Beach, Fla., pop. 36,301*)

day spa (see **health spa**)

decorator studio (see **interior decorating studio**)

decorator showroom (see **interior decorating showroom**)

delicatessen (see also **butcher shop; commercial use, unless otherwise specified**)

- Parking equal to 30 percent of the capacity of persons (*Minneapolis, Minn., pop. 382,618*)
- 1 parking space is required per 150 square feet (*Coral Springs, Fla., pop. 117,549*)
- 1 per each 66 square feet of seating floor area, plus 1 for each 440 square feet of non-seating floor area (*Eugene, Ore., pop. 137,893*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646; Glenville, N.Y., pop. 28,183*)

delivery service (see **cartage, express, and parcel delivery**)



delivery service

dental office (see also *clinic; health care facility; medical office*)

- 1 space per 250 square feet of gross floor area (*State College, Pa., pop. 38,420*)
- 1 off-street parking space per each 200 square feet of gross floor area, including pharmacies and other retail uses, but excluding corridor and lobby areas, plus 1 per each separate medical or dental office or laboratory (*San Juan Capistrano, Calif., pop. 33,826*)
- 2 spaces per each examination or treatment room, plus 1 space per each dentist and other employees (*Spartanburg, S.C., pop. 39,673*)
- 3 per examining room, plus 1 per employee including doctors (*Washington, N.C., pop. 9,583*)
- 4 parking spaces shall be provided for each doctor on staff, plus 2 parking spaces for every 3 employees (*Gurnee, Ill., pop. 28,834*)
- 4 spaces per 1,000 square feet of gross floor area; a minimum of 6 spaces shall be required (*Grand Rapids Township, Mich., pop. 14,056*)

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 4 beds

Maximum: 1 per 2.5 beds (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 0.4 spaces per 1,000 square feet of floor (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 4 spaces for each patient room or 1 space per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

department store (see also *retail use, unless otherwise specified; shopping center* uses)

- 1 space for every 200 square feet floor area gross (including all above-ground and below-ground floors) (*Raleigh, N.C., pop. 276,093*)
- 1 space per 200 square feet (*Columbia, Miss., pop. 6,603*)



department store

- 4.11 spaces per 1,000 square feet of gross floor area (*Helena, Mont., pop. 25,780*)
- 5 per 1,000 square feet of gross floor area but not less than 1 space (*Wadsworth, Ohio, pop. 18,437*)
- 5 spaces per doctor (*Coconino County, Ariz., pop. 18,617; Tonganoxie, Kans., pop. 2,728*)
- 6 per each dentist, 1 per each employee (*Fort Wayne, Ind., pop. 205,727*)

Minimum: 1 per 400 square feet of gross floor area

Maximum: 1 per 100 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 3.9 spaces per 1,000 square feet of floor area

Maximum: 4.9 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

- 1 per each 250 square feet of usable floor area (*Royal Oak, Mich., pop. 60,062*)
- Between 25,001-400,000 square feet of gross leasable area: 3.3 per 1,000 gross floor area; between 400,001-600,000 square feet of gross leasable area: 3.6 per 1,000 gross floor area; more than 600,000 square feet of gross leasable area: 4 per 1,000 gross floor area (*Bloomington, Ind., pop. 69,291*)

Minimum: 1 space for each 300 square feet of gross floor area, plus the requirements for any outdoor sales area

Maximum: 1 space for each 200 square feet of gross floor area, plus the requirements for any outdoor sales area (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

detention facility (see **correctional facility; jail**)

detoxification center (see **substance abuse treatment facility**)

diet clinic (see also **clinic; commercial use unless otherwise specified; health club; personal services establishment**)

- 1 per 200 square feet (*Granbury, Tex., pop. 5,718*)
- 4 spaces per each doctor, plus 1 space for each 2 seats of food service (*Spartanburg, S.C., pop. 39,673*)

diner (see also **restaurant** uses)

- 1 space per each 3 seating accommodations, plus 1 space per each 2 employees on shift of greatest employment (*Matthews, N.C., pop. 22,127*)
- 1 space per each 3 seating accommodations, plus 1 space per each 2 employees on shift of greatest employment (*Tega Cay, S.C., pop. 4,044*)

dining room (see also **banquet hall; restaurant** uses)

- 1 for every 2 seats (*Wayland Township, Mich., pop. 2,013*)
- 1 per 2 persons who may be legally admitted at 1 time based on the occupancy load established by local codes, plus 1 per employee, or 1 per 100 square feet of usable floor area, whichever is greater (*Canton, Mich., pop. 76,366*)
- 1 for every 3 persons of capacity (*Holland, Ohio, pop. 1,306*)

dispatching office (see also **ambulance service; fire station; police station; taxi cab service**)

- 1 space per 250 square feet (*Palm Beach County, Fla., pop. 1,131,184*)

distribution center (see **warehouse**)

dock (see **boat moorage facility**)

dog track (see **race track, animal or machine**)

dormitory (see also **fraternity/sorority house**)

- 1 per 4 persons housed (*Ithaca, N.Y., pop. 29,287*)
- 1 space for each 750 square feet of the building's gross floor space (*Salisbury, N.C., pop. 26,462*)

- 1 space per each 5 beds (*Spartanburg, S.C., pop. 39,673*)
- 1 for each 2 beds or 3 spaces, whichever is greater (*Memphis, Tenn., pop. 650,100*)
- 1 space for every 4 sleeping rooms (*Dover, Del., pop. 31,135*)
- 1 space per 2 beds (*Minneapolis, Minn., pop. 382,618*)
- 1 per each 3 permanent residents (*Staunton, Va., pop. 23,853*)

Minimum: 1 per 2 beds

Maximum: 1 per bed (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each sleeping room or as determined upon review by the planning director

Maximum: 2 spaces for each sleeping room or as determined upon review by the planning director (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 per 3 rooms (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 0.5 per unit (*Grand Junction, Colo., pop. 41,498*)

drive-thru use, unless otherwise specified (see also **bank** uses; **restaurant, drive-thru**)

- Queue line for 5 cars, not blocking any parking spaces, in addition to other applicable requirements (*Palo Alto, Calif., pop. 58,598*)
- Stacking for 4 vehicles at each bay, window, lane, ordering station, or machine in addition to use requirement (*Greensboro, N.C., pop. 223,891; Washington, N.C., pop. 9,583*)
- 5 standing spaces (i.e., spaces for vehicles waiting in line for service) for each teller window or other facility at which customer service is provided, plus 1 parking space for each employee (*Hinds County, Miss., pop. 250,800*)
- 8 for every 125 square feet of floor area (*Wayland, Mich., pop. 3,939*)

drive-in use, unless otherwise specified (see also **restaurant, drive-in; movie theater, drive-in**)

- 1 space per each motor vehicle served, plus 1 space per each 2 employees during period of greatest employment (*Spartanburg, S.C., pop. 39,673*)



drive-in use

- 8 for every 125 square feet of floor area (*Wayland, Mich., pop. 3,939*)

driving range (see *golf driving range*)

driving school

- 1 per each 2,000 square feet of floor area (*Eugene, Ore., pop. 137,893*)
- 1 space for each classroom seat, at maximum seating capacity (*Duncanville, Tex., pop. 36,081*)

drug store (see also *dry goods store; notions store; pharmacy*)

- 1 space per each 350 square feet of gross floor area excluding storage areas which shall not exceed 15 percent of the gross square footage (*St. Tammany Parish, La., pop. 191,268*)
- 1 space per 200 square feet (*Columbia, Mo., pop. 84,531; Kennewick, Wash., pop. 54,693*)
- 1 per 250 square feet of gross leasable space (*North Ogden, Utah, pop. 15,026*)
- 1 space per 300 square feet for stores 20,000 square feet and under and 1 space per 225 square feet for stores over 20,000 square feet (*San Mateo, Calif., pop. 92,482*)
- 3.5 parking spaces for each 1,000 square feet of gross leasable area shall be required for any individual, freestanding retail or service commercial use unless listed separately in this section, in which case the parking requirement noted for that specific use shall be utilized. Provided, however, that in no case shall any individual use provide less than 5 parking spaces. (*Indianapolis, Ind., pop. 781,870*)
- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)
- 5 spaces per 1,000 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)
- 5.5 spaces for each 1,000 square feet of gross floor area for building over 3,000 square feet; all smaller buildings, 1 space for each 200 square feet (*Evansville, Ind., pop. 121,582*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 300 square feet of gross floor area used by pharmacist and related waiting areas, plus 1 space for each 250 square feet of gross floor area of retail space

Maximum: 1 space for each 200 square feet of gross floor area used by pharmacist and related waiting areas, plus 1 space for each 150 square feet of gross floor area of retail space (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 250 square feet of gross floor area
Maximum: 1 per 150 square feet of gross floor area
 (*Glenville, N.Y., pop. 28,183*)

dry cleaning establishment

- 1 space per each 350 square feet of gross floor area excluding storage areas which shall not exceed 15 percent of the gross square footage (*St. Tammany Parish, La., pop. 191,268*)
- 1 space per 100 square feet of gross floor area (*Yavapai County, Ariz., pop. 167,517*)
- 1 parking space for each 2 washing machines (*Bellevue, Ky., pop. 6,480*)
- 1 per every 2 washing or dry cleaning machines (*Royal Oak, Mich., pop. 60,062*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 per 300 square feet (*Burlington, Vt., pop. 38,889*)
- 2 spaces per 1,000 square feet of gross floor area; a minimum of 4 spaces shall be required (*Grand Rapids Township, Mich., pop. 14,056*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 350 square feet of gross floor area

Maximum: 1 per 250 square feet of gross floor area
 (*Glenville, N.Y., pop. 28,183*)

dry cleaning plant (see also *industrial use, unless otherwise specified*)

- 1 per 400 square feet of gross floor area (*Rohnert Park, Calif., pop. 42,236*)
- 1 per employee, plus 1 per delivery vehicle (*Hickory, N.C., pop. 37,222*)
- 1 parking space for each 1 employee for which the building is designed or 1 parking space for each 300 square feet of floor area, whichever is greater (*Platte County, Mo., pop. 73,781*)
- 1 per 500 square feet (*Burlington, Vt., pop. 38,889*)
- 1 per each employee (*Racine, Wisc., pop. 81,855*)
- 2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises (*Maryland Heights, Mo., pop. 25,756*)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

dry goods store (see also *dry goods store; notions store; retail use, unless otherwise specified*)

- 1 space per 200 square feet (*Columbia, Mo., pop. 84,531*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (San Antonio, Tex., pop. 1,144,646)

dump (see **landfill** uses)

duplex (see also **dwelling** uses; **triplex**)

- 1 covered space per unit, plus 1 other space per unit (Redding, Calif., pop. 80,865)
- 1 per dwelling (Eugene, Ore., pop. 137,893)
- 1 per dwelling unit having not more than 950 square feet of floor area (Topeka, Kans., pop. 122,377)
- 2 per dwelling unit (Blue Springs, Mo., pop. 48,080; Boise, Idaho, pop. 185,787)
- 2 per dwelling unit; on lot with less than 20,000 square feet of area, 1 space must be covered (Henderson, Nev., 175,381)
- 3 spaces per dwelling unit (Lenexa, Kans., pop. 40,238; Cookeville, Tenn., pop. 23,923)

Minimum: 1 per unit

Maximum: 2 per unit (Pittsburgh, Pa., pop. 334,563; San Antonio, Tex., pop. 1,144,646)

Minimum: 1 space for each dwelling unit (drive-ways, carports, and garages may be used to fulfill this requirement)

Maximum: No more than 3 vehicles owned or leased by a resident may be parked outdoors. This does not include vehicles parked in garages or carports with at least 3 sides enclosed. (Jefferson County, Ky., pop. 693,604)

Minimum: 2 per dwelling

Maximum: Paved area can't exceed 10 percent of lot (Glenville, N.Y., pop. 28,183)

[Editor's note: for all **dwelling** uses listed below, see also **condominium**; **duplex**; **rowhouse**; and **townhouse**)

dwelling, apartment (see also **dwelling, multifamily** uses)

- 1 per dwelling unit, plus 0.33 per bedroom (Yonkers, N.Y., pop. 196,086)
- 1.50 per dwelling unit (Rapid City, S.Dak., pop. 59,607)
- 2 per dwelling unit (St. Tammany Parish, La., pop. 191,268)

Minimum: 1 per unit

Maximum: 1.9 per unit (San Antonio, Tex., pop. 1,144,646)

Minimum: 1 per unit

Maximum: 2 per unit (Pittsburgh, Pa., pop. 334,563)

Minimum: 1.5 per dwelling

Maximum: 2.5 per dwelling (Glenville, N.Y., pop. 28,183)

dwelling, apartment, efficiency unit

- 1 parking space for each efficiency unit (Cumberland, Md., pop. 21,518; Grants Pass, Ore., pop. 23,003)
- 1.2 off-street parking spaces per dwelling unit (San Juan Capistrano, Calif., pop. 33,826)

dwelling, apartment, one bedroom

- 1 space per dwelling unit (Grants Pass, Ore., pop. 23,003)
- 1.25 parking spaces for each 1 bedroom unit (Cumberland, Md., pop. 21,518)
- 1.5 off-street parking spaces per dwelling unit (Huntsville, Tex., pop. 35,078; San Juan Capistrano, Calif., pop. 33,826; Niagara Falls, N.Y., pop. 55,593)
- 1.75 enclosed parking spaces per unit (Santa Clarita, Calif., pop. 151,088)

dwelling, apartment, two bedrooms

- 1.5 parking spaces for each 2-bedroom apartment unit (Cumberland, Md., pop. 21,518; Grants Pass, Ore., pop. 23,003)
- 1.8 off-street parking spaces per dwelling unit (San Juan Capistrano, Calif., pop. 33,826)
- 2.5 parking spaces per dwelling unit (Huntsville, Tex., pop. 35,078)
- 2 enclosed parking spaces per unit (Santa Clarita, Calif., pop. 151,088)

dwelling, apartment, three or more bedrooms

- 2 parking spaces (Cumberland, Md., pop. 21,518; San Juan Capistrano, Calif., pop. 33,826)
- 3.5 parking spaces per dwelling unit (Huntsville, Tex., pop. 35,078)

dwelling, apartment, five or more bedrooms

- 0.75 spaces per bedroom (Grants Pass, Ore., pop. 23,003)

dwelling, multifamily (see also **dwelling, apartment** uses)

- 2 per dwelling unit for first 20 units, and 1.5 per dwelling unit after the first 20 units for dwelling units not more than 800 square feet of floor area; 2 per dwelling unit having more than 800 square feet of floor area (Topeka, Kans., pop. 122,377)

Minimum: 1.5 per unit

Maximum: 2 per unit (San Antonio, Tex., pop. 1,144,646)

District-dependant:

Minimum: 1.5 space for each dwelling unit

Maximum: 2.5 spaces for each dwelling unit
OR

Minimum: 1.5 spaces for each dwelling unit

Maximum: 3 spaces for each dwelling unit (Jefferson County, Ky., pop. 693,604)

Minimum: 1 per unit

Maximum: 2 per unit (Pittsburgh, Pa., pop. 334,563)



dwelling, multifamily

Minimum: 1.5 per dwelling

Maximum: 2.5 per dwelling (Glenville, N.Y., pop. 28,183)

dwelling, multifamily, studio/efficient

- 1.5 per studio (St. Mary's County, Md., pop. 86,211; Gurnee, Ill., pop. 28,834)
- 1 per efficiency apartments (Beverly Hills, Calif., pop. 33,784)
- 1.25 per dwelling unit (El Paso County, Colo., pop. 516,929; Anchorage, Alaska, pop. 260,283)



Bicycle standard: 1 space per unit (Gresham, Ore., pop. 90,205)

dwelling, multifamily, one bedroom

- 1.5 per dwelling unit (St. Tammany Parish, La., pop. 191,268; State College, Pa., pop. 38,420; Grand Rapids Township, Mich., pop. 14,056)
- 2 spaces per 1 bedroom dwelling unit (Rifle, Colo., pop. 6,784; Beverly Hills, Calif., pop. 33,784)



Bicycle standard: 1 space per unit (Gresham, Ore., pop. 90,205)

dwelling, multifamily, two bedrooms

- 1.5 parking spaces per unit (State College, Pa., pop. 38,420)
- 1.5 parking spaces are required for each 2-bedroom unit, 800 square feet or less; 1.75 parking spaces are required for each 2-bedroom unit over 800 square feet (Anchorage, Alaska, pop. 260,283)
- 1.75 per dwelling unit (St. Tammany Parish, La., pop. 191,268; Juneau, Alaska, pop. 30,711)
- 2 spaces, plus 1 guest parking space for every 2 units (St. Mary's County, Md., pop. 86,211)

- 2 per 2-bedroom dwelling unit (Beverly Hills, Calif., pop. 33,784; Grand Rapids Township, Mich., pop. 14,056)
- 2.5 spaces per 2-bedroom dwelling unit (Rifle, Colo., pop. 6,784)



Bicycle standard: 1 space per unit (Gresham, Ore., pop. 90,205)

dwelling, multifamily, three bedrooms

- 1.75 parking spaces are required for each 3-bedroom unit, 900 square feet or less; 2.5 parking spaces are required for each 3-bedroom unit over 900 square feet (Anchorage, Alaska, pop. 260,283)
- 2 per dwelling unit (St. Tammany Parish, La., pop. 191,268)
- 2 parking spaces, plus 1 parking space per bedroom for each bedroom beyond the third bedroom (State College, Pa., pop. 38,420)
- 2 spaces, plus 1 guest parking space for every 2 units (St. Mary's County, Md., pop. 86,211)
- 2.25 per dwelling unit (Juneau, Alaska, pop. 30,711)
- 2.5 spaces per unit (Beverly Hills, Calif., pop. 33,784; Rifle, Colo., pop. 6,784)
- 2.55 per dwelling unit (El Paso County, Colo., pop. 516,929)



Bicycle standard: 1 space per unit (Gresham, Ore., pop. 90,205)

dwelling, multifamily, four or more bedrooms

- 2 per dwelling unit (St. Tammany Parish, La., pop. 191,268)
- 2 parking spaces, plus 1 parking space per bedroom for each bedroom beyond the third bedroom (State College, Pa., pop. 38,420)
- 2.25 per dwelling unit (Juneau, Alaska, pop. 30,711)
- 2.55 per dwelling unit (El Paso County, Colo., pop. 516,929)

- 3 per dwelling unit with 4 or more bedrooms (*Beverly Hills, Calif.*, pop. 33,784)
- 3.5 spaces per 4 or more bedroom dwelling unit (*Rifle, Colo.*, pop. 6,784)



- Bicycle standard: 1 space per unit (*Gresham, Ore.*, pop. 90,205)

dwelling, single-family

- 1 per dwelling unit having not more than 950 square feet of floor area (*Topeka, Kans.*, pop. 122,377)
- 2 parking spaces are required for each dwelling unit up to 1,800 square feet. 3; parking spaces are required for each dwelling unit over 1,800 square feet, including any unfinished area which may be converted to living area (*Anchorage, Alaska*, pop. 260,283)
- 3 spaces per dwelling unit (*Cookeville, Tenn.*, pop. 23,923)
 - Minimum:* 1 per 250 square feet of gross floor area
 - Maximum:* 1 per 200 square feet of gross floor area (*San Antonio, Tex.*, pop. 1,144,646)

Located on a lot greater than 6,000 square feet in size:

Minimum: 1 space for each dwelling unit (driveways, carports and garages may be used to fulfill this requirement)

Maximum: No more than 3 vehicles owned or leased by a resident may be parked outdoors. This does not include vehicles parked in garages or carports with at least 3 sides enclosed.

Located on a lot between 6,000 and 20,000 square feet in size:

Minimum: 1 space for each dwelling unit (driveways, carports and garages may be used to fulfill this requirement)

Maximum: No more than 4 vehicles owned or leased by a resident may be parked outdoors. This does not include vehicles parked in garages or carports with at least 3 sides enclosed.

Located on a lot greater than 20,000 square feet in size:

Minimum: 1 space for each dwelling unit (driveways, carports and garages may be used to fulfill this requirement)

Maximum: No more than 5 vehicles owned or leased by a resident may be parked outdoors. This does not include vehicles parked in garages or carports with at least 3 sides enclosed (*Jefferson County, Ky.*, pop. 693,604)

Minimum: 2 per dwelling

Maximum: Paved area can't exceed 10 percent of lot (*Glenville, N.Y.*, pop. 28,183)

dwelling, single-family attached (see also rowhouse; townhouse)

- A minimum of 1 parking space per one-third dwelling unit (i.e., 3 parking spaces per dwelling unit). Such parking spaces can take the form of private driveways or garages or common parking lots, provided that all parking spaces are located within 150 feet of the dwelling unit served. (*West Hempfield Township, Pa.*, pop. 15,128)

vided that all parking spaces are located within 150 feet of the dwelling unit served. (*West Hempfield Township, Pa.*, pop. 15,128)

- 2.5 spaces per unit (*Canton, Ga.*, pop. 7,709)

Minimum: 1 per unit

Maximum: 4 per unit (*Pittsburgh, Pa.*, pop. 334,563)

dwelling, single-family attached, one bedroom

- 1 for each dwelling unit (*Memphis, Tenn.*, pop. 650,100)

dwelling, single-family attached, two bedrooms

- 2 for each dwelling unit (*Memphis, Tenn.*, pop. 650,100)

dwelling, single-family attached, three bedrooms

- 2 for each dwelling unit (*Memphis, Tenn.*, pop. 650,100)

dwelling, single-family attached, four or more bedrooms

- 2 for each dwelling unit (*Memphis, Tenn.*, pop. 650,100)

dwelling, single-family detached

- A minimum of 1 parking space per one-half dwelling unit (i.e., 2 parking spaces per dwelling unit) (*West Hempfield Township, Pa.*, pop. 15,128)

- Under 3,000 square feet of floor area: 2 garage spaces; 3,000 to 3,749 square feet of floor area: 2 garage spaces, plus 1 additional space. Additional space may be uncovered. 3,750 square feet of floor area and above: Requirements above, plus 1 additional space for each 750 square feet of floor area. Additional spaces may be uncovered. (*San Mateo, Calif.*, pop. 92,482)

- 2 spaces in the same lot for each dwelling unit, plus 1 additional space where a home occupation is permitted (*Canton, Ga.*, pop. 7,709)

- 2 off-street parking spaces per dwelling unit in a garage (*San Juan Capistrano Calif.*, pop. 33,826)

- 2 garage spaces, plus 1 additional space. Additional space may be uncovered. (*San Mateo, Calif.*, pop. 92,482)

Minimum: 1 per unit

Maximum: 4 per unit (*Pittsburgh, Pa.*, pop. 334,563)

dwelling, single-family detached, one bedroom

- 1 for each dwelling unit (*Memphis, Tenn.*, pop. 650,100)

dwelling, single-family detached, two bedrooms

- 1 for each dwelling unit (*Memphis, Tenn.*, pop. 650,100)

dwelling, single-family detached, three bedrooms

- 2 for each dwelling unit (*Memphis, Tenn.*, pop. 650,100)

dwelling, single-family detached, four or more bedrooms

- 2 for each dwelling unit (*Memphis, Tenn.*, pop. 650,100)

e

educational facilities, business school

- 0.33 per student, plus 1 per staff (*Hickory, N.C., pop. 37,222*)
- 1 for each 200 square feet of gross floor area in classrooms and other teaching stations, plus space for gymnasium or auditorium, whichever has the larger capacity (*Arlington, Mass., pop. 42,389*)
- 1 per every 3.5 classroom seats (*Eugene, Ore., pop. 137,893*)
- 1 space per staff member, plus 0.75 spaces per student (*Niagara Falls, N.Y., pop. 55,593*)

educational facilities, college/university

- With either more than 10,000 students, or less than 50 percent of all students housed on campus = 1 space for every 600 square feet of academic space, plus 1 space for every 5 seats in principal assembly room, plus 1 space for every 2 beds in an on-campus residential facility. With less than 10,000 students and more than 50 percent of all students housed on campus = 1 space for every 900 square feet of academic space, plus 1 space for every 2 beds in an on-campus residential facility. (*Raleigh, N.C., pop. 276,093*)
- 1 parking space for each student classroom, plus 1 parking space for each employee, plus 1 parking space for each 5 students or 1 space for each 3 auditorium or stadium seats, whichever is greater. Additional parking may be required if determined necessary in the conditional approval process of the aforesaid institutions. (*Boca Raton, Fla., pop. 74,764*)



university

- 1 parking space for each 100 square feet of gross floor area in the building, or 1 parking space per each 25 square feet of classrooms, whichever provides the greatest number of spaces (*Indianapolis, Ind., pop. 781,870*)
- 1 space for each 4-person capacity, or 1 space for each 23.2 square meters (250 square feet) of gross floor area, whichever is greater (*Palo Alto, Calif., pop. 58,598*)
- 1 per 150 square feet of gross floor area (*North Ogden, Utah, pop. 15,026*)
 - Minimum:* 1 per 200 square feet
 - Maximum:* 1 per 150 square feet (*San Antonio, Tex., pop. 1,144,646*)
 - Minimum:* 1 space for each 4 classroom seats, plus 1 space for each 3 employees on maximum shift
 - Maximum:* 1 space for each 2 classroom seats, plus 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)
- 1 space per classroom, plus 1 space adult per student or 1 space per 10 seats of largest assembly room (if applicable), whichever is larger (*Aventura, Fla., pop. 25,267*)
- 1 per every 3.5 full time equivalent students (*Eugene, Ore., pop. 137,893*)
- 1 space per teacher station, plus 1 space for each 10 teacher stations (*Columbia, Mo., pop. 84,531*)
- 1 parking space shall be provided for each 5 students (based on the maximum number of students that the facility is designed to handle at any 1 time), plus 2 spaces for each 3 employees (*Gurnee, Ill., pop. 28,834*)
- 5 spaces for each classroom and 3 spaces for each administrative office, plus 1 space for each 3 fixed seats in auditoriums and other places of assembly. If an outdoor stadium is built in conjunction with the school, only the parking spaces in excess of the other parking spaces required for the school shall be required. (*Alexander County, N.C., pop. 33,603*)

Minimum: 1 per 4 students

Maximum: 1 per 2 students (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 3 spaces per 1,000 square feet of floor area (excluding dorms, for which residential facility standards apply).

Maximum: 3.8 spaces per 1,000 square feet of floor area (excluding dorms, for which residential facility standards apply) (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.3 spaces per 1,000 square feet of floor area (excluding dorms, for which residential facility standards apply) (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 4 employees, plus 1 per 4 students (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 1 per 3 students and staff (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 5 vehicle spaces which are 1 per 2 students (*Grand Junction, Colo., pop. 41,498*)

educational facilities, elementary school

- 1 space for every 5 seats in principal assembly room (*Raleigh, N.C., pop. 276,093*)
- 1 parking space for each classroom, plus 1 parking space for each employee or 1 space for each 3 auditorium seats whichever is greater. Additional parking may be required if determined necessary in the conditional approval process for the aforesaid institutions. (*Boca Raton, Fla., pop. 74,764*)
- 1 space for each teacher, 1 space for each 2 employees and administrative personnel, and 1 space for each classroom, plus safe and convenient loading and unloading of students (*Thomasville, Ga., pop. 18,162*)
- 1.35 for each classroom, plus 1 for every 6.5 fixed seats or for every 42 square feet of seating area where there are no fixed seats in auditorium or assembly areas (*Eugene, Ore., pop. 137,893*)
- 2 per classroom (*Arlington, Mass., pop. 42,389*)
- 3 per room used for administration or classroom (*Provo, Utah, pop. 105,166*)
- 3 per classroom (*Jefferson County, Colo., pop. 527,056*)
- 5 spaces, plus 1 space per classroom or 1 space per 10 seats of largest assembly room, whichever is larger (*Aventura, Fla., pop. 25,267*)

Minimum: 2 spaces per classroom

Maximum: 2.5 spaces per classroom (*Gresham, Ore., pop. 90,205*)

Minimum: 2 spaces for each classroom, or 1 space for each 5 seats in the primary assembly area, whichever is greater or as determined upon review by the planning director

Maximum: 3 spaces for each classroom, or 1 space for each 3 seats in the primary assembly area, whichever is greater or as determined upon review by the planning director (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 25 classroom seats

Maximum: 1 per 15 classroom seats (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 8 per classroom (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 2 per 10 students (*Grand Junction, Colo., pop. 41,498*)

educational facilities, high school

- 0.33 per student, plus 1 per staff (*Hickory, N.C., pop. 37,222*)
- 1 parking space for each student classroom, plus 1 parking space for each employee, plus 1 parking space for each 5 students or 1 space for each 3 auditorium or stadium seats, whichever is greater. Additional parking may be required if determined necessary in the conditional approval process of the aforesaid institutions. (*Boca Raton, Fla., pop. 74,764*)
- 1 space for every 600 square feet of academic space (*Raleigh, N.C., pop. 276,093*)
- 1 space per employee station, plus 1 space per 5 seats in an appurtenant stadium or gymnasium, whichever has the greater capacity (*Columbia, Mo., pop. 84,531*)
- 1 parking space shall be provided for each 8 students (based on the maximum number of students that the facility is designed to handle at any 1 time), plus 2 spaces for each classroom. However, if a place of assembly is provided in the school and the parking space provided for the place of assembly is equal to or in excess of the requirement for the classroom, the classroom requirement need not be provided. (*Gurnee, Ill., pop. 28,834*)
- 1 space for each teacher, employee, and administrative personnel, plus safe and convenient loading of students, plus 5 spaces for each classroom (*Thomasville, Ga., pop. 18,162*)
- 1.35 for each classroom, plus 1 for every 4.5 fixed seats or for every 40 square feet of seating area where there are no fixed seats in auditorium or assembly area (*Eugene, Ore., pop. 137,893*)
- 3 spaces per room used for administration or classroom, plus 1 per 4 students (*Provo, Utah, pop. 105,166*)
- 5 spaces for each classroom and 3 spaces for each administrative office, plus 1 space for each 3 fixed seats in auditoriums and other places of assembly. If an outdoor stadium is built in conjunction with the school, only the parking spaces in excess of the other parking spaces required for the school shall be required. (*Alexander County, N.C., pop. 33,603*)

- 10 spaces, plus 1 space per classroom, plus 1 space for each 5 students or 1 space per 10 seats of largest assembly room, whichever is larger (*Aventura, Fla., pop. 25,267*)

Minimum: 0.6 spaces per 1,000 square feet of floor area
Maximum: 0.8 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Minimum: 5 spaces for each classroom, or 1 space for each 4 seats in the primary assembly area, whichever is greater or as determined upon review by the planning director

Maximum: 10 spaces for each classroom, or 1 space for each 3 seats in the primary assembly area, whichever is greater or as determined upon review by the planning director (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 15 classroom seats

Maximum: 1 per 8 classroom seats (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 8 per classroom (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 4 employees, plus 1 per 4 students (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 6 per classroom (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 20 students (*Grand Junction, Colo., pop. 41,498*)

educational facilities, kindergarten

- 1 space per teacher, plus 1 per other employee (*Kennewick, Wash., pop. 54,693*)
- 2 per teacher, plus parking and loading (*Dallas, Tex., pop. 1,188,580*)
- 2 spaces per teacher (*Deschutes County, Ore., pop. 115,367*)

Minimum: 3.4 spaces per 1,000 square feet of floor area

Maximum: 4.3 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 1.5 spaces per classroom (*Gresham, Ore., pop. 90,205*)

educational facilities, nursery school

- 1 parking space shall be provided for each employee (*Gurnee, Ill., pop. 28,834*)
- 1 space per staff member, plus 1.5 spaces for each classroom, to the highest whole number (*Niagara Falls, N.Y., pop. 55,593*)
- 1 space per employee, plus a sufficient number of spaces to accommodate all persons who may be at the establishment at any 1 time under normal operating conditions. A minimum total off-street parking of 1 space per 4 children shall be provided. (*Smithfield, Va., pop. 6,324*)

- 1 space per 200 square feet (*Ormond Beach, Fla., pop. 36,301*)

- 1 per 6 students for which the facility is licensed, plus 1 per employee (*Kern County, Calif., pop. 661,645*)

- 1.25 for each staff member (*Lansing, N.Y., pop. 10,521*)

- 1.40 per employee per staff (*Rapid City, S.Dak., pop. 59,607*)

- 3 per 1,000 square feet of gross floor area (*Jefferson County, Colo., pop. 527,056*)

- 5 spaces, plus 1 per employee or 1 space per 400 square feet of gross floor area, whichever is larger (*Aventura, Fla., pop. 25,267*)

Minimum: 1 per classroom

Maximum: 2 per classroom (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 2 spaces for each employee on maximum shift or 1 space for each employee on maximum shift, plus an area designated for children drop-off and pick-up that must be approved by the agency responsible for the approval of off-street parking facilities

Maximum: 4 spaces for each employee on maximum shift or 2 spaces for each employee on maximum shift, plus an area designated for children drop-off and pick-up that must be approved by the agency responsible for the approval of off-street parking facilities (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 per classroom (*Tigard, Ore., pop. 41,223*)

educational facilities, preschool (see *educational facilities, nursery school*)

educational facilities, primary/secondary

- Parking space for each employee, plus 1 space per classroom, or 1 space for each 3 auditorium seats whichever is greater. Additional parking may be required if determined necessary in the conditional approval process for the aforesaid institutions. (*Boca Raton, Fla., pop. 74,764*)
- 1 space per 15 students (*Bloomington, Ind., pop. 69,291*)
- 1 space for each employee, plus 5 spaces for off-street drop-off or pick-up (*Alexander County, N.C., pop. 33,603*)
- 1.5 per classroom (*Hickory, N.C., pop. 37,222*)
- 2 parking spaces shall be provided for each classroom. However, if a place of assembly is provided in the school and the parking spaces provided for the place of assembly is equal to or in excess of the requirement for the classrooms, the classroom requirements need not be provided. (*Gurnee, Ill., pop. 28,834*)
- 3 per classroom (*Jefferson County, Colo., pop. 527,056*)

- 5 spaces, plus 1 space per classroom or 1 space per 10 seats of largest assembly room, whichever is larger (*Aventura, Fla., pop. 25,267*)

Minimum: 2 spaces for each classroom, or 1 space for each 5 seats in the primary assembly area, whichever is greater or as determined upon review by the planning director

Maximum: 3 spaces for each classroom, or 1 space for each 3 seats in the primary assembly area, whichever is greater or as determined upon review by the planning director (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 20 classroom seats

Maximum: 1 per 10 classroom seats (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 10 employees, plus students above second grade (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 6 per classroom (*Tigard, Ore., pop. 41,223*)

educational facilities, private elementary/middle

- 1 space for each faculty member and 1 public space for and each person employed on the premises. In addition, in cases where buses for the transportation of children are kept at the school, 1 off-street bus parking space shall be provided for each bus. Parking shall also be provided for auditorium and assembly areas to a ratio of 1 parking space per 4 seats, whichever is a greater number of spaces. (*Benbrook, Tex., pop. 20,208*)
- 1 space per student (*Downington Borough, Pa., pop. 7,589*)
- 1 for every 30 classroom seats (*Cincinnati, Ohio, pop. 331,285*)

Minimum: 1 per classroom.

Maximum: 2 per classroom (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 2 spaces for each classroom, or 1 space for each 5 seats in the primary assembly area, whichever is greater or as determined upon review by the planning director

Maximum: 3 spaces for each classroom, or 1 space for each 3 seats in the primary assembly area, whichever is greater or as determined upon review by the planning director (*Jefferson County, Ky., pop. 693,604*)

educational facilities, private high school

- 1 space for each faculty member and 1 space for each person employed on the premises, plus 1 additional space for each 4 students enrolled. In addition, if buses for the transportation of children are kept at the school 1 off-street bus parking space shall be provided for each bus. (*Benbrook, Tex., pop. 20,208*)
- 1 space per student (*Downington Borough, Pa., pop. 7,589*)

- 1 for every 10 classroom seats (*Cincinnati, Ohio, pop. 331,285*)

Minimum: 1 per classroom.

Maximum: 2 per classroom (*San Antonio, Tex., pop. 1,144,646*)



Bicycle Parking Standard: 1 per 20 students (*Grand Junction, Colo., pop. 41,498*)

educational facilities, school for the arts

- Parking equal to 30 percent of the capacity of persons (*Minneapolis, Minn., pop. 382,618*)
- 1 space for each 2 faculty, plus full-time employees, plus 1 space for each 5 students (based on the maximum number of students in attendance at any one time) (*Seattle, Wash., pop. 563,374*)
- 1 space per classroom and other rooms used by students and faculty, plus 1 space per 5 students based on the maximum number of students attending classes at any 1 time (*Minneapolis, Minn., pop. 382,618*)
- 30 percent of building capacity (*Faribault, Minn., pop. 20,818*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

educational facilities, trade school

- 0.33 per student, plus 1 per staff (*Hickory, N.C., pop. 37,222*)
- 1 for each 200 square feet of gross floor area in classrooms and other teaching stations, plus space for gymnasium or auditorium, whichever has the larger capacity (*Arlington, Mass., pop. 42,389*)
- 1 parking space for each student classroom, plus 1 parking space for each employee, plus 1 parking space for each 5 students or 1 space for each 3 auditorium or stadium seats, whichever is greater. Additional parking may be required if determined necessary in the conditional approval process of the aforesaid institutions. (*Boca Raton, Fla., pop. 74,764*)
- 1 parking space per each faculty member and 1 parking space per each 3 students (*Miami County, Kans., pop. 28,351*)
- 1 space for each teacher, employee, and administrative personnel, plus safe and convenient loading of students, plus 5 spaces for each classroom (*Thomasville, Ga., pop. 18,162*)
- 1 space per staff member, plus 0.75 spaces per student (*Niagara Falls, N.Y., pop. 55,593*)
- 1 parking space for each 100 square feet of gross floor area in the building, or 1 parking space per each 25 square feet of classrooms, whichever provides the greatest number of spaces (*Indianapolis, Ind., pop. 781,870*)

- 1 per 2 teachers, and employee, plus 1 per each 2 classroom seats (*Royal Oak, Mich., pop. 60,062*)
- 1 parking space for each 1.5 students of the maximum capacity of the classroom, plus 1 space for each faculty member (*Escondido, Calif., pop. 133,559*)
- 1 space for each 100 square feet of floor area (*Thornton, Colo., pop. 82,384*)
- 1 parking space shall be provided for each 2 employees, plus 1 parking space for each 5 students based on the maximum number of students attending classes on the premises at any time during any 24-hour period (*Madison, Wisc., pop. 208,054*)
- 1 per employee, plus 1 per each 3 students (maximum seating capacity) (*Ft. Smith, Ark., pop. 80,268*)
- 1 per 3 students, plus 0.5 per faculty member (*Blue Springs, Mo., pop. 48,080*)
- 1 space per 2 classroom seats (*Oklahoma City, Okla., pop. 506,132*)
- 1 space for each vehicle operated by or for the school, plus 2 spaces per classroom, plus 2 spaces per office, plus 1 space for every 4 seats of maximum seating capacity in the main assembly room (*Clemson, S.C., pop. 11,939*)
- 1 for each 10 students, plus 1 per 400 square feet of office floor space (*Honolulu, Hawaii, pop. 371,657*)
- 1 space per classroom and other rooms used by students and faculty, plus 1 space per 5 students based on the maximum number of students attending classes at any 1 time (*Minneapolis, Minn., pop. 382,618*)
- 3 spaces per room used for administration or classroom, plus 1 per 4 students (*Provo, Utah, pop. 105,166*)
- 5 spaces for each classroom and 3 spaces for each administrative office, plus 1 space for each 3 fixed seats in auditoriums and other places of assembly. If an outdoor stadium is built in conjunction with the school, only the parking spaces in excess of the other parking spaces required for the school shall be required. (*Alexander County, N.C., pop. 33,603*)

Minimum: 1 per 200 square feet

Maximum: 1 per 150 square feet (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 4 classroom seats, plus 1 space for each 3 employees on maximum shift.

Maximum: 1 space for each 2 classroom seats, plus 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 2 students of maximum enrollment.

Maximum: 1 per student of maximum enrollment (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 5 vehicle spaces which are 1 per 2 students (*Grand Junction, Colo., pop. 41,498*)

educational facilities, vocational school (see *educational facilities, trade school*)

elderly housing

- 0.2 per unit (*Burlington, Vt., pop. 38,889*)
- 0.5 per bedroom (*Hickory, N.C., pop. 37,222*)
- 0.75 spaces per dwelling unit; lower requirement may be approved by the planning board by the permit if lower parking demand can be demonstrated (*Alameda, Calif., pop. 72,259*)
- 1 space per unit, plus 0.25 spaces per unit for visitor parking (*Provo, Utah, pop. 105,166*)
- 0.5 parking space for each dwelling unit, plus the following:
 - a. The parking may be covered or uncovered; if uncovered, the screening must conform with section 17.1870.
 - b. A deed restriction, covenant or similar document shall be recorded to assure that the occupancy of the units are restricted to senior citizens or handicapped persons.
 - c. A plot plan shall be submitted to and approved by the director in accordance with this code. Guest parking shall be provided in the ratio of 1 parking space for each 8 units. These spaces shall be marked as guest parking. The parking for senior citizens and handicapped persons housing developments may be further reduced if a minor use permit is approved pursuant to section 17340. (*Santa Clarita, Calif., pop. 151,088*)

- 1 space per unit (*Columbia, Mo., pop. 84,531*)

- 1.5 per dwelling unit (*Yavapai County, Ariz., pop. 167,517; Westmont, Ill., pop. 24,554*)

- 2 spaces per 3 units (*Middleburg, Va., pop. 632*)

Minimum: 0.5 spaces for each dwelling unit, plus 1 space for each 2 employees on maximum shift.

Maximum: 1.5 spaces for each dwelling unit, plus 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 per 20 units first 100 units, 1 per 40 units thereafter (*Gresham, Ore., pop. 90,205*)

elderly housing, assisted living

- 0.4 parking spaces for each dwelling unit (*Arlington, Mass., pop. 42,389*)
- 0.5 spaces per unit (*Kearney, Nebr., pop. 27,431; St. Charles, Ill., pop. 27,896*)
- 0.6 of a parking space for each unit (*Fairfield, Conn., pop. 57,340*)
- 1 space per 1,000 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)

- 1 space per staff person during the shift with the largest number of employees, plus 1 space per 4 residents. For assisted living facilities in the R-3 (single-family medium density) residential district that have agreed to prohibit residents from parking vehicles at the facility, the parking requirements may be reduced for the residents, provided at least 1 visitor space per 10 residents is available. (*Ormond Beach, Fla., pop. 36,301*)
- 1 space per dwelling unit (*Mesa, Ariz., pop. 396,375*)
- 1 per each dwelling unit, plus 1 per every 3 employees (*Royal Oak, Mich., pop. 60,062*)
- 1 for every 4 residents (*Cincinnati, Ohio, pop. 331,285*)
- 1 space per staff person working largest shift, plus 1 space per 4 residents (*Ormond Beach, Fla., pop. 36,301*)
- 1 per employee, plus 0.25 per bed or 0.25 per dwelling unit (*Lakewood, Ohio, pop. 56,646*)
- 1 for each 3 beds (*Ewing Township, N.J., pop. 35,707; Mesa, Ariz., pop. 396,375*)
- 2 spaces for each living unit (*Harlingen, Tex., pop. 57,564*)

Minimum: 0.3 per room

Maximum: 1 per room (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 0.5 spaces for each dwelling unit, plus 1 space for each 2 employees on maximum shift

Maximum: 1.5 spaces for each dwelling unit, plus 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)

Minimum: 0.8 per bed

Maximum: 1.25 per bed (*Glenville, N.Y., pop. 28,183*)

elderly housing, congregate care facility

- 0.5 space per bed or 1 space per bedroom, whichever is greater (*Evans, Colo., pop. 9,514*)
- 0.5 per dwelling unit (*Hillsboro, Ore., pop. 70,186*)
- 0.75 space per dwelling unit or such other number as the city council may require upon recommendation of the planning and zoning commission (*Park Ridge, Ill., pop. 37,775*)
- 1 space per every 2 congregate units, plus 1 additional space per 2 employees or staff members (*Savannah, Ga., pop. 131,510*)
- 1 space per each 4 beds or 2 rooms, whichever is less, plus 1 space for each employee during peak shift (*Grose Ile Township, Mich., pop. 10,894*)
- 1 space for every 3 dwelling units or dwelling rooms, plus 1 space for every 300 square feet of administrative, employee, and staff work area (*Raleigh, N.C., pop. 276,093*)
- 1 space per 2 beds (*Healdsburg, Calif., pop. 10,722*)
- 1 per 2 dwelling unit (*Cambridge, Mass., pop. 101,355*)

- 1 space for every 3 employees (*Rootstown Township, Ohio, pop. 7,212*)
- 1 space per 3 beds, plus 1 space per 200 square feet of office space (*Palm Beach County, Fla., pop. 1,131,184*)

elderly housing, life-care or continuing care facility

- 1 space per 4 beds, plus 1 space per employee (*Columbia, Mo., pop. 84,531*)
- 1 parking space shall be provided for each 5 beds, plus 2 spaces for each 3 employees, plus 1 for each doctor assigned to the staff (*Gurnee, Ill., pop. 28,834*)

electricity generation plant (see also **industrial** uses; **utility facility**)

- As approved by conditional use permit, but not less than 1 space per 1,000 square feet of gross floor area up to 20,000 square feet, plus 1 space per 2,000 square feet of gross floor area in excess of 20,000 square feet where the generation plant is hydro-electric or non-nuclear facility (*Minneapolis, Minn., pop. 382,618*)
- 1 space for each 2,000 square feet (*Seattle, Wash., pop. 563,374*)

eleemosynary institution

- 1 parking space shall be provided for each 500 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
 - 1 space per 400 square feet (*Columbia, Mo., pop. 84,531; Indianapolis, Ind., pop. 781,870*)
 - 1 per 250 square feet (*Owensboro, Ky., pop. 54,067*)
- Minimum:* 1 per 500 square feet of gross floor area
Maximum: 1 per 250 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

emergency shelter (see **crisis center; homeless shelter; shelter**)

emergency medical service (see **ambulance service**)

employment agency (see also **day labor agency**)

- 1 space per 200 square feet of gross floor area (*Jacksonville, N.C., pop. 66,715*)
- 1 space per 200 square feet of floor area (*Duncanville, Tex., pop. 36,081*)
- 1 off-street parking space for [each] 2 employees, based upon the maximum number of employees on the premises at any time (*Westmont, Ill., pop. 24,554*)
- 1 per 280 square feet (*Ormond Beach, Fla., pop. 36,301*)
- 1 space per 200 square feet of basement and first floor gross floor area, plus 1 space per 300 square feet of any additional floor area for customer service (*Lycoming County, Pa., pop. 120,044*)
- 1 space for each 50 square feet of usable floor area (*Zeeland, Mich., pop. 5,805*)
- 1 for each 300 square feet of floor area (*Memphis, Tenn., pop. 650,100*)

- 1 space per 150-square feet of floor area (*Tonganoxie, Kans., pop. 2,728*)
- 3.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)
- 5 spaces per 1,000 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646; Glenville, N.Y., pop. 28,183*)

entertainment use (see **amusement** uses)

equipment rental use, heavy

- Outdoor equipment and machinery sales including truck and tractor sales. 4 spaces for each sales person, plus 1 for each 2 other employees. (*Berkeley County, S.C., pop. 142,651*)

equipment rental use, light

- 1 per each 440 square feet of floor area (*Eugene, Ore., pop. 137,893*)
- 3 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

equipment sales and rental use

- 2 per 1,000 square feet, plus 1 per 2,500 square feet of outdoor display (*Clark County, Nev., pop. 1,375,365*)
- 3.33 spaces per 1,000 square feet of gross floor area (*Ellisville, Mo., pop. 9,104*)
- 3.5 spaces for every 1,000 square feet of floor area (*Maryland Heights, Mo., pop. 25,756*)

Minimum: 1 space per 1,000 square feet of site area
Maximum: 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per 350 square feet of gross floor area
Maximum: 1 per 250 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

equipment sales and service use (see also **business machine sales and service use**)

- 1 per each employee (*Racine, Wisc., pop. 81,855*)
- 1 per each 440 square feet of floor area (*Eugene, Ore., pop. 137,893*)
- 2 parking spaces, plus 1 additional space for each 300 square feet of floor area over 1,000 square feet (*Dona Ana County, N.Mex., pop. 174,682*)
- 4 spaces for each sales person, plus 1 for each 2 other employees (*Berkeley County, S.C., pop. 142,651*)

Minimum: 1 per 500 square feet of gross floor area of sales and service building
Maximum: 1 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)

equipment sales use (see also **machinery sales use**)

- 1 per each employee (*Racine, Wisc., pop. 81,855*)
- 1 space per 250 square feet, plus 1 space per 1,000 square feet of outdoor storage and display area (*Lenexa, Kans., pop. 40,238*)
- 1 per each 440 square feet of floor area (*Eugene, Ore., pop. 137,893*)
- 1 parking space per 3,000 square feet of open sales lot area devoted to the sale, display, or rental of said vehicles or equipment; or 4 spaces for every 1,000 square feet of interior showroom, whichever is greater, plus 3 spaces for every service bay in garage repair areas, plus 1 for each employee (*DeKalb County, Ill., pop. 88,969*)
- 2.1 spaces per 1,000 square feet of gross floor area (*Helena, Mont., pop. 25,780*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

exhibition center (see **convention center**)

extended-stay hotel (see also **hotel; motel**)

- 1 per 550 square feet (*York, Pa., pop. 40,862*)
- 1 parking space for each 2 individual rooms or apartments (*Staunton, Va., pop. 23,853*)
- 1 space for each 2 employees on the largest shift. 1 space for each guest room or each 2 guest beds (*Olathe Kans., pop. 92,962*)
- 1.50 parking spaces for each guest room, efficiency, or 1 bedroom unit; 1.75 parking spaces for each 2-bed-



extended-stay hotel

room unit; 2 parking spaces for each 3-bedroom or more unit (*Dade County, Fla., pop. 2,253,362*)

- At least 2 parking spaces for each dwelling unit. Visitor parking spaces shall be required based on 1 space for each 5 units. Required storage parking spaces for recreational vehicles and boats shall be 1 space for each 6 units. (*Mesquite, Nev., pop. 9,389*)
- 3 spaces for each 2 units, plus 1 space for each employee (*Sugar Creek Township, Ohio, pop. 3,894*)

Minimum: 1 per unit

Maximum: 1.9 per unit (*San Antonio, Tex., pop. 1,144,646*)

exterminator service (see also *commercial use, unless otherwise specified*)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 space for each 800 square feet of gross floor area (*Quincy, Ill., pop. 40,366; Omaha, Nebr., pop. 390,007*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 space per each employee (*Racine, Wisc., pop. 81,855; Spartanburg, S.C., pop. 39,673*)
- 1 off-street parking space for each 600 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 2 per 1,000 square feet of gross floor area, plus 0.33 per employee on largest shift (*Tampa, Fla., pop. 303,447*)
- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area
(*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 600 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area
(*Glenville, N.Y., pop. 28,183*)

Maximum: 30 per acre (*Glenville, N.Y., pop. 28,183*)

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fabric store (see also *retail store, unless otherwise specified*)

- 1 space per 200 square feet (*Columbia, Mo., pop. 84,531*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

fairgrounds

- 1 parking space shall be provided for each 4 seats provided (*Gurnee, Ill., pop. 28,834*)
- 1 per each 5 seats provided (*Racine, Wisc., pop. 81,855*)
- 1 per 1500 square feet of land area devoted to the fair, open-air market, arcade, concessions, etc. (*East Greenwich, R.I., pop. 12,948*)
- 1 space for each 2 seats; 1 space for each 10 persons in designated standing areas (*Anne Arundel County, Md., pop. 489,656*)
- 1 motor vehicle parking space for each 3 seats and 1 motor vehicle parking space for each employee on the maximum shift (*Boca Raton, Fla., pop. 74,764*)
- 2 per 1,000 square feet of indoor or outdoor display area (*St. Mary's County, Md., pop. 86,211*)
 - Minimum:* 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats
 - Maximum:* 1 per 4 seats or 1 per 50 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

farm equipment sales and service use

- 1 per 600 square feet (minimum of 5) (*Owensboro, Ky., pop. 54,067*)
- 3 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
 - Minimum:* 1 per 500 square feet of gross floor area of sales and service building
 - Maximum:* 1 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)

farm stand (see *roadside stand*)

farm supply store (see also *agricultural sales and service use; feed store*)

- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
 - Minimum:* 1 per 300 square feet of gross floor area
 - Maximum:* 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

farm use (see also *agricultural use, unless otherwise specified*)

- 1 for every site (*Cincinnati, Ohio, pop. 331,285*)

farm use, confined animal feeding operation (see also *agricultural use, unless otherwise specified*)

- 1 per employee (*Bloomington, Ind., pop. 69,291*)

farm use, cut-your-own Christmas tree (see also *agricultural sales and service use; agricultural use unless otherwise specified; Christmas tree sales lot*)

- Minimum 3, plus 0.25 per acre (*Concord, N.H., pop. 40,687*)

farm use, pick-your-own-apples (see also *agricultural sales and service use; agricultural use, unless otherwise specified*)

- 0.5 per acre (*Concord, N.H., pop. 40,687*)

farm use, pick-your-own strawberries (see also *agricultural sales and service use; agricultural use unless otherwise specified*)

- Minimum 5, plus 1 per acre (*Concord, N.H., pop. 40,687*)

farmer's market (see also *open-air business*)

- 1 per 100 square feet, with a minimum of 6 (*Concord, N.H., pop. 40,687*)
- 6, plus 1 per 250 square feet (*Owensboro, Ky., pop. 54,067*)

feed store (see also *agricultural sales and service use; farm supply store*)

- 1 per 600 square feet (minimum of 5) (*Owensboro, Ky., pop. 54,067*)
- 1 space per 400 square feet of retail sales area (*Albemarle County, Va., pop. 79,236*)



feed store

- 2 per each 3 employees (*Racine, Wisc., pop. 81,855*)
Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
(San Antonio, Tex., pop. 1,144,646)

field house (see also **athletic field**; **park** uses;
recreation facility uses)

- 1 for every 3 seats (*Wayland Township, Mich., pop. 2,013*)
- 1 per each 6 seats (*Lexington, Mass., pop. 30,355*)

filling station (see **gas station**)

film and sound editing studio (see **production studio**)

financial institution (see **bank**)

fire station

- Adequate space to accommodate all motor vehicles operated in connection with such use and 2 additional parking spaces per each such vehicle (*Smithfield, Va., pop. 6,324*)

- 1 parking space shall be provided for each 2 employees, plus parking spaces in adequate number, as determined by the zoning administrator, to serve the public (*Madison, Wisc., pop. 208,054*)
- 4 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

With Full-Time Staff:

Minimum: 1 space for each 2 employees on the maximum shift, plus 3 additional spaces

Maximum: 1 space for each employee on the maximum shift, plus 3 additional spaces or the planning director or to be determined upon review by the planning director

With Voluntary Staff:

Minimum: 4 spaces for each piece of apparatus.

Maximum: 6 spaces for each piece of apparatus or the planning director or to be determined upon review by the planning director (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per employee of largest shift

Maximum: 1.25 per employee of largest shift
(Glenville, N.Y., pop. 28,183)



fire station

- 1 space for each 3 employees for the 2 largest shifts
(Phoenix, Ariz., pop. 1,321,045)
- 1 space per bed in the living quarters (*Bloomington, Ind., pop. 69,291*)
- 1 parking space for each 2 employees on the premises during the largest work shift, plus a minimum of 3 additional parking spaces (*Indianapolis, Ind., pop. 781,870*)
- 1 space per each person on a normal shift (*Tega Cay, S.C., pop. 4,044*)
- 1 space per employee on the maximum shift (*Ellisville, Mo., pop. 9,104*)



Bicycle Parking Standard: 3 spaces (*Grand Junction, Colo., pop. 41,498*)

firearms sales use (see **gun shop**)

firing range (see **shooting range**)

fish market (see also **farmer's market**; **open-air business**)

- 5 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area
(San Antonio, Tex., pop. 1,144,646)

fitness center (see *health club*)**flea market** (see also *swap meet*)

- 1 parking space per 200 square feet of sales area, plus 1 parking space for each separately rented sales space (*Dona Ana County, N.Mex., pop. 174,682*)
- 1 space for each 500 square feet of site area. Dirt or gravel parking lots are not permitted (*Frisco, Tex., pop. 33,714*)
- 1 space per 200 square feet of gross sales area including booths, tables, pedestrian aisles, amusement rides, and ancillary uses (*Ormond Beach, Fla., pop. 36,301*)
- 1 per 600 square feet of site area (*Granbury, Tex., pop. 5,718*)
- 1 per 50 square feet of sales area or 1 per vendor display booth, whichever is greater (*Collier County, Fla., pop. 251,377*)
- 1 per 300 square feet of vendor area (*Broward County, Fla., pop. 1,623,018*)
- 2 per 1,000 square feet of indoor or outdoor display area (*St. Mary's County, Md., pop. 86,211*)
- 3 per 1,000 square feet of gross floor area, plus 3 per 1,000 square feet of gross land area (*Racine, Wisc., pop. 81,855*)

Indoor:

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area

Outdoor:

Minimum: 1 per 375 square feet of gross floor area of sales and service building

Maximum: 1.5 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)

florist (see also *retail use, unless otherwise specified*)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 for each 300 square feet of floor area, plus 1 for each business vehicle or 4 spaces, whichever is greater (*Memphis, Tenn., pop. 650,100*)
- 1 per 3 peak-shift employees (*Danville, Ill., pop. 33,904*)
- 1 off-street parking space for each 400 square feet of floor area (*Westmont, Ill., pop. 24,554*)

- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

If greater than 50,000 square feet, parking requirements for department per discount stores shall apply. Otherwise:

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

florist, wholesale

Minimum: 1 per 500 square feet of gross floor area of sales and service building

Maximum: 1 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)

food packing and manufacturing facility (see also *manufacturing* uses; *meat-packing facility*)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 per 500 square feet (*Concord, N.H., pop. 40,687*)
- 2 per each 3 employees (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

food storage locker

- 1 space per 200 square feet of gross floor area devoted to customer service (*Canton, Ga., pop. 7,709*)



Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 500 square feet (*Grand Junction, Colo., pop. 41,498*)

food store (see *grocery store*)**football field** (see *ball field*)**foster care home** (see *group home for foster care*)**forest preserve** (see also *park, passive use; recreation facility* uses)

- Sufficient open land available for parking so that no vehicle need be parked on any street. (*DeKalb, Ill., pop. 39,018*)



forest preserve

- 1 per 5,000 square feet of gross land area (*Racine, Wisc., pop. 81,855*)

Maximum: 4 spaces or 1 space per 20 vehicle parking spaces, whichever is greater (*Gresham, Ore., pop. 90,205*)

fortune telling establishment (see also **commercial use, unless otherwise specified**)

- 1 per 300 square feet (*Manhattan Beach, Calif., pop. 33,852*)
- 3.5 spaces per 1,000 square feet (*West Hollywood, Calif., pop. 35,716*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

foundries (see also **manufacturing use, unless otherwise specified**)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 2 per each 3 employees (*Racine, Wisc., pop. 81,855*)

fraternal organization (see also **club**)

- 1 space for each 75 square feet of gross floor area (*Suisan City, Calif., pop. 26,118*)
- 1 space per 400 square feet (*Columbia, Mo., pop. 84,531*)

Minimum: 1 space for each 150 square feet of gross floor area

Maximum: 1 space for each 75 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 per lodging room, plus 3 percent of person capacity (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 2 per 1,000 main assembly area (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 30 vehicle spaces, which are 1 per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

fraternity/sorority house (see also **dormitory**)

- 1 per rental or sleeping unit. Any bedroom or group of 2 beds in a single room constitutes a sleeping unit. (*Arlington, Mass., pop. 42,389*)
- 1 parking space shall be provided for each 100 square feet of sleeping area or fraction thereof, plus 1 parking space for each employee (*Boca Raton, Fla., pop. 74,764*)
- 1 space per 2 occupants (*Columbia, Mo., pop. 84,531*)
- 1 for each 5 permitted active members, or 1 for each 2 beds, whichever is greater (*Findlay, Ohio, pop. 38,967*)
- 1 parking space for each 2 beds on campus, and 1 and 1.5 spaces for each 2 beds in off-campus projects (*Frisco, Tex., pop. 33,714*)
- 5, plus 1 per every 5 beds (*Owensboro, Ky., pop. 54,067*)

Minimum: 1 per 2 beds

Maximum: 1 per bed (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 2 spaces for each 3 bedrooms, or 1 space for each 50 square feet of floor area used for meeting rooms, whichever is greater

Maximum: 1.5 spaces for each bedroom, or 1 space for each 30 square feet of floor area used for meeting rooms, whichever is greater (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1.5 per bedroom

Maximum: 2 per bedroom (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 3 rooms (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 0.5 per unit (*Grand Junction, Colo., pop. 41,498*)

freight terminal (see also **railroad freight terminal; transportation terminal**)

- 1 space of each 1,000 square feet of floor area (*Thornton, Colo., pop. 82,384*)
- 1 parking space shall be provided for each 2 employees (*Madison, Wisc., pop. 208,054*)
- 1 parking space per 200 square feet of office floor area, plus adequate spaces for each company vehicle operating from the premises, plus 1 space for each employee (*North Kingstown, R.I., pop. 26,326*)
- 1 per 2 employees (*Gaithersburg, Md., pop. 52,613*)
- 1 per 2,000 square feet (*Champaign, Ill., pop. 67,518*)



Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1.5 per employees or 1,000 square feet whichever results in more spaces (*Grand Junction, Colo., pop. 41,498*)

funeral home (see also **casket and casket supplies establishment; mortuary; undertaker's establishment**)

- 0.25 per seat of chapel capacity, plus 0.33 per employee (*Tampa, Fla., pop. 303,447*)
- 1 per 3 persons capacity (*Hickory, N.C., pop. 37,222*)
- 1 space per 5 seats in largest chapel, plus 1 space per employee, plus 1 space for each facility vehicle (*Columbia, Mo., pop. 84,531*)
- 1 space per 3 permanent seats, plus 1 space per 25 square feet of temporary seating area (*Lenexa, Kans., pop. 40,238*)

Minimum: 1 per 4 seats

Maximum: 1 per 2 seats (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 150 square feet of floor area in parlors or assembly areas

Maximum: 1 space for each 75 square feet of floor area in parlors or assembly areas (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 5 seats of maximum capacity

Maximum: 1 per 4 seats of maximum capacity
(Glenville, N.Y., pop. 28,183)

furniture manufacturing

- 0.6 per employee (Hickory, N.C., pop. 37,222)

furniture repair shop (see also *upholstering shop*)

- 0.6 per employee (Hickory, N.C., pop. 37,222)
- 1 parking space shall be provided for the first 1,000 square feet of floor area, plus 1 space for each additional 600 square feet of floor area (Gurnee, Ill., pop. 28,834)
Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (San Antonio, Tex., pop. 1,144,646)

- 1 parking space for each 600 square feet of gross floor area, with a minimum of 3 spaces (Des Moines, Iowa, pop. 198,682)

Minimum: 1 space per 1,000 square feet of floor area

Maximum: 1.3 spaces per 1,000 square feet of floor area (Gresham, Ore., pop. 90,205)

Minimum: 1 space for each 400 square feet of gross floor area

Maximum: 1 space for each 200 square feet of gross floor area (Jefferson County, Ky., pop. 693,604)

Minimum: 1 per 800 square feet of gross floor area

Maximum: 1 per 500 square feet of gross floor area (Glenville, N.Y., pop. 28,183)



Bicycle Parking Standard: 0.3 space per 1,000 square feet of floor area (Gresham, Ore., pop. 90,205)



furniture store

furniture store

- 1 space for every 400 square feet floor area gross (Columbia, N.C., pop. 819; Raleigh, N.C., pop. 276,093)
- 1 parking space for each 500 square feet of gross floor area up to 5,000 square feet, plus 1 parking space for each additional 1,000 square feet, plus 1 space for each employee (Boca Raton, Fla., pop. 74,764)
- 1 per each 660 square feet of floor area (Eugene, Ore., pop. 137,893)
- 1 space per 1,000 square feet of floor area (Gresham, Ore., pop. 90,205)

furrier (see also *retail* uses, *unless otherwise specified*)

- 1 for each 500 square feet of gross floor area (Lansing, N.Y., pop. 10,521)
- 1 off-street parking space for each 400 square feet of floor area (Westmont, Ill., pop. 24,554)
- 4 per 1,000 square feet (Hickory, N.C., pop. 37,222)
- 5 per 1,000 square feet of gross floor area (Racine, Wisc., pop. 81,855)



gallery (see **art gallery**)

gambling establishment

- 1 per 550 square feet of gaming and commercial area (*Reno, Nev., pop. 180,480, which uses the term “gaming establishment”*)
- 1 per 30 square feet of gaming and seating area (*Henderson, Nev., 175,381, which uses the term “gaming establishment”*)
- 1 per 50 square feet of usable floor area of dining room, bar, gaming and dancing space, plus 1 per 2 employees (*Winnemucca, Nev., pop. 7,174, which uses the term “gaming establishment”*)

gambling, riverboat casino

- 1 space per 50 square feet floor area, plus 1 space per every 100 square feet of employee floor area (*Baton Rouge, La., pop. 227,818, which uses the term “riverboat gaming”*)
- 1 parking space for each 50 square feet of casino floor area, plus 1 space for each 2 employees at maximum employment on a single shift. (Note: hotel, restaurant, lounge and other accessory uses shall be calculated in accordance with the provisions as established in section 23-7-1(f)). When it has been determined by the planning division that it is not possible to provide the required off-street parking on site or within 300 feet of the dockside gaming establishment, off-street parking required for the dockside gaming facility within the WF1 and WF2 zones may be located not farther than 1 mile for patron parking and 5 miles for employee parking from the dockside gaming establishment. It is the intent of this provision to allow off-street parking lots or garages for a dockside facility to be located within any commercial or industrial zoning district zone which allows same as a permitted use and that can properly accommodate the number of spaces intended, and where it can be determined that such off-street parking shall not be detrimental to the area in which it will be located by reason of noise, traffic, lights, smoke, or for other reasons harmful to the community. In no circumstances shall this off-site (i.e., satellite) parking arrangement provide a percentage of parking numbers in excess of 50 percent of the number of parking spaces required for any principal or accessory use for a dockside gaming establishment. (*Biloxi, Miss., pop. 50,644, which uses the term “riverboat casino gaming”*)

game center (see also **amusement enterprise** uses; **video arcade**)

- 1 space per 100 square feet of gross floor area (*Scottsdale, Ariz., pop. 202,705*)
- 1 per 200 square feet of gross floor area (*Broward County, Fla., pop. 1,623,018*)

Minimum: 4 spaces per 1,000 square feet of floor area

Maximum: 5 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.4 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

garbage disposal service (see **waste hauler service**)

garbage dump (see **landfill** uses)

garden apartment (see **dwelling, apartment** uses)

garden center (see also **green house; nursery**)

- 1 per each 660 square feet of floor area (*Eugene, Ore., pop. 137,893*)
 - 1 space per 250 square feet (*Lenexa, Kan., pop. 40,238*)
 - 1 space per 300 square feet of gross floor area in excess of 4,000 square feet, plus 1 space per 1,000 square feet outdoor sales or display area (*Minneapolis, Minn., pop. 382,618*)
 - 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- Minimum:* 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

gas station (see also **automobile repair service establishment; automobile service station; gas station mini-mart**)

- 1 per 4 pumps (*Hickory, N.C., pop. 37,222*)
- 1 per 200 square feet of gross floor area, pump locations are not to be included as a parking space (*Provo, Utah, pop. 105,166*)
- 1 space for each 100 square feet floor area, plus 1 space for each employee. A minimum of 6 spaces shall be provided. (*Sugar Creek Township, Ohio, pop. 3,894*)
- 1 per 2 gas pumps, plus 1 space per 200 square feet of gross floor area of building devoted primarily to gas sales operation (*Yavapai County, Ariz., pop. 167,517*)
- 2 spaces; gasoline stations offering other retail goods for sale, in enclosed space accessible by the customer, shall also comply with the parking requirements for convenience stores. Gasoline stations providing vehicle repair or maintenance services shall also comply with the parking requirements for vehicle repair or service facilities. Gasoline station having accessory car wash facilities shall provide vehicle stacking spaces in accordance with car wash, full service. (*University City, Mo., pop. 37,428*)
- 2 spaces per service bay, plus 1 space per employee of largest shift (*Saint Johns, Mich., pop. 7,485*)

- 2 spaces per service bay, plus 1 per employee, plus additional spaces for auxiliary uses (*Middleburg Va., pop. 632*)
- 2 spaces for each working bay, plus 1 space for each employee on the largest shift (*Belmont, Calif., pop. 25,123*)
- 3 per service bay, plus 1 per employee (*Dartmouth, Mass., pop. 30,666*)
- 3 parking spaces shall be provided for each service bay (*Park Ridge, Ill., pop. 37,775*)
- In addition to space provided for vehicles being fueled, 1 stacking space per fueling station shall be provided. 1 parking space shall be provided for each 50 square feet of usable floor area in the cashier's and office areas. In no instance shall such a facility provide less than 3 parking spaces. In no instance shall a required parking space or its maneuvering area conflict with vehicles being fueled or awaiting fuel. In addition, parking for accessory uses, such as mini-markets must be provided. (*East China Township, Mich., pop. 3,630*)

Minimum: 1 per 500 square feet of gross floor area including service bays, wash tunnels and retail areas

Maximum: 1 per 375 square feet of gross floor area

Minimum: 1.5 per gas pump

Maximum: 2.5 per gas pump (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 2 spaces or 0.2 per 1,000 square feet of floor area, whichever is greater (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 0.2 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

gas station mini-mart (see also **convenience store; gas station**)

- 1 per 300 square feet of gross floor area (*Faribault, Minn., pop. 20,818*)
- 1 space per 250 square feet of gross floor area in addition to the automobile service station parking (*Yonkers, N.Y., pop. 196,086*)
- 1 for each employee, plus 1; 1 for each 150 square feet of floor area used for retail sales (*Ogden, N.Y., pop. 18,492*)
- 1 space per pump, plus 1 space per employee, plus 3 spaces per service bay. For service per fuel stations with a retail store: The requirements above, plus 1 space per 50 square feet of gross floor area of retail space. (*Bellingham, Mass., pop. 15,314*)



gas station mini-mart

including service bays, wash tunnels and retail areas. Car wash allowed. (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 3 spaces, plus 2 spaces per service bay, if any
Maximum: 4 spaces, plus 2.5 spaces per service bay, if any (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 200 square feet of gross floor area

Maximum: 1 space for each 100 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

- Stacking spaces at a rate of 1.5 spaces per pump that will not interfere with on-site circulation or abutting street, plus 1 parking space for each employee (during peak shift), plus 3 parking spaces for each service bay, plus additional parking or stacking spaces as required elsewhere in this section for accessory and principal uses (*Schaumburg, Ill., pop. 75,386*)
- 5 parking spaces per 1,000 square feet of floor area, provided that the number of required spaces may be reduced by the number of fuel pumps that can be accessed at any 1 time, and provided further that in

no event shall the number of required spaces be less than 3 per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)

Minimum: 6 per 1,000 square feet of gross floor area
Maximum: 10 per 1,000 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 2.3 spaces per 1,000 square feet of floor area

Maximum: 2.9 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 200 square feet of gross floor area

Maximum: 1 space for each 100 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 2 per gas pump

Maximum: 3.5 per gas pump (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 2 spaces or 0.2 spaces per 1,000 square feet of floor area, whichever is greater (*Gresham, Ore., pop. 90,205*)

gas station/fast-food combination business

(see **commercial use, unless otherwise specified; gas station; gas station mini-mart; restaurant, fast-food**)

general store (see also **retail use, unless otherwise specified**)

- 1 per each 330 square feet of floor area (*Eugene, Ore., pop. 137,893*)

gift shop (see also **retail use, unless otherwise specified**)

- 1 space for every 200 square feet of sales floor area (*Jacksonville, N.C., pop. 66,715*)
- 3.5 parking spaces for each 1,000 square feet of gross leasable area shall be required for any individual, freestanding retail or service commercial use unless listed separately in this section, in which case the parking requirement noted for that specific use shall be utilized; provided, however, that in no case shall any individual use provide less than 5 parking spaces (*Indianapolis, Ind., pop. 781,870*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

If greater than 50,000 square feet, parking requirements for department per discount stores shall apply. Otherwise:

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

glass products facility (see also **manufacturing use, unless otherwise specified**)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 parking space shall be provided for each 2 employees (*Gurnee, Ill., pop. 28,834*)
- 2 per each 3 employees (*Racine, Wisc., pop. 81,855*)

go-cart track (see also **amusement enterprise, outdoor; racetracks, animal or machine**)

- 1 per go-cart, plus 1 per employee on largest shift (*Guilford County, N.C., pop. 421,048*)
- 1 per go-cart, plus 1 per employee on largest shift (*Greensboro, N.C., pop. 223,891*)
- 2 spaces per 3 seats on amusement rides or 20 spaces per ride or attraction with no specific or defined seating (*Raleigh, N.C., pop. 276,093*)
- 2 spaces per cart and 1 space per 60 square feet waiting area (*Phoenix, Ariz., pop. 1,321,045*)

Minimum: 1 per 6 seats of 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats (*San Antonio, Tex., pop. 1,144,646*)

golf course (see also **country club**)

- 1 per 3 golf holes, plus 1 per each 2 employees (*Eugene, Ore., pop. 137,893*)
- 2 spaces per hole and 60 per tee time spacing (in minutes), 2 spaces per designated station on the driving range tee area, and 1 space per 50 square feet of dining area (indoor and outdoor combined), and 1 space per 300 square feet of retail sales area, and 1 space per golf course facility staff, and 1 space per 500 square feet putting and chipping green. For golf course facilities located adjacent to or within a resort to and from which the golf course facility provides free motorized transportation (e.g. golf cart), the course golfer, range user, diner and customer parking requirements stated above will be reduced by 30 percent. (*Phoenix, Ariz., pop. 1,321,045*)
- 4 spaces per hole (*Columbia, Mo., pop. 84,531*)
- 5 spaces for each hole, plus 1 space for each employee, plus 1 space for each 4 seats within an accessory restaurant. (*Sugar Creek Township, Ohio, pop. 3,894*)
- 6 spaces per hole (*Lenexa, Kans., pop. 40,238*)
- 36 per 9 holes (*Las Cruces, N.Mex., pop. 74,267*)
- 50 per 18 holes (*Hickory, N.C., pop. 37,222*)
- 50 spaces, plus 1 space for each 3 persons of total capacity where dining facilities are included (*South Kingstown, R.I., pop. 27,921*)

Maximum: 6 per hole (San Antonio, Tex., pop. 1,144,646)

Minimum: 2 spaces for each hole, plus 1 space for each 2 employees on maximum shift

Maximum: 4 spaces for each hole, plus 1 space for each employee on maximum shift (Jefferson County, Ky., pop. 693,604)

Minimum: 2 spaces per hole, plus 1 space per 800 square feet in clubhouse

Maximum: 4 per unit (Pittsburgh, Pa., pop. 334,563)

Minimum: 4 per hole

Maximum: 5.5 per hole (Glenville, N.Y., pop. 28,183)

golf course, miniature

- 1 per tee, plus 1 per 75 square feet of gross floor area (*Las Cruces, N.Mex., pop. 74,267*)

- 1 per each 80 square feet of floor area (*Eugene, Ore., pop. 137,893*)

- 1 space per hole (*Columbia, Mo., pop. 84,531*)

- 1 space per hole, plus 1 space per employee on the largest work shift (*Spartanburg, S.C., pop. 39,673*)

- 1 space for each employee on the maximum shift (*Coconino County, Ariz., pop. 18,617*)

- 1.2 spaces per tee (*Raleigh, N.C., pop. 276,093*)

- 1.5 spaces for each hole and 1 space per 60 square feet of game room area (*Phoenix, Ariz., pop. 1,321,045*)

- 1.5 per hole (*Hickory, N.C., pop. 37,222*)

- 3 spaces per hole (*Aventura, Fla., pop. 25,267*)

- 3 spaces per tee (*Kennett Township, Pa., pop. 6,451*)

- 3 spaces per hole, plus requirements for auxiliary uses (*Suisan City, Calif., pop. 26,118*)

Minimum: 1 per hole

Maximum: 2 per hole (San Antonio, Tex., pop. 1,144,646)

Minimum: 1 space for each 1.5 tees, plus 1 space for each 1.5 employees on maximum shift

Maximum: 1 space for each tee, plus 1 space for each employee on maximum shift (Jefferson County, Ky., pop. 693,604)

Minimum: 1.5 per hole (Glenville, N.Y., pop. 28,183)

Maximum: 2.5 per hole

golf course, par-three

- 3 spaces for each 1 hole, plus 1 space for each 1 employee (*Quincy, Ill., pop. 40,366*)

- 12 per 9 holes (*Hickory, N.C., pop. 37,222*)

- 60 parking spaces shall be provided for each 9 holes of regular golf, or 40 spaces for every 9 holes of par 3, or pitch-and-putt golf (*Gurnee, Ill., pop. 28,834*)

Maximum: 6 per hole (San Antonio, Tex., pop. 1,144,646)

Minimum: 2 spaces for each hole, plus 1 space for each 2 employees on maximum shift

Maximum: 4 spaces for each hole, plus 1 space for each employee on maximum shift (Jefferson County, Ky., pop. 693,604)

golf driving range

- 1 per tee (*Columbia, Mo., pop. 84,531; Hickory, N.C., pop. 37,222; Raleigh, N.C., pop. 276,093; Rohnert Park, Calif., pop. 42,236*)

- 1 per each 80 square feet of floor area (*Eugene, Ore., pop. 137,893*)

- 1 space per 2 employees, plus 1 space for every 3 persons that the outdoor facility is designed to accommodate when used to the maximum capacity (*Spartanburg, S.C., pop. 39,673*)

- 1 for every 1,000 square feet (*Cincinnati, Ohio, pop. 331,285*)

- 1.5 off-street parking spaces per tee, plus the spaces required for additional uses on the site (*San Juan Capistrano, Calif., pop. 33,826*)

- 1.5 spaces per tee (*Grand Rapids Township, Mich., pop. 14,056*)

- 2 spaces for each driving tee, plus 3 spaces for employees (*South Lyon, Mich., pop. 10,036*)

- 2 spaces per tee station; 4 spaces per hole, plus driving range and clubhouse facilities (retail, restaurant, etc.) (*Aventura, Fla., pop. 25,267*)

- 2 spaces per 3 playing locations (*Franklin County, Ohio, pop. 1,068,978*)

- 2 spaces per tee (*State College, Pa., pop. 38,420*)

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats (San Antonio, Tex., pop. 1,144,646)

Minimum: 1 space for each 1.5 tees, plus 1 space for each 1.5 employees on maximum shift

Maximum: 1 space for each tee, plus 1 space for each employee on maximum shift (Jefferson County, Ky., pop. 693,604)

Minimum: 1 per tee

Maximum: 1.5 per tee (Glenville, N.Y., pop. 28,183)

government/municipal building (see also office use, unless otherwise specified)

- 1 space per 200 square feet of gross floor area (*Provo, Utah, pop. 105,166; Ormond Beach, Fla.*)

- 1 space per 300 square feet of gross floor area (*Aventura, Fla., pop. 25,267*)

- 1 per 300 square feet of usable floor area, plus 1 per each 3 employees. Every governmental vehicle shall be provided with a reserved off-street parking space. (*Staunton Va., pop. 23,853*)



government/municipal building

- 1 space for each 3 employees, plus 1 space for each 1,000 square feet of net floor area (*Kings County, Calif., pop. 129,461*)
- 1 per 400 square feet (*Owensboro, Ky., pop. 54,067*)
- 1 for every 1,000 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 1 space per employee on the major shift, plus 1 space per government-owned vehicle, plus 10 visitor spaces; or 1 space for each 200 square feet of gross floor area (*Edina, Minn., pop. 47,425*)
- 1 space per 250 square feet of gross floor area (*Grosse Ile Township, Mich., pop. 10,894*)
- 1 space for each 200 square feet of gross floor space (*Berkeley County, S.C., pop. 142,651*)
- 1 space for each 200 square feet of floor area, plus, 1 space for each employee (*Giles County, Va., pop. 16,657*)
- 3 spaces per 1,000 square feet of gross floor area (*Bloomington, Ind., pop. 69,291*)



Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 300 square feet (*Grand Junction, Colo., pop. 41,498*)

grandstands (see also **athletic field**; **ball field**; **racetrack**, **animal or machine**; **recreation facility** uses)

- 1 parking space shall be provided for each 4 seats provided (*Gurnee, Ill., pop. 28,834*)
- 1 parking space shall be provided for each 6 seats or for each 108 lineal inches of seating space; provided, however, where seats are not fixed, each 7 square feet shall be regarded as 1 seat (*Madison, Wisc., pop. 208,054*)
- 1 per each 5 seats provided (*Racine, Wisc., pop. 81,855*)

granny flat (see **accessory apartment**)

gravel production (see **quarry**)

greenhouse (see also **garden center**; **nursery**)

- 1 space per 400 square feet of sales area (*Big Rapids, Mich., pop. 10,849*)

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet, plus 1 space per 1,000 square feet outdoor sales or display area (*Minneapolis, Minn., pop. 382,618*)
- 1 per 250 square feet of retail floor area but none required if less than 100 square feet (*Dartmouth, Mass., pop. 30,666*)
- 1 space per 200 square feet for the first 1,000 square feet and 1 space for each 500 square feet of greenhouse sales area above 1,000 square feet (*Smithfield, Va., pop. 6,324*)

Minimum: 1 space for each 300 square feet of gross floor area, plus the requirements for any outdoor sales area

Maximum: 1 space for each 150 square feet of gross floor area, plus the requirements for any outdoor sales area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 350 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 500 square feet (*Grand Junction, Colo., pop. 41,498*)

greenhouse, wholesale

- 1 space per 300 square feet of gross floor area of office, sales, or display area in excess of 4,000 square feet (minimum of 4 spaces), plus 1 space per 5,000 square feet of growing or storage area (*Minneapolis, Minn., pop. 382,618*)
- 2 per each employee (*Racine, Wisc., pop. 81,855*)

grocery store (see also **shopping center** uses; **supermarket**)

- 1 parking space shall be provided for each 200 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 1 space per 300 square feet for stores 20,000 square feet and under and 1 space per 225 square feet for stores over 20,000 square feet (*San Mateo, Calif., pop. 92,482*)

- 1 space for every 250 square feet of gross floor area (*Thomasville, Ga., pop. 18,162*)
- Less than 10,000 square feet: 1 space per 500 square feet above the first 2,400 square feet; over 10,000 square feet: 1 space per 150 square feet (*Pittsburgh, Pa., pop. 334,563*)
- 2.9 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)
- 4 per 1,000 square feet for stores larger than 10,000 square feet; 4.5 per 1,000 square feet for stores smaller than 10,000 square feet (*Hickory, N.C., pop. 37,222*)
 - Minimum:* 1 per 300 square feet of gross floor area
 - Maximum:* 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)
 - Minimum:* 2.9 spaces per 1,000 square feet of floor area
 - Maximum:* 3.7 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)
 - Minimum:* 1 space for each 250 square feet of gross floor area
 - Maximum:* 1 space for each 200 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Up to 10,000 square feet:

- Minimum:* 1 per 500 square feet above first 2,400 square feet
- Maximum:* 1 per 200 square feet

More than 10,000 square feet:

- Minimum:* 1 per 150 square feet
- Maximum:* 1 per 100 square feet (*Pittsburgh, Pa., pop. 334,563*)
- Minimum:* 1 per 200 square feet of gross floor area
- Maximum:* 1 per 150 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 0.33 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

group home (see also *halfway house; substance abuse treatment facility*)

- 1 space per 4 residents, plus 1 space per employee (*Lenexa, Kans., pop. 40,238*)
- 1 space for each 3 individuals, plus 1 space for each supervisor, plus 1 space for each 2 employees (*Staunton, Va., pop. 23,853*)
- To be determined by the board of zoning appeals for the type of residential population, plus 2 spaces for each permanent resident employee and 1 space for each non-resident employee (*Sugar Creek Township, Ohio, pop. 3,894*)
- 1 per 6 beds, plus 1 per 300 square feet of gross floor area of office (*Jupiter, Fla., pop. 39,328*)
- 1 per room (*Belfast, Maine, pop. 6,381*)

- 1 space per 2 resident beds (*Phoenix, Ariz., pop. 1,321,045*)
- 2 parking spaces for each 5 beds offered for residence purposes (*St. Louis Park, Minn., pop. 44,126*)
- Group Home I: 2 parking spaces, plus 1 additional space if more than 5 residents assigned. Group Home II: 3 parking spaces, plus 0.2 space per resident. Group Home III: 1.5 spaces per each dwelling unit equivalent. (*Deerfield Beach, Fla., pop. 64,583*)
 - Minimum:* 1 per employee of largest shift
 - Maximum:* 1.5 per employee of largest shift (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 5 beds (*Gresham, Ore., pop. 90,205; Tigard, Ore., pop. 41,223*)

group home for foster care

- 1 per each employee or caregiver (*Royal Oak, Mich., pop. 60,062*)
- 1 for each 2 residents, plus 1 for each employee (*South Lyon, Mich., pop. 10,036*)
 - Minimum:* 1 per 375 square feet of gross floor area
 - Maximum:* 1.5 per 375 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)
 - Minimum:* 1 space for each 6 beds.
 - Maximum:* 1 space for each 2 beds (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 per 5 beds (*Gresham, Ore., pop. 90,205*)

guest parking (see *dwelling* uses)

gun club (see *shooting range*)

gun shop

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

gunsmith

- 3 spaces per 1,000 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
 - Minimum:* 1 per 300 square feet of gross floor area
 - Maximum:* 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)
 - Minimum:* 1 per 350 square feet of gross floor area
 - Maximum:* 1 per 250 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

gymnasium (see also *assembly hall; auditorium; recreation facility uses; health club*)

- 0.3 per seat (*Hickory, N.C., pop. 37,222*)
- 1 per 3 seats of area used for public assembly (*Orville, Ohio, pop. 8,551*)

- 1 space for each 3 seats provided for patron use, plus 1 space for each 100 square feet of floor or ground area used for amusement or assembly but not containing fixed seats (*Alexander County, N.C., pop. 33,603*)
- 1 parking space for each 4 seats provided in the main auditorium or for each 50 square feet of floor area available for the accommodation of movable seats in the largest assembly room or area (*Tybee Island, Ga., pop. 3,392*)
- 1 space for each 4 seats in the largest place of assembly, plus 1 space for each 250 square feet of gross office area (*St. Cloud, Minn., pop. 59,107*)
- 1 space per 400 square feet of usable floor area, plus 1 space per 2 employees (*Humboldt County, Nev., pop. 16,106*)

Minimum: 1.5 per 1,000 square feet of gross floor area

Maximum: 10 per 1,000 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 150 square feet of gross floor area

Maximum: 1 per 100 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

gymnastics school (see also **educational facilities** uses)

- Adequate pick-up per drop-off area, plus 1 space per 2.5 students based on maximum capacity at any given time (*Bloomington, Ind., pop. 69,291*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 100 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

h

halfway house (see also **group home**; **substance abuse treatment facility**)

- 1 per employee, plus 0.25 per bed (*Hickory, N.C., pop. 37,222*)
- 1 per sleeping room (*St. Mary's County, Md., pop. 86,211*)
- 1 per 2 employees (*Longmont, Colo., pop. 71,093*)
- 3 per every 5 beds (*Factoryville, Pa., pop. 1,144*)



Bicycle Parking Standard: 1 per 5 beds (*Gresham, Ore., pop. 90,205*)

hangar (see **airport hangar**)

harbor (see **port and harbor facilities**)

hardware store (see also **home improvement center**)

- 1 space for every 400 square feet floor area gross (*Raleigh, N.C., pop. 276,093*)
- 1 per each 660 square feet of floor area (*Eugene, Ore., pop. 137,893*)
- 1 parking space for each 200 square feet of gross floor area, plus 1 parking space for each 1,000 square feet of the facility devoted to outside operations or storage, exclusive of the parking area (*Indianapolis, Ind., pop. 781,870*)
- 2 parking spaces, plus 1 additional parking space for each 300 square feet of floor area over 1,000 (*Frisco, Tex., pop. 33,714*)
- 3.29 spaces per 1,000 square feet of gross floor area (*Helena, Mont., pop. 25,780*)



hardware store

Halloween pumpkin sales lot (see also **Christmas tree sales lot**; **outdoor display sales area**)

- 1 space per employee, plus 1 space per 500 square feet indoor and outdoor display area, including walkways (*Irvine, Calif., pop. 143,072*)

handball court

- 3 per court (*El Paso County, Colo., pop. 516,929*)
- 3 for each court, plus the stalls required for additional uses on the site (*San Mateo, Calif., pop. 92,482*)
- 4 off-street parking spaces per court or 1,000 square feet of gross floor area, whichever is greater (*San Juan Capistrano, Calif., pop. 33,826*)
- 4 parking spaces shall be provided for each court, plus additional spaces as may be required herein for affiliated uses as retail stores, restaurants, etc (*Gurnee, Ill., pop. 28,834*)

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats (*San Antonio, Tex., pop. 1,144,646*)

- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 300 square feet of gross floor area, plus the requirements for any outdoor display or sales area

Maximum: 1 space for each 200 square feet of gross floor area, plus the requirements for any outdoor display or sales area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

haunted house (see **amusement enterprise, indoor**)

hazardous waste disposal facility

- 1 per employee (*San Antonio, Tex., pop. 1,144,646*)

hazardous waste processing facility (see *industrial* uses)

hazardous waste transfer facility

- 1 space per employee on the largest shift (*Spartanburg, S.C., pop. 39,673*)
- 1 per employee (*San Antonio, Tex., pop. 1,144,646*)

head shop (see also *retail use, unless otherwise specified; tattoo parlor/body-piercing studio*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

health care facility (see also *clinic; hospital; medical office; sanitarium*)

- Specialized care facilities: 0.5 of 1 parking space for each bed. Minimal care facilities: 0.7 of 1 parking space for each dwelling unit. (*Scottsdale, Ariz., pop. 202,705*)
- 1 parking space is required for every 4 beds, based upon maximum capacity (*Anchorage, Alaska, pop. 260,283*)
- 1 space for each 2 beds licensed by the regulatory agency (*San Fernando, Calif., pop. 23,564*)

health club (see also *gymnasium; recreation facility* uses)

- With: playing court, 1.8 per each playing court; viewing area, 1 per each 4.4 seats, 9.6 feet of bench, length, or 31 square feet of gross floor area; locker room, sauna, whirlpool, weight room, or gymnasium, 1 per each 83 square feet of gross floor area; lounge or snack bar area,

- 1 space for each 3 occupants based on maximum design capacity as determined by the fire codes (*Lansing, N.Y., pop. 10,521*)
- 1 space per 100 square feet floor area gross (including all aboveground and below ground floors) (*Raleigh, N.C., pop. 276,093*)
- 1 parking space per 200 square feet of exercise area (*Frisco, Tex., pop. 33,714*)
- 1 space per 4 persons based on the maximum allowable occupancy (*Provo, Utah, pop. 105,166*)
- 1 per 300 square feet of floor space (*Arlington, Mass., pop. 42,389*)
- 1 per per 150 square feet of gross floor area (*Columbia, Mo., pop. 84,531; Las Cruces, N.Mex., pop. 74,267*)
- 1 space per 200 square feet (*Lenexa, Kan., pop. 40,238*)
- 5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 10 per 1,000 square feet of gross floor area (*Jefferson County, Colo., pop. 527,056*)

Minimum: 4 spaces per 1,000 square feet of floor area
Maximum: 5.4 spaces per 1,000 square feet of floor area
 (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 100 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 250 square feet of gross floor area
Maximum: 1 per 150 square feet of gross floor area
 (*Glenville, N.Y., pop. 28,183*)



health club

- 1 per each 66 square feet of gross floor area; pro shops or sales area, 1 per each 330 square feet of gross floor area; swimming pool, 1 per each 220 square feet of pool surface area (*Eugene, Ore., pop. 137,893*)
- 1 space per 4 persons based on the maximum allowable occupancy (*Provo, Utah, pop. 105,166*)



Bicycle Parking Standard: 0.4 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

health spa (see also **bathhouse; massage establishment; personal services establishment; sauna bath**)

- 1 parking space per 250 square feet of floor area (*Miami County, Kans., pop. 28,351*)
- 1 per 400 square feet (*Henderson, Nev., 175,381*)
- 1 parking space for each 200 square feet of gross square feet of floor area; if, in addition, there are other uses or accessory uses located within or operated in conjunction with the health spa or sports club, such as dining areas, restaurants, night clubs, retail stores and the like, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided (calculation shall be based upon the total square feet of gross leasable floor area for such uses located within or operated in conjunction with the health spa or sports club) (*Plainfield, Ind., pop. 18,396*)
- 1 off-street parking space per each 150 square feet of gross floor area (for the purposes of this use, swimming pools shall be counted as a part of the gross floor area) (*San Juan Capistrano, Calif., pop. 33,826; San Mateo County, Calif.*)
- 10 spaces per 1,000 square feet (*Costa Mesa, Calif., pop. 108,724*)

Minimum: 4 spaces per 1,000 square feet of floor area

Maximum: 5.4 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.4 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

healthcare equipment/supplies establishment (see also **equipment sales use**)

- 1 per each 330 square feet of floor area (*Eugene, Ore., pop. 137,893*)

heating/refrigeration shop (see also **appliance and equipment repair establishment; appliance sales establishment**)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- Minimum:* 1 per 600 square feet of gross floor area
Maximum: 1 per 350 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

heliport

- 1 space for each 2 employees of the maximum shift, plus additional spaces required by the planning commission (*Reedley, Calif., pop. 20,756*).
- 1 space for each 3 employees of the maximum working shift, plus the number of additional spaces prescribed by the zoning administrator or county planning commission (*Kings County, Calif., pop. 129,461*)

- 1 per 5 tie downs per storage bays, plus 1 per forty (40) square feet of terminal floor area (*Concord, N.H., pop. 40,687*)
 - 1 per 2 helicopter tiedown per storage per service areas, plus 1 per 5 ultralight tiedown per storage per service areas, plus 1 per employee at largest workshift (*Collier Coutny, Fla.*)
 - 1 per tie-down, minimum of 5 (*Jupiter, Fla., pop. 39,328*)
 - 2 spaces per helicopter based at facility (*Gresham, Ore., pop. 90,205*)
 - 15 spaces, plus 1 space for each tiedown (*Anne Arundel County, Md., pop. 489,656*)
- Minimum:* 2 spaces per helicopter based at facility.
Maximum: 2.5 spaces per helicopter based at facility (*Gresham, Ore., pop. 90,205*)

helistop

- 4 spaces per pad (*Yonkers, N.Y., pop. 196,086*)
- 15 spaces, plus 1 space for each tiedown (*Anne Arundel County, Md., pop. 489,656*)

historic site

- 2 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)
 - 6 per property (*Concord, N.H., pop. 40,687*)
- Minimum:* 1 per 500 square feet of gross floor area
Maximum: 1 per 350 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

hobby store (see also **retail use, unless otherwise specified**)

- 1 space for every 200 square feet of sales floor area (*Jacksonville, N.C., pop. 66,715*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 350 square feet of gross floor area

Maximum: 1 per 250 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

home health agency (see also **medical support facility**)

- 1 per 200 square feet of gross floor area with a minimum of 4 spaces (*Charleston County, S.C., pop. 309,969*)

home improvement center (see also **construction sales and service establishment; hardware store; lumberyard**)

- 1 space per 200 square feet of gross leasable floor area (*Grosse Ile Township, Mich., pop. 10,894*)
- 1 per 400 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)

Minimum: 1 per 400 square feet of gross floor area of sales and service building

Maximum: 1.5 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 300 square feet of gross floor area, plus the requirements for any outdoor display or sales area

Maximum: 1 space for each 200 square feet of gross floor area, plus the requirements for any outdoor display or sales area (*Jefferson County, Ky., pop. 693,604*)

home occupation

- Requirement varies. Applicant must demonstrate that parking is adequate for the proposed use; in no case less than 2 spaces in addition to the number of spaces required for a residence. (*Kennett Township, Pa., pop. 6,451*)
- Maximum of 1 space per home occupation (in addition to the space requirements for the dwelling unit) (*Johnson County, Ind., pop. 115,209*)
- 1 additional to the requirement for the dwelling unless otherwise required per special exception standards (*York, Pa., pop. 40,862*)
- 1 for each employee and customer up to 10 maximum, not counting residential use (*Eliot, Maine, pop. 6,000*)
- 1 space per 500 square feet net floor area (*Steamboat Springs, Colo., pop. 9,815*)
- 1 for any nonresident employee, if there is one (*Reno, Nev., pop. 180,480*)
- 1 space per 300 square feet of space devoted to a business, plus 1 space per outside employee (*Yonkers, N.Y., pop. 196,086*)
- 2 per dwelling unit, plus 1. 2 per dwelling unit, 1 per employee, plus 4 where occupation includes a medical or dental office; 2 per dwelling unit, 1 per employee, plus 2 where occupation includes a professional office (*Suffield, Conn., pop. 11,320*)

- 2 spaces required (*Lansing, N.Y., pop. 10,521*)

homeless shelter (see also *shelter; single room occupancy (SRO)*)

- 1 per 40 beds (*Eugene, Ore., pop. 137,893*)
- 1 parking space for each employee of the emergency shelter for the homeless computed on the basis of the estimated maximum number of employees working in the shelter at any one time, provided that the zoning board of adjustment. . .may approve a lesser requirement if the applicant can demonstrate that the proposed use will not generate sufficient parking demand to require the prescribed minimum (*Wilmington, Del, pop., 72,664*)
- 2 spaces, in addition to 1 space for each 10 children per individuals of maximum occupancy (*Las Cruces, N.Mex., pop. 74,267*)

horse track (see *racetrack, animal or machine*)

horticultural use (see also *agricultural use*)

- 1 per 2 acres (*Henderson, Nev., pop. 175,381*)
- 1 space per 1,000 square feet of total sales area (*Omaha, Nebr., pop. 390,007*)
- 2 spaces for every 3 employees on the maximum shift, 1 space for each company vehicle, plus 5 spaces for every 1,000 square feet of sales room (*Maryland Heights, Mo., pop. 25,756*)

hospice facility (see also *nursing home*)

- 1 space per 8 beds (*Colorado Springs, Colo., pop. 360,890*)
- 1 for every 3 beds of capacity, plus 10 percent for employees (*East Greenwich, R.I., pop. 12,948*)
- 1 per 1,000 square feet (*Fredericksburg, Va., pop. 19,279*)

hospital (see also *clinic; convalescent center; health care facility; sanitarium*)

- In excess of 10,000 square feet of floor area, 1 per each 200 square feet of floor area or 1.35 per bed (*Eugene, Ore., pop. 137,893*)



hospital

- 1 space for every 2 beds (*Raleigh, N.C., pop. 276,093*)
- 1 parking space for each 2 beds for patients, plus 1 space for each staff doctor or nurse, plus 1 parking space for each employee on the maximum shift (*Boca Raton, Fla., pop. 74,764*)
- 1 per bed (*Tampa, Fla., pop. 303,447*)
- 1 space per bed for first 100 beds; 1 space per 2 beds for next 100 beds; 1 space per 4 beds thereafter (*Columbia, Mo., pop. 84,531*)
- 1 parking space shall be provided for each 2 beds, plus 2 spaces for each 3 employees (*Gurnee, Ill., pop. 28,834*)
- 1.5 spaces per bed, plus 1 space per employee (*Lenexa, Kans., pop. 40,238*)
- 2 spaces per bed, plus outpatient medical clinic and outpatient medical offices, if any (*Aventura, Fla., pop. 25,267*)
- 2.25 per bed at design capacity (*Arlington, Mass., pop. 42,389*)
- 3 per bed (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 400 square feet of gross floor area
Maximum: 1 per 100 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

Bicycle Parking Standard: 1 per 20 employees (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 2 beds, plus 1 per employee (*Grand Junction, Colo., pop. 41,498*)

hostel

- 1 off-street parking space provided for each 600 square feet of gross floor area contained in any structure or structures containing any use by right; provided, however, that for each habitable unit in a motel there need be provided not more than 1 off-street parking space (*Denver, Colo., pop. 554,636*)

hotel (see also *extended-stay hotel; motel; resort hotel*)

- The maximum required shall be as follows: 1 space for each guest room without kitchen facilities and 1.5 spaces for each guest room with kitchen facilities, plus 1 space per each 100 square feet of banquet, assembly, meeting, or restaurant seating area. The decision-making body may require less than the maximum requirement based on factors including, but not limited to, the size of the project, the range of services offered, and the location. (*Redondo Beach, Calif., pop. 63,261*)



hotel

Minimum: 2 spaces per bed. 2 spaces per 1,000 square feet of floor area

Maximum: 2.5 spaces per 1,000 square feet of floor area (excluding on-campus medical office buildings for which medical or dental office standards apply) (*Gresham, Ore., pop. 90,205*)

Minimum: 2 per bed

Maximum: 1 per bed (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 0.2 spaces per 1,000 square feet of floor area (excluding on-campus medical office buildings for which medical or dental office standards apply) (*Gresham, Ore., pop. 90,205*)

- For the first 40,000 square feet of floor area, 20 off-street parking spaces for every 1,000 square feet. 10 off-street parking spaces shall be provided and maintained by the hotel or motel for each additional 1,000 square feet up to 100,000 square feet of floor area. Furthermore, 5 off-street parking spaces shall be provided for every 1,000 square feet over 100,000 square feet of space used. Additionally, at least 1 permanently maintained off-street parking space shall be provided for every 300 square feet of floor area used for administrative offices. Convention facilities, dressing rooms, employee lounges and locker rooms, kitchen areas, stage and backstage areas, and all similar areas not open to the public and not

excluded in this subsection shall provide at least 1 permanently maintained parking space for every 1,000 square feet of floor area. (*Mesquite, Nev., pop. 9,389*)

- 0.7 spaces per accommodation unit, plus 1 space per 330 square feet (*Vail, Colo., pop. 4,531*)
- 1 for each sleeping room, plus 1 for each 400 square feet of meeting area and restaurant space (*Arlington, Mass., pop. 42,389*)
- 1 space per room or lodging unit (*Eugene, Ore., pop. 137,893*; *Gresham, Ore., pop. 90,205*; *Raleigh, N.C., pop. 276,093*; *Tampa, Fla., pop. 303,447*)
- 1 space per guestroom, plus the applicable requirement for eating and drinking, banquet, assembly, commercial or other as required for such use, less 75 percent of the spaces required for guestrooms (*Palo Alto, Calif., pop. 58,598*)
- 1 space per room, plus 1 space per 20 rooms (to accommodate motel per hotel staff), plus 75 percent of the normal spaces required for accessory uses (e.g. banquet rooms, meeting rooms, restaurants, etc.) if applicable (*Columbia, Mo., pop. 84,531*)
- 1 parking space shall be provided for each guest or sleeping room or suite, plus 1 additional space for each employee (*Gurnee, Ill., pop. 28,834*)
- 1.2 parking spaces shall be provided for each sleeping room for hotels, apartment hotels and motels. In addition to sleeping rooms, if there are other accessory uses provided therein, additional, off-street parking shall be provided for those accessory uses at the rate of 40 percent of the requirements for such uses as provided in other subsections hereof. (*Boca Raton, Fla., pop. 74,764*)
- 1.25 for each rentable room or suite, plus 10 for each 100 square feet of conference, banquet or restaurant area (*Lansing, N.Y., pop. 10,521*)
- 1.25 per room for first 50 rooms, plus 1 per room for each additional room; other uses within hotel per motel at standard rates (*Hickory, N.C., pop. 37,222*)

Minimum: 0.8 per room, plus 1 per 800 square feet of public meeting area and restaurant space

Maximum: 1 per room, plus 1 per 400 square feet of public meeting area and restaurant space (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space per guest room or suite

Maximum: 1.3 spaces per guest room or suite (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each sleeping room or individual suite of sleeping rooms, plus 1 space for each 250 square feet of gross floor area within the restaurant per bar per entertainment facility (if applicable)

Maximum: 1.5 spaces for each sleeping room or individual suite of sleeping rooms, plus 1 space for each 100 square feet of gross floor area within the restaurant per bar per entertainment per meeting room facilities (if applicable) (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 space per 10 guest rooms (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 employees (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: long-term parking: 2, or 1 per 50 employees; short-term parking: none (*Grand Junction, Colo., pop. 41,498*)

hotel, resort (see **resort hotel**)

house of worship (see **chapel; church; mosque; synagogue; temple**)

houseboat moorage

- 1 spaces per berth (*Gresham, Ore., pop. 90,205*)
- 1 space per slip per connection facility (*Dade County, Fla., pop. 2,253,362*; *St. Helens, Ore., pop. 10,019*)
- 1 space for each dwelling unit (*Seattle, Wash., pop. 563,374*)

housing, short-term rental (see **short-term rental housing**)

housing, temporary employment (see **migrant agricultural labor housing**)

i

ice cream parlor (see also **retail use, unless otherwise specified**)

- 1 parking space is required per 150 square feet (*Coral Springs, Fla., pop. 117,549*)
- 1 space per 4 seats or 1 space per 100 square feet of gross leasable floor area, whichever is less. (*Athens-Clarke County, Ga., pop. 101,489*)
- 1 per 75 square feet of gross floor area, with a minimum of 8 spaces (*Canton, Mich., pop. 76,366*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 space for each 200 square feet of gross floor area

Maximum: 1 space for each 100 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: long-term: 2, or 1 per 50 employees; short-term: 4, or 1 per 50 seats (*Jefferson County, Ky., pop. 693,604*)

ice rink (see also **recreation facility uses; roller rink**)

- 0.3 per seat or 1 per 100 square feet (*Hickory, N.C., pop. 37,222*)
- 1 space per 200 square feet of gross floor area (*Provo, Utah, pop. 105,166*)
- 1 space per 200 square feet (*Columbia, Miss., pop. 6,603*)
- 1 space per 200 square feet of skating area (*Raleigh, N.C., pop. 276,093*)
- 1 space for each 3 seats; or 1 space for each 50 square feet of rink area (*Coconino County, Ariz., pop. 18,617*)
- 1 per 4 seats of capacity (*East Greenwich, R.I., pop. 12,948; Anne Arundel County, Md., pop. 489,656*)

- 1 parking space for each 200 square feet of gross floor area in the building (*Plainfield, Ind., pop. 18,396*)
- 1 space for each 100 square feet of skating area, plus spaces otherwise required for spectator seating (*University City, Mo., pop. 37,428*)
- 6 spaces per 1,000 square feet of gross floor area (*Genoa Township, Mich., pop. 15,901*)

Minimum: 5 per 1,000 square feet of gross floor area

Maximum: 7 per 1,000 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 4 spaces per 1,000 square feet of floor area

Maximum: 5 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 150 square feet of skating area

Maximum: 1 per 100 square feet of skating area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 0.4 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

impound yard (see **automobile impound facility**)

industrial park (see also **office park; research park**)

- 1.5 spaces per 1,000 square feet of gross floor area (*Lakewood, Colo., pop. 144,126*)
- 1.5 parking spaces per 1,000 gross square feet or 0.75 spaces per employee, whichever is greater (*Minot, N.Dak., pop. 36,567*)
- 1.6 for each 1,000 square feet of gross floor area (*Washington County, Ore., pop. 445,342; Hillsboro, Ore., pop. 70,186*)

industrial use, unless otherwise specified

- 1 space for every 2 employees during shift of maximum employment and 1 space for every truck to be stored or stopped simultaneously (*Raleigh, N.C., pop. 276,093*)



industrial use

- 1 space for each 500 square feet of adjusted gross floor area (*Burbank, Calif., pop. 100,316*)
- 1 parking space for each 1,000 square feet of manufacturing or warehousing area, or per employee, whichever is greater, plus 1 parking space for each 300 square feet of office area, plus 1 parking space for each 250 square feet of retail floor area, if retail sales are allowed. (*Shasta County, Calif., pop. 163,256*)
- 1 space per 2,000 square feet of gross leasable floor area (*Kennett Township, Pa., pop. 6,451*)
- The greater of 1 space per employee for the sum of the 2 largest consecutive shifts, plus space per vehicle used in the conduct of business Or 1 space per 600 square feet of floor area (*Columbia, Mo., pop. 84,531*)
- 1 per 700 square feet of gross floor area (*Barnstable, Mass., pop. 47,821*)
- 1 space for each 2 employees based on the maximum number of employees on 1 shift which the plant or building is designed to employ, plus 1 space for all vehicles used directly in conducting such use (*Alexander County, N.C., pop. 33,603*)
- 1 space for each 1,000 square feet of floor area (*Duncanville, Tex., pop. 36,081*)
- 1 parking space for each 1.5 employees on the largest working shift, plus 1 space for visitor parking on the basis of each 10 employees on the largest working shift, or a minimum of 3 spaces, whichever is greater, plus 1 space for each company-owned car, truck or other vehicle (*Cocoa Beach, Fla., pop. 12,482*)
- 2 per 3 employees of design capacity of the largest shift (*York, Pa., pop. 40,862*)

Minimum: 1 space for each 1.5 employees based on combined employment count of the main shift, plus the second shift.

Maximum: 1 space for each employee based on combined employment count of the main shift, plus the second shift (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 0.1 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1.1 per employee (*Grand Junction, Colo., pop. 41,498*)

industrial use, light

- 1 space per 1,000 square feet of gross floor area up to 20,000 square feet, plus 1 space per 2,000 square feet of gross floor area in excess of 20,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 per 500 square feet (*West Sacramento, Calif., pop. 31,615*)

- 1 space per 400 square feet of gross floor area (*Yonkers, N.Y., pop. 196,086*)
 - 1 for every 400 square feet of gross floor area used for manufacturing, processing, or research and development; in addition, 1 off-street parking space shall be required for each 200 square feet of gross floor area used for offices and reception areas (*Ogden, N.Y., pop. 18,492*)
 - 1 space for each 1,500 square feet (*Seattle, Wash., pop. 563,374*)
 - 1.5 spaces per 1,000 square feet of gross floor area (*Lakewood, Colo., pop. 144,126*)
-  Bicycle Parking Standard: 0.1 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

industrial use, medium

- 1 space per 1,000 square feet of gross floor area up to 20,000 square feet, plus 1 space per 2,000 square feet of gross floor area in excess of 20,000 square feet, plus 1 space per 5,000 square feet of outdoor sales, display, or storage area (*Minneapolis, Minn., pop. 382,618*)
- 1 space per 500 square feet of gross floor area (*Yonkers, N.Y., pop. 196,086*)

industrial use, heavy

- 1 per 2,000 square feet (*West Sacramento, Calif., pop. 31,615*)
- 1 per every 2 employees on maximum shift (minimum of 5) (*Owensboro, Ky., pop. 54,067*)
- 1 space per 600 square feet of gross floor area (*Yonkers, N.Y., pop. 196,086*)
- 1 space for each 1,500 square feet (*Seattle, Wash., pop. 563,374*)
- 2 spaces per 1,000 square feet of first 10,000 square feet; , plus 1 space per 1,000 square feet over 10,000 square feet (*Palm Beach County, Fla., pop. 1,131,184*)



Bicycle Parking Standard: 0.1 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

inn (see **bed and breakfast inn; hotel; motel; tourist home**)

institutional use, unless otherwise specified

- 1 per 200 square feet of gross floor area, plus 1 per 2 employees (*Dartmouth, Mass., pop. 30,666*)

Minimum: 1 per 800 square feet

Maximum: 1 per 300 square feet (*Pittsburgh, Pa., pop. 334,563*)

insurance agency (see also **commercial use, unless otherwise specified**)

- 1 space for each 200 square feet of floor area, plus 1 space for each employee (*Sugar Creek Township, Ohio, pop. 3,894*)
- 3.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

interior decorating showroom (see also **retail showroom**)

- 1 for each 800 square feet of usable floor area, exclusive of that floor area used for processing for which 1 additional space shall be provided for each 2 persons employed therein (*Beverly Hills, Calif., pop. 33,784*)
- 3 spaces per 1,000 square feet of gross floor area (*Bloomington, Ind., pop. 69,291*)

interior decorating studio

- 1 per each 800 square feet of usable floor area (*Royal Oak, Mich., pop. 60,062*)
- 1 off-street parking space for each 600 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 1 per 300 square feet of building area (*Collier County, Fla., pop. 251,377*)
- 1 space per 400 square feet of floor area (*Rootstown Township, Ohio, pop. 7,212*)
- 1 for each 600 square feet of floor area (*Findlay, Ohio, pop. 38,967*)
- 1 for each 800 square feet of usable floor area, exclusive of that floor area used for processing for which 1 additional space shall be provided for each 2 persons employed therein (*Beverly Hills, Calif., pop. 33,784; South Lyons, Mich., pop. 10,036*)

- 3.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 3.5 per 1,000 square feet of gross floor area (*Lakewood, Ohio, pop. 56,646*)
- 4 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each practitioner occupying the site on a full time basis, plus 1 space for every 3 students if classes are conducted on the site.

Maximum: 3 spaces for each practitioner occupying the site on a full time basis, plus 1 space for every student if classes are conducted on the site (*Jefferson County, Ky., pop. 693,604*)

j, k

jail (see also **correctional facility**)

- 1 space per employee, plus 1 space per 25 inmates (*Spartanburg, S.C., pop. 39,673*)

jewelry store (see also **retail use, unless otherwise specified**)

- 3.5 parking spaces for each 1,000 square feet of gross leasable area shall be required for any individual, freestanding retail or service commercial use unless listed separately in this section, in which case the parking requirement noted for that specific use shall be utilized. Provided, however, that in no case shall any individual use provide less than 5 parking spaces (*Indianapolis, Ind., pop. 781,870; Plainfield, Ill., pop. 13,038*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
 - Minimum:* 1 per 300 square feet of gross floor area
 - Maximum:* 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)
 - Minimum:* 1 per 30 square feet of gross floor area
 - Maximum:* 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

junk yard (see also **automobile salvage yard**)

- 0.5 per employee, plus 1 per 5,000 square feet of lot area (*Hickory, N.C., pop. 37,222*)
- 1 parking space shall be provided for each 2 employees (*Madison, Wisc., pop. 208,054*)
- 1 per 10,000 square feet of lot area, plus 1 per company vehicle (*York, Pa., pop. 40,862*)
- 1 per 500 square feet of roofed area, plus 1 per 15,000 square feet of outside storage area (*Collier County, Fla., pop. 251,377*)
- 2 per each employee (*Racine, Wisc., pop. 81,855*)
- 4 spaces per 1,000 square feet of gross floor area (*Lakewood, Colo., pop. 144,126*)
 - Minimum:* 1 per employee of largest shift.
 - Maximum:* 2 per employee of largest shift (*Glenville, N.Y., pop. 28,183*)

juvenile detention facility (see also **correctional facility**)

- 1 per 1,000 square feet of floor area (*Tulsa, Okla., pop. 393,049*)

Minimum: 0.3 space per bed based on maximum capacity.

Maximum: 0.4 space per bed based on maximum capacity (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 1 space per 5 beds (*Gresham, Ore., pop. 90,205*)

karate studio (see **martial arts studio**)

kennel (see **animal boarding facility**)

kindergarten (see **educational facilities, kindergarten**)

1

landfill, general (see also **waste hauler service**)

- 1 per employee (*Hickory, N.C., pop. 37,222*)
- 1 per every 2 employees on maximum shift (minimum of 5) (*Owensboro, Ky., pop. 54,067*)
- 2 per employee of largest [work] shift (*Collier County, Fla., pop. 251,377*)
- 4 spaces per site (*Lakewood, Colo., pop. 144,126*)

landfill, reclamation

- 1 per 2 employees (*Dona Ana County, N.Mex., pop. 174,682*)

landfill, sanitary

- 1 per 2 employees (*Dona Ana County, N.Mex., pop. 174,682*)
- 1 per 10,000 square feet of lot area (*York, Pa., pop. 40,862*)
- 2 per each employee (*Racine, Wisc., pop. 81,855*)

laundromat

- 1 space per 250 square feet (*Lenexa, Kans., pop. 40,238*)
- 1 space : 200 square feet (*Lufkin, Tex.*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 10 spaces per 1,000 square feet of GLFA (*Kennett Township, Pa., pop. 6,451*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 3 washing machines

Maximum: 1 per 2 washing machines (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 500 square feet (*Grand Junction, Colo., pop. 41,498*)

law court (see also **government/municipal building; institutional use, unless otherwise specified**)

- 1 per employee, plus 1 per every 3 seats of seating available to the public in the courtroom (*Charleston County, S.C., pop. 309,969*)

lawn/garden supplies supplies store (see **garden center**)

lawn care service

- 1.5 for each 2 employees employed on the largest shift, plus 1 for each business vehicle (*Memphis, Tenn., pop. 650,100*)
- 6 per employee (*Hickory, N.C., pop. 37,222*)

legal office (see also **office use, unless otherwise specified**)

- 1 space for each 200 square feet of floor area, plus 1 space for each employee (*Sugar Creek Township, Ohio, pop. 3,894*)
- 3 per gross floor area (*Belfast, Maine, pop. 6,381*)
- 3.5 per 1,000 square feet of gross floor area (*Lakewood, Ohio, pop. 56,646; Hickory, N.C., pop. 37,222*)



laundromat

library

- 1 per 1,000 square feet (*Hickory, N.C., pop. 37,222; Lufkin, Tex.*)
- 1 parking space shall be provided for each 800 square feet of floor area (*Park Ridge, Ill., pop. 37,775*)
- 1 per 250 square feet of gross floor area, plus 1 per 2 employees (*Dartmouth, Mass., pop. 30,666*)
- 1 for each 400 square feet of floor space (*Staunton, Va., pop. 23,853*)
- 2 spaces per 1,000 square feet of gross floor area (*Bloomington, Ind., pop. 69,291*)
- 3 spaces per 1,000 square feet of gross leasable floor area (*Kennett Township, Pa., pop. 6,451*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 125 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 600 square feet

Maximum: 1 per 200 square feet (*Pittsburgh, Pa., pop. 334,563*)

Minimum: 1 per 400 square feet of gross floor area

Maximum: 1 per 250 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

Minimum: 3 spaces per 1,000 square feet of floor area

Maximum: 3.8 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 1 per 10 auto spaces (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 1,000 square feet (*Grand Junction, Colo., pop. 41,498*)

Bicycle Parking Standard: 1.5 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: long-term: 2, or 1 per 50 employees; short-term: 4, or 1 per 25,000 square feet of gross floor area (*Jefferson County Ky., pop. 693,604*)

limousine service (see also **taxicab service**)

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet excluding service bays (minimum of 4 spaces), plus 1 space per 2 service bays (*Minneapolis, Minn., pop. 382,618*)
- 1 space for each employee on the maximum shift (*Maryland Heights, Mo., pop. 25,756*)

liquor store (see also **retail use, unless otherwise specified**)

- 1 space per 250 square feet (*Lenexa, Kans., pop. 40,238*)
- 1 space per 200 square feet (*Omaha, Nebr., pop. 390,007*)
- 1 per 300 square feet of gross floor area restaurant, drive-thru 1 per 40 square feet of dining area, plus 6 stacking spaces per drive-up lane (*Faribault, Minn., pop. 20,818*)
- 1 parking space is required per 150 square feet (*Coral Springs, Fla., pop. 117,549*)
- 3.5 parking spaces for each 1,000 square feet of gross leasable area shall be required for any individual, freestanding retail or service commercial use unless listed separately in this section, in which case the parking requirement noted for that specific use shall be utilized. Provided, however, that in no case shall any individual use provide less than 5 parking spaces (*Indianapolis, Ind., pop. 781,870*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 350 square feet of gross floor area

Maximum: 1 per 250 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

live-work studio (see also **artisan workshop; artist studio; dwelling uses; loft residence**)

- 1 for each 2,000 square feet of occupied floor area, where the occupied floor area exceeds 7,500 square feet, except in RH or RM Districts, within which the requirement shall be 1 space for each live per work unit (*San Francisco, Calif.*)
- 1.33 spaces per unit. For buildings with more than 10 live per work units, 1 space per unit (*Yonkers, N.Y., pop. 196,086*)
- 1.5 parking spaces for up to 1,000 square feet of floor area, plus 0.5 additional space for every additional 500 square feet of floor area above the first 1,000 square feet subject to compliance with all other applicable requirements (*Alameda, Calif., pop. 72,259*)
- 3.5 spaces per 1,000 square feet (*West Hollywood, Calif., pop. 35,716*)

livestock sales (see also **agricultural uses**)

- 0.3 per seat or 1 per 200 square feet (*Hickory, N.C., pop. 37,222*)

locksmith (see also **commercial use, unless otherwise specified**)

- 1 off-street parking space for each 600 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 1 per each 660 square feet of floor area (*Eugene, Ore., pop. 137,893*)

- 3 spaces per 1,000 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)
- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 350 square feet of gross floor area
Maximum: 1 per 250 square feet of gross floor area
 (*Glenville, N.Y., pop. 28,183*)

lodge (see **club; fraternal organization; lodging house**)

lodging house (see also **boarding house; rooming house**)

- 1 per each sleeping or lodging unit, plus 1 per every 2 employee (*Royal Oak, Mich., pop. 60,062*)
- 1 space for each tenant (*Holladay, Utah, pop. 14,561*)
- 1 parking space for each 2 bedrooms, and 1 space for each 300 square feet of restaurant, coffee shop, lounge and meeting rooms (*Des Moines, Iowa, pop. 198,682*)
- 1 space per sleeping room or 1 space per bed, whichever is greater (*Humboldt County, Nev., pop. 16,106*)
- 1.2 per bedroom group accommodation (*Barnstable, Mass., pop. 47,821*)

Minimum: .75 spaces for each bedroom
Maximum: 1.5 spaces for each bedroom (*Jefferson County, Ky., pop. 693,604*)

loft residence (see also **dwelling uses; live-work studio**)

- 1 for every unit (*Cincinnati, Ohio, pop. 331,285*)

lumberyard (see also **home improvement center**)

- 1 space per 1,000 square feet of gross leasable floor area (*Kennett Township, Pa., pop. 6,451*)
- 1 space per 150 square feet of sales area, plus 1 space for each warehouse employee (*Irving, Tex., pop. 191,615*)
- 1 for each 250 square feet of gross floor area for retail sales, plus 1 for each 1,000 square feet of open area devoted to display (partially covered by roof, awning, etc.) or sales (*Suisan City, Calif., pop. 26,118*)
- 1 space per 400 square feet display area, plus 1 space per 1,000 square feet of warehouse (*Duncanville, Tex., pop. 36,081*)
- 1 space per each 500 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)
- 1 for each 500 square feet of retail sales area, plus 1 for each 20,000 square feet of warehouse area, plus 1 for each 5,000 square feet of open storage area or 5 spaces, whichever is greater (*Memphis, Tenn., pop. 650,100*)

- 1 per 10 storage units, equally distributed throughout the storage area, plus 2 per manager's or caretaker's quarters, plus 1 per 50 storage units located at the project office (*Canton, Mich., pop. 76,366*)
- 1 per 500 square feet display area, plus 1 per company vehicle (*East Greenwich, R.I., pop. 12,948*)
- 2 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 500 square feet of gross floor area of sales and service building
Maximum: 1 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space per 1,000 square feet of site area
Maximum: 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per 400 square feet of gross floor area
Maximum: 1 per 250 square feet of gross floor area
 (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

luggage store (see also **retail use, unless otherwise specified**)

- 1 parking space shall be provided for each 250 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 1 off-street parking space for each 200 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 5 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

lumber mill (see also **industrial uses; lumberyard; sawmill**)

- 1 per employee, plus 1 per commercial vehicle, plus 1 per 400 square feet of floor area (*Charleston, S.C.*)

m

machinery sales use (see also **equipment sales use**)

- 2 parking spaces, plus 1 additional space for each 300 square feet of floor area over 1,000 square feet (*Dona Ana County, N.Mex., pop. 174,682*)
- 2.1 spaces per 1,000 square feet of gross floor area (*Helena, Mont., pop. 25,780*)

Minimum: 1 per 600 square feet of gross floor area

Maximum: 1 per 350 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

mail-order facility (see also **office use, unless otherwise specified; warehouse**)

- 1 parking space shall be provided for each 1 employee (*Gurnee, Ill., pop. 28,834*)
- 1 space for every employee, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises (*Maryland Heights, Mo., pop. 25,756*)
- 1 off-street parking space for [each] 2 employees, based upon the maximum number of employees on the premises at any time (*Westmont, Ill., pop. 24,554*)
- 1 parking space shall be provided for each 2 employees (*Madison, Wisc., pop. 208,054*)
- 3.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

manufactured home sales establishment

- 2 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 500 square feet of gross floor area of sales and service building

Maximum: 1 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 2 spaces for each employee on maximum shift, plus requirements for offices

Maximum: 3 spaces for each employee on maximum shift, plus requirements for offices (*Jefferson County, Ky., pop. 693,604*)

manufactured housing (see also **dwelling uses; mobile home; mobile home park**)

- 1.5 spaces per home (*St. Cloud, Minn., pop. 59,107*)
- 2 per dwelling unit (*Hickory, N.C., pop. 37,222*)
- 2 spaces for each manufactured home (*Alexander County, N.C., pop. 33,603*)

manufacturing use, unless otherwise specified

- The greater of 1 space per employee for the sum of the 2 largest consecutive shifts, plus space per vehicle

used in the conduct of business or 1 space per 600 square feet of floor area (*Columbia, Mo., pop. 84,531*)

- 0.6 per employee (*Hickory, N.C., pop. 37,222,)*
- 1 parking space for every 2 employees on the largest shift. (*Big Rapids, Mich., pop. 10,849*)
- 1 space for each 200 square feet of gross floor area or 1 space per employee, based on the number of employees during the largest shift, whichever is greater (*Niagara Falls, N.Y., pop. 55,593*)
- 2 parking spaces for each 3 employees on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith (*Dona Ana County, N.Mex., pop. 174,682*)

Minimum: 1 space for each 1.5 employees based on combined employment count of the main shift, plus the second shift

Maximum: 1 space for each employee based on combined employment count of the main shift, plus the second shift (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per employee of largest shift

Maximum: 1.25 per employee of largest shift (*Glenville, N.Y., pop. 28,183*)

Minimum: 1.6 spaces per 1,000 square feet of floor area

Maximum: 2 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.1 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 10 auto spaces (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1.1 per employee (*Grand Junction, Colo., pop. 41,498*)

Bicycle Parking Standard: long-term: 2, or 1 per 50 employees; short-term: 1 (*Jefferson County, Ky., pop. 693,604*)

manufacturing use, heavy (see **industrial use, heavy**)

manufacturing use, light (see **industrial use, light**)

manufacturing use, medium (see **industrial use, medium**)

marina (see also **boat moorage facility**)

- 0.6 of 1 space per boat slip (*Door County, Wisc., pop. 27,961*)
- 0.75 space per slip or mooring (*Sturgeon Bay, Wisc., pop. 9,437*)
- 1 per boat slip; 2 for harbormaster (*Biloxi, Miss., pop. 50,644*)
- 1 for every 2 berths (*Cincinnati, Ohio, pop. 331,285*)



marina

- 1 per slip (*Hickory, N.C., pop. 37,222*)
- 1 space for each 2 boat slips (*Cocoa Beach, Fla., pop. 12,482*)
- 1 per 5 slips, plus 5 per 1,000 square feet of gross floor area (*St. Mary's County, Md., pop. 86,211*)
- 1.5 per slip or berth (*Burlington, Vt., pop. 38,889*)
- 2 per slip or berth (*Tampa, Fla., pop. 303,447*)
- 2 for every slip or mooring (*Wayland, Mich., pop. 3,939*)

Minimum: 1 per boat slip

Maximum: 1.5 per boat slip (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 space per 40 berths (*Gresham, Ore., pop. 90,205*)

marine sales and service use

- 1 per 10 slips, plus 1 for each employee (*St. Mary's County, Md., pop. 86,211*)
- 1 off-street parking space per each 500 square feet of gross floor area, except areas used exclusively for storage or loading (*San Juan Capistrano, Calif., pop. 33,826*)
- 1 space per 2,000 square feet of sales area (*Bloomington, Ind., pop. 69,291*)
- 1 for every 400 square feet (*Cincinnati, Ohio, pop. 331,285*,
- 1 parking space is required per 300 square feet (*Coral Springs, Fla., pop. 117,549*)

marine terminal (see also **transportation terminal**; **water taxi service**)

- 1 space of each 1,000 square feet of floor area (*Thornton, Colo., pop. 82,384*)

- 1 parking space shall be provided for each 2 employees (*Madison, Wisc., pop. 208,054*; *Gaithersburg, Md., pop. 52,613*)
- 1 per 2,000 square feet (*Champaign, Ill., pop. 67,518*)
- 1 per employee, plus vehicle area lanes sized to accommodate planned ferry capacity and trip generation (*St. Mary's County, Md., pop. 86,211*)
- 1 per 200 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 1 for every 2,000 square feet (*Cincinnati, Ohio, pop. 331,285*)

market research service (see also **call center**; **office use, unless otherwise specified**; **telemarketing office**)

- 1 space per 250 square feet (*Lenexa, Kans., pop. 40,238*)
- 1 space for each employee on the largest shift or 1 space per 500 square feet, whichever is larger (*St. Helens, Ore., pop. 10,019*)

martial arts studio

- 0.33 per student (*Lakewood, Ohio, pop. 56,646*)
- 1 space per 150 square feet of floor area (*Duncanville, Tex., pop. 36,081*)
- Parking equal to 30 percent of the capacity of persons (*Minneapolis, Minn., pop. 382,618*)
- 1 space per 100 square feet excluding locker rooms (*Richardson, Tex., pop. 91,802*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 100 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

massage establishment (see also **health spa**)

- 4 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

- 6 spaces per 1,000 square feet with a minimum of 6 spaces (*Costa Mesa, Calif., pop. 108,724*)

Minimum: 1 per 400 square feet of gross floor area

Maximum: 1 per 100 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

mausoleum (see also **cemetery**; **columbarium**; **crematorium**)

- Parking area equal to ground floor area (*Spartanburg, S.C., pop. 39,673*)
- 1 space per 4 seats in the chapel but not less than 20 spaces (*Yonkers, N.Y., pop. 196,086*)
- 2 spaces and 1 per 4 seats provided for any place of assembly (*Noblesville, Ind., pop. 28,590*)
- 2 parking spaces per acre, plus 1 for each employee (*San Mateo, Calif., pop. 92,482*)

meat-packing facility (see also **food packing and manufacturing facility**; **food storage locker**; **manufacturing uses**)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 space per 1,000 square feet (*Lufkin, Tex., pop. 32,709*)
- 1 space per employee on largest shift (*Omaha, Nebr., pop. 390,007*)
- 1 per 800 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

medical office (see also **clinic**; **healthcare facility**)

- 1 per 250 square feet of gross floor area (*Provo, Utah, pop. 105,166*)
- 1 space per each 300 square feet (*Columbia, Mo., pop. 84,531*)
- 1 space per each 200 square feet (*Columbia, Mo., pop. 84,531, Sunnyvale, Calif.*)
- 3.3 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)
- 3.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 5 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)
- 5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 5 spaces for each doctor. (*Coconino County, Ariz., pop. 18,617*)
- 6 spaces per doctor or dentist (*Raleigh, N.C., pop. 276,093*)

Minimum: 3.9 spaces per 1,000 square feet of floor area

Maximum: 4.9 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 2.5 per examination room

Maximum: 4 per examination room (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 0.4 spaces per 1,000 square feet of floor (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 4 spaces for each patient room or 1 space per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

medical support facilities use (see also **home health agency**)

- 1 parking space for each 250 square feet of gross floor area (*Shasta County, Calif., pop. 163,256*)

meeting hall (see **assembly hall**; **auditorium**; **banquet hall**)

megachurch (see **church**)

mental health facility (see also **clinic**; **hospital**)

- 1 parking space shall be provided for each 4 beds (*Park Ridge, Ill., pop. 37,775*)

Minimum: 1 space for each 6 beds

Maximum: 1 space for each 2 beds (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 3 beds

Maximum: 1 per 2 beds (*Glenville, N.Y., pop. 28,183*)

messenger service office (see **delivery service**)

microbrewery (see also **brew pub**; **brewery**)

- 1 space per 600 square feet of gross floor area (*Yonkers, N.Y., pop. 196,086*)
- 9 spaces per 1,000 square feet (*West Hollywood, Calif., pop. 35,716*)

Minimum: 1 per 2 seats

Maximum: 1 per 1.5 seats (*San Antonio, Tex., pop. 1,144,646*)

migrant agricultural labor housing

- 0.5 per bed (*Charleston County, S.C., pop. 309,969*)
- 1 per 4 workers (*Washington, N.C., pop. 9,583*)

mining operation (see also **quarry**)

- 1 for every 1,000 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 1 space for each employee on the maximum shift (*Coconino County, Ariz., pop. 116,320*)
- 2 per each 3 employees (*Racine, Wisc., pop. 81,855*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

Minimum: 1.5 spaces for each 2 employees on maximum shift

Maximum: 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)

miniature golf course (see **golf course, miniature**)

mini-mall (see **shopping center uses**)

mini-mart (see **convenience store; gas station**)

mini-mart

mini-warehouse (see also **self-storage facilities**)

- 1 space per 10 storage cubicles, plus 2 spaces per manager's residence (*Grand Forks, N. Dak., pop. 49,321*)
- 1 per 44 storage units spread throughout the development, plus 2 for manager (*Reno, Nev., pop. 180,480*)
- 1 per 25 storage units, plus 1 per employee; no less than 4 (*Hickory, N.C., pop. 37,222*)
- 1 space per 100 storage units, and 2 spaces per on-site caretaker residence (*Blacksburg, Va., pop. 39,573*)
- 1 space per 300 square feet of administrative office space, plus 1 space per each 50 storage spaces (*Scottsdale, Ariz., pop. 202,705*)
- 1 space per 10 units or 4000 square feet storage area, whichever is greater (*Baton Rouge, La., pop. 227,818*)
- 1 space per 20 units, plus office use (minimum of 5 customer spaces) (*Richardson, Tex., pop. 91,802*)
- 5 spaces in the vicinity of the leasing office and 27 foot minimum drive aisles adjacent to all storage unit doors (*Clark County, Nev., pop. 1,375,365*)

Minimum: 1 space per 1,000 square feet of site area

Maximum: 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

mission (see also **homeless shelter**)

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)

mixed-use development

[Editor's note: see the chapter in this report on "The Dynamics of Off-Street Parking"]

mobile home (see also **dwelling uses; manufactured housing; mobile home park**)

- 2 parking spaces for each unit (*Platte County, Mo., pop. 73,781; Jacksonville, Fla., pop. 735,617*)

mobile home park (see also **dwelling uses; manufactured housing; mobile home**)

- Every mobile home site shall have 2 standard automobile parking spaces, plus adequate access thereto. Guest parking spaces shall be provided at the ratio of

1 standard size automobile parking space for each 4 mobile home sites (*Santa Clarita, Calif., pop. 151,088*)

- 1 covered space per dwelling unit, plus 0.50 guest spaces per unit (*Henderson, Nev., 175,381*)
- 1 space per unit, plus 1 space per 3 units for guest parking (*Healdsburg, Calif., pop. 10,722*)
- 1.5 per mobile home site; 1 space must be within 100 feet of each site for the exclusive use of its occupants., plus .25 guest spaces per unit (*Longmont, Colo., pop. 71,093*)
- 1.8 per mobile home (*Reno, Nev., pop. 180,480*)
- 2 parking spaces per unit (tandem parking permitted), plus 1 guest parking space for each 4 units, plus 1 recreational vehicle parking space for each 5 units (*Shasta County, Calif., pop. 163,256*)
- 2 for each mobile home site and 1 for each employee of the mobile home park (*South Lyon, Mich., pop. 10,036*)
- 2 for each mobile home site, 1 for each employee of the mobile home park and 1 for each 3 mobile homes for visitor parking (*Wixom, Mich., pop. 13,263*)
- 2 per mobile home site, subdivision, plus 1 per 400 square feet of recreation hall or club house area and 1 per 250 square feet of maintenance shop area (*North Ogden, Utah, pop. 15,026*)
- 2 spaces for each mobile home (tandem parking permitted), plus 1 guest parking space for each 4 mobile homes (*San Fernando, Calif., pop. 23,564*)
- 2 spaces per unit (*Bloomington, Ind., pop. 69,291*)

Minimum: 1.5 per dwelling

Maximum: 2 per dwelling (*Glenville, N.Y., pop. 28,183*)

mobile home park community building

- 1 per 10 mobile home spaces (*Fremont, Calif., pop. 203,413*)

mobile home park visitor parking

- 1 per 5 mobile home spaces located no further than 400 feet from the mobile home spaces to be served (*Fremont, Calif., pop. 203,413*)

model garage sales unit

- 5 per 1,000 square feet of gross floor area, plus 1 per 2,000 square feet of gross land area (*Racine, Wisc., pop. 81,855*)

model home sales unit

- 1 space per 2,000 square feet of sales area (*Bloomington, Ind., pop. 69,291*)
- 1 off-street parking space for [each] 2 employees, based upon the maximum number of employees on the premises at any time (*Westmont, Ill., pop. 24,554*)
- 2 per office within the structure (*St. Mary's County, Md., pop. 86,211*)

- 4 spaces per model home (*Door County, Wisc., pop. 27,961; North Ogden, Utah, pop. 15,026*)
- 5 per site (*Rapid City, S.Dak., pop. 59,607*)
- 5 per 1,000 square feet of gross floor area, plus 1 per 2,000 square feet of gross land area (*Racine, Wisc., pop. 81,855*)

monastery (see **convent/monastery**)

monument sales establishment (see also **cemetery**)

- 1 off-street parking space for [each] 2 employees, based upon the maximum number of employees on the premises at any time (*Westmont, Ill., pop. 24,554*)
- 1 space per 500 square feet, plus 1 space per 2500 square feet of outdoor storage area (*Palm Beach County, Fla., pop. 1,131,184*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

mortuary (see also **caskets and casket supplies establishment; funeral home; undertaker's establishment**)

- At least 33 permanently maintained off-street parking spaces shall be provided for every 1,000 square feet (*Mesquite, Nev., pop. 9,389*)
- 1 parking space for each 4 seats in the principal seating area, plus 3 parking spaces; or 1 parking space for each 45 square feet in the principal seating area, whichever is the greater (*Shasta County, Calif., pop. 163,256*)
- 1 space for each 40 square feet of floor area in assembly room (*Holladay, Utah, pop. 14,561*)
- 1 space for each 3 seats in the main assembly room; or 1 space for each 20 square feet in the main assembly room (*Coconino County, Ariz., pop. 18,617*)
- 1 parking space per 2 employees, plus 1 parking space per 3 seats (*Miami County, Kans., pop. 28,351*)
- 4 spaces per 1,000 square feet of gross floor area, plus 0.3 spaces per seat (*Lakewood, Colo., pop. 144,126*)

Minimum: 1 per 400 square feet of gross floor area
Maximum: 1 per 100 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 0.3 space per seat in assembly area or 6 linear feet bench seating in largest assembly area
Maximum: 0.6 space per seat in assembly area or 4.5 linear feet bench seating in largest assembly area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 150 square feet of floor area in parlors or assembly areas
Maximum: 1 space for each 75 square feet of floor area in parlors or assembly areas (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 0.1 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

mosque

- 1 space per 5 seats (*Columbia, Mo., pop. 84,531*)
- 1 space for each 4 seats based upon maximum seating capacity or at least 1 space for every 10 linear feet of bench seating (*Franklin County, Wash., pop. 49,347*)

Minimum: 1 per 8 seats

Maximum: 1 per 1.5 seats (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 0.3 spaces per seat or 1 space per 6 linear feet of bench seating in sanctuary

Maximum: 0.6 spaces per seat or 1 space per 4.5 linear feet of bench seating in sanctuary (*Gresham, Ore., pop. 90,205*)

Where permanent seats installed:

Minimum: 1 space for each 3 seats in the sanctuary or primary assembly area

Maximum: 125 percent the minimum number of spaces required.

Where no permanent seats provided:

Minimum: 1 space for each 50 square feet of seating area in the sanctuary or primary assembly area
 When calculating the required parking for this use, one shall consider all uses associated with the primary use on the site and their hours of operation and peak hours of usage to determine the minimum number of parking spaces needed to adequately serve all uses associated with the primary use. The planning director may waive the requirements of section 9.1.3 E. of this part if adequate information is provided by the applicant to determine the cumulative parking needs on the site.

Maximum: 125 percent the minimum number of spaces required (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 space per 40 seats or 1 space per 60 linear feet of bench seating (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 seats in main assembly area (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 3 seats (*Grand Junction, Colo., pop. 41,498*)

motel (see also **extended-stay hotel; hotel**)

- At least 1 off-street parking space per guest room for the first 500 guest rooms in any establishment. In addition, 1 off-street parking space shall be provided and maintained per 2 guest rooms in excess of 500 guest rooms in any establishment. 1 off-street parking space shall be provided and maintained per 4 guest rooms in excess of 1,000 guest rooms in any establishment (*Mesquite, Nev., pop. 9,389*)
- 1 parking space per guest room, plus 1 space per 2 employees, plus required parking for accessory uses. (*Shasta County, Calif., pop. 163,256*)



motel

- 1 space per rooming unit (*Lenexa, Kans., pop. 48,238*)
- 1 space per unit, plus 4 per 50 units, plus spaces as required for ancillary uses (*Kennett Township, Pa., pop. 6,451*)
- 1.25 per room for first 50 rooms, plus 1 per room for each additional room; other uses within hotel per motel at standard rates. (*Hickory, N.C., pop. 37,222*)
- 1 space per room, plus 1 space per 200 square feet of common facilities (*Lufkin, Tex., pop. 32,709*)

Minimum: 0.8 per room, plus 1 per 800 square feet of public meeting area and restaurant space

Maximum: 1 per room, plus 1 per 400 square feet of public meeting area and restaurant space (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space per guest room or suite

Maximum: 1.3 spaces per guest room or suite (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each sleeping room or individual suite of sleeping rooms, plus 1 space for each 250 square feet of gross floor area within the restaurant per bar per entertainment facility (if applicable)

Maximum: 1.5 spaces for each sleeping room or individual suite of sleeping rooms, plus 1 space for each 100 square feet of gross floor area within the restaurant per bar per entertainment per meeting room facilities (if applicable) (*Jefferson County, Ky., pop. 693,604*)

Minimum: 0.9 per room or suite

Maximum: 1.2 per room or suite (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 space per 10 guest rooms (*Gresham, Ore., pop. 90,205*)

motion picture studio (see also **production studio**)

- 1 space per 300 square feet (*Lufkin, Tex., pop. 32,709*)
- 1 per 1,000 square feet of gross floor area (*Greensboro, N.C., pop. 223,891; Washington, N.C., pop. 9,583,)*

Minimum: 2 spaces, plus 1 space for each employee on maximum shift

Maximum: 5 spaces, plus 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)

motor vehicle body shop (see also **motor vehicle repair service**)

- 6 spaces for the first service bay, plus 2 spaces per bay thereafter (*Yonkers, N.Y., pop. 196,086*)
- 3 for each service bay (*Ogden, N.Y., pop. 18,492*)
- 1 space per 500 square feet (*Roscoe, Ill., pop. 6,244*)
- 1 per service bay, plus 1 per employee (*Bloomington, Ind., pop. 69,291*)
- 10 spaces per service bay, plus 1 space per vehicle used in the conduct of the business (*Schaumburg, Ill., pop. 75,386*)
- 1 space per 250 square feet (*Palm Beach County, Fla., pop. 1,131,184*)

Minimum: 1 per 500 square feet of gross floor area including service bays, wash tunnels and retail areas

Maximum: 1 per 375 square feet of gross floor area including service bays, wash tunnels and retail areas (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1.5 per service bay

Maximum: 2.5 per service bay (*Glenville, N.Y., pop. 28,183*)

motor vehicle, fleet storage

- 1 space per each employee on the largest shift or 1 space per 1500 square feet, whichever is larger (*St. Helens, Ore., pop. 10,019*)

motor vehicle rental establishment (see also **automobile rental establishment**)

- 1 per 300 square feet indoor sales per office area, plus 1 per 1,500 square feet outdoor storage, plus 4 per service bay for repair per maintenance activities (*Hickory, N.C., pop. 37,222*)
- 1 space per 300 square feet, plus 1 space per 4,500 square feet of outdoor sales per display (*Lenexa, Kans., pop. 40,238*)

motor vehicle repair service establishment (see also **automobile repair service establishment**)

- 4 spaces per service bay 6 spaces minimum (*Lenexa, Kans., pop. 48,238*)
- 5 per service bay (*Hickory, N.C., pop. 37,222*)
- 1 space per 800 square feet of gross service and sales area (*Humboldt County, Nev., pop. 16,106*)
- 2 spaces per service bay; service bay is not a parking place, plus 1 space for each employee on the work shift containing the maximum number of employees (*Blue Springs, Mo., pop. 48,080*)
- 1 space per 400 square feet of gross floor area, plus 1 space per employee on the largest work shift (*Grand Forks, N.Dak., pop. 49,321*)
- 1 parking space for each 400 square feet of gross floor area and 1 space for each vehicle stored on the site overnight (*Boca Raton, Fla., pop. 74,764*)
- 3 per service bay (*Hickory, N.C., pop. 37,222*)

Minimum: 4 spaces per service bay

Maximum: 5 spaces per service bay (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 2 spaces or 0.2 space per 1,000 square feet of floor area, whichever is greatest (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 0.2 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

motor vehicle sales establishment

- 1 per 800 square feet of floor area (*Yavapai County, Ariz., pop. 167,517*).
- 1 for each 200 square feet of usable floor area of sales room, plus 1 for each auto service stall in the service room if provided (*East China Township, Mich., pop. 3,630*)
- 1 parking space shall be provided for each 300 square feet of floor area (*Park Ridge, Ill., pop. 37,775*)

- 1 for each 400 feet of floor area (*Belmont, Calif., pop. 25,123*; *Middleburg, Va., pop. 632*; *Suisan City, Calif., pop. 26,118*)

- 1 space per 300 square feet, plus 1 space per 4,500 square feet of outdoor sales per display (*Lenexa, Kans., pop. 40,238*)

Minimum: 1 space for each 7,000 square feet of outdoor display per sales area, plus 1 space for each 250 square feet of interior display per sales area, plus parking requirements for auto service establishment (if applicable)

Maximum: 1 space or each 5,000 square feet of outdoor display per sales area, plus 1 space for each 150 square feet of interior display per sales area, plus parking requirements for auto service establishment (if applicable) (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 0.2 per 1,000 sales area (*Tigard, Ore., pop. 41,223*)

motorcycle sales and service establishment (see also **motor vehicle repair service establishment; motor vehicle sales establishment**)

- 2 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 350 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

movie theater (see also **theater**)

- Single screen: 1 space for every 2 seats, plus 5 spaces for employees. Multiscreen: 1 space for every 3 seats, plus 5 spaces for employees (*Destin, Fla., pop. 11,119*)
- Single screen: 1 space per 3 seats, plus 1 for each employee. Multiscreen: 1 space per 4 seats, plus 1 for each employee (*Suisan City, Calif., pop. 26,118*)
- Theater, free standing: 1 per 3 seats; in shopping center: 1 per 4 seats (*Paducah, Ky., pop. 26,307*)
- 1 space per 4 seats w per in auditorium (*Austin, Tex., pop. 656,562*)
- 1 space per 3 seats (*Coral Springs, Fla., pop. 117,549*)
- 1 space per 3.5 seats (*Phoenix, Ariz., pop. 1,321,045*)
- 1 per each 4 seats based on the maximum seating capacity, plus 1 per each employee (*Royal Oak, Mich., pop. 60,062*)
- 1 per 4 fixed seats or 1 per 60 square feet of Floor Area available for seating, whichever is applicable. If there is fixed seating and areas available for seating, the Parking calculation is cumulative., plus 1 for each theater and 1 per each movie booth (*Key Biscayne, Fla., pop. 10,507*)
- 1 parking space for each 100 square feet of auditorium seating area or fractional part thereof (*Dade County, Fla., pop. 2,253,362*)

More than 2 screens:*Minimum:* 1 per 6 seats*Maximum:* 1 per 4 seats**2 or fewer screens:***Minimum:* 1 per 6 seats*Maximum:* 1 per 4 seats (*San Antonio, Tex., pop. 1,144,646*)*Minimum:* 0.3 spaces per seat or 6 linear feet bench seating*Maximum:* 0.4 space per seat or 5 linear feet bench seating (*Gresham, Ore., pop. 90,205*)*Minimum:* 1 space for each 4 seats*Maximum:* 1 space for each 3 seats (*Jefferson County, Ky., pop. 693,604*)*Minimum:* 1 per 5 seats*Maximum:* 1 per 4 seats (*Glenville, N.Y., pop. 28,183*)Bicycle Parking Standard: 0.04 space per seat or 60 linear feet bench seating (*Gresham, Ore., pop. 90,205*)Bicycle Parking Standard: long-term: 2, or 1 per 50 employees; short-term: 4, or 1 per 50 seats (*Jefferson County, Ky., pop. 693,604*)Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 4 seats (*Grand Junction, Colo., pop. 41,498*)**movie theater, drive-in** (see also **drive-in use, unless otherwise specified**)

- Reservoir per auto-stacking spaces at ticket booth equal in number to 10 percent of rated design capacity use (*Plainfield, Ill., pop. 13,038*)

- 1 space per company or business vehicle on the premises, plus any additional space the board (of municipal and zoning appeals) requires after considering written recommendations by the department of public works (*Baltimore, Md., pop. 651,154*)

- 6 spaces (*Thornton, Colo., pop. 82,384*)

- 10 percent over vehicle capacity (*Gaithersburg, Md., pop. 52,613*)

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats*Maximum:* 1 per 4 seats or 1 per 50 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)*Minimum:* 1 space for each vehicle at maximum capacity, plus 3 spaces*Maximum:* 1 space for each vehicle at maximum capacity, plus 10 spaces (*Jefferson County, Ky., pop. 693,604*)**moving company**

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)

- 1 space per 1,000 square feet (*Lufkin, Tex., pop. 32,709*)

Minimum: 1 space per 1,000 square feet of site area*Maximum:* 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)**museum** (see also **cultural uses**)

- 1 parking space shall be provided for each 800 square feet of floor area (*Park Ridge, Ill., pop. 37,775*)

- 1 per 250 square feet of gross floor area, plus 1 per 2 employees (*Dartmouth, Mass., pop. 30,666*)



museum

- 1 per 300 square feet floor area (*Champlin, Minn., pop. 22,193*)
- 1 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 1 space for each 4 seats provided for patron use (*Alexander County, N.C., pop. 33,603*)
- 1 motor vehicle parking space for each 500 square feet of gross floor area up to 1,000 square feet, plus 1 motor vehicle parking space for each additional 1,000 square feet, plus 1 motor vehicle parking space for each employee at maximum shift, plus 1 motor vehicle parking space for each 175 square feet of floor area for any museum store greater than 1,000 square feet of customer service area (*Boca Raton, Fla., pop. 74,764*)
- 1 space for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; or 1 space for every 10 fixed seats for floor area containing fixed seats, plus 1 space for each 250 square feet of other gross floor area open to the public (*Seattle, Wash., pop. 563,374*)
- 3.30 per 1,000 square feet of gross floor area (*Rapid City, S.Dak., pop. 59,607*)
- 10 spaces, plus 1 for each 150 square feet in excess of 2,000 square feet of floor area in the principal structure (*Long Lake, Minn., pop. 1,984*)

Minimum: 1 per 1,000 square feet of gross floor area

Maximum: 1.5 per 1,000 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 3 spaces per 1,000 square feet of floor area

Maximum: 3.8 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 600 square feet of gross floor area

Maximum: 1 per 350 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1.5 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 10 auto spaces (*Madison, Wisc., pop. 208,054*)

Bicycle Parking Standard: long-term: 2, or 1 per 50 employees; short-term: 4, or 1 per 25,000 square feet of gross floor area (*Jefferson County Ky., pop. 693,604*)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 1,000 square feet (*Grand Junction, Colo., pop. 41,498*)

music school (see also **educational facilities, school for the arts**)

- Adequate pick-up per drop-off area, plus 1 space per 2.5 students based on maximum capacity at any given time (*Bloomington, Ind., pop. 69,291*)
- 1 for each 300 square feet or 5 spaces, whichever is greater (*Memphis, Tenn., pop. 650,100*)

music store (see also **retail use, unless otherwise specified**)

- 3 per 1,000 gross floor area (*Bloomington, Ind., pop. 69,291*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

If greater than 50,000 square feet, parking requirements for department per discount stores shall apply. Otherwise:

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

musical instrument sales and repair

- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)

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nail salon (see also **beauty shop; personal services establishment**)

- 1 per 400 square feet (*Fort Wayne, Ind., pop. 205,727*)
- 1 per 330 square feet of floor area (*Eugene, Ore., pop. 137,893*)
- 1 per 250 square feet of gross floor area (*Broward County, Fla., pop. 1,623,018*)

national guard center (see also **government/ municipal building; institutional use, unless otherwise specified**)

- 1 parking space per 100 square feet of gross floor area (*Big Rapids, Mich., pop. 10,849*)

neighborhood convenience store (see **convenience store**)

newspaper distribution facility (see also **warehouse**)

- 1 parking space shall be provided for each 250 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 1 off-street parking space for [each] 2 employees, based upon the maximum number of employees on the premises at any time (*Westmont, Ill., pop. 24,554*)
- 3.5 per 1,000 square feet of gross floor area (*Lakewood, Ohio, pop. 56,646*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

news stand

- 1 per 3 peak-shift employees (*Danville, Ill., pop. 33,904*)
- 1 per 250 square feet of gross floor area (*Broward County, Fla., pop. 1,623,018*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

night club (see also **bar; bottle club; brew pub**)

- Parking equal to 30 percent of the capacity of persons (*Minneapolis, Minn., pop. 382,618*)
- 1 space for each 4 seats (*Durham, N.C., pop. 187,035*)
- 1 space per 100 square feet (*Alameda, Calif., pop. 72,259*)
- 1 for each 200 square feet of floor area (*Dansville, N.Y., pop. 4,832*)
- 1 space per each 3 seating accommodations, plus 1 space per each 2 employees on shift of greatest employment (*Tega Cay, S.C., pop. 4,044*)

- 1 space per 60 gross square feet (*Ormond Beach, Fla., pop. 36,301*)

- 1 for every 3 persons of capacity (*Holland, Ohio, pop. 1,306*)

- 1 space for every 100 square feet of gross floor area, plus 1 space for every employee on the largest work shift (*St. Cloud, Minn., pop. 59,107*)

Minimum: 1 space for each 100 square feet of gross floor area

Maximum: 1 space for each 50 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 2 persons. (*Grand Junction, Colo., pop. 41,498*)

notions store (see also **drug store; dry goods store; retail use, unless otherwise specified**)

- 1 space for every 200 square feet of sales floor area (*Jacksonville, N.C., pop. 66,715*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

nunnery (see **convent/ monastery**)

nursery (see also **garden center; greenhouse**)

- Enclosed retail sales areas: 1 space for each 200 square feet of retail sales; greenhouse sales areas: 1 space per 200 square feet for the first 1,000 square feet and 1 space for each 500 square feet of greenhouse sales area above 1,000 square feet; exterior nursery sales areas: 1 space per each 5,000 square feet of exterior nursery sales area (*Smithfield, Va., pop. 6,324*)
- 1 per 250 square feet of retail floor area but 1 required if less than 100 square feet (*Dartmouth, Mass., pop. 30,666*)
- 1 space per 300 square feet of total sales area (*DeKalb County, Ill., pop. 88,969*)
- 1 space per 200 square feet, plus 1 space per 500 square feet of outdoor sales (*Richardson, Tex., pop. 91,802*)
- 1 per 300 square feet of floor area, plus 1 per 1,000 square feet of outdoor display (*El Paso County, Colo., pop. 516,929*)
- 1 per 250 square feet of roofed and enclosed building area, plus 1 per 2,000 square feet of outside display area open to the public (*Collier County, Fla., pop. 251,377*)
- 1 space for every 200 square feet of gross floor area devoted to retail space and offices, but no less than 5 spaces (*Raleigh, N.C., pop. 276,093*)
- 2 per 1,000 square feet, plus 1 per 2,500 square feet of outdoor display (*Clark County, Nev., pop. 1,375,365*)
- 4 spaces per 1,000 square feet of gross floor area; and 2 spaces per 1,000 square feet of outdoor display area (*Costa Mesa, Calif., pop. 108,724*)

- 4 spaces for each sales person, plus 1 for each additional employee; with a minimum of 10 spaces (*Canton, Ga., pop. 7,709*)
- 5 spaces, plus additional space for each 1,000 square feet of sales or display area (*Coconino County, Ariz., pop. 18,617*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space per 1,000 square feet of site area

Maximum: 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 300 square feet of gross floor area, plus the requirements for any outdoor sales area

Maximum: 1 space for each 150 square feet of gross floor area, plus the requirements for any outdoor sales area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 350 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 500 square feet (*Grand Junction, Colo., pop. 41,498*)

Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

nursery, wholesale

- 1 per employee of largest work-shift, plus 1 per 10,000 square feet of display area and 1 per acre of growing areas (*Collier County, Fla., pop. 251,377*)
- 5, plus 1 per acre of indoor per outdoor display (*El Paso County, Colo., pop. 516,929*)
- 10, plus 1 for each 150 square feet inside sales area over 1,000 square feet, and 1 per 2,000 square feet outside area open to public (*Fremont, Calif., pop. 203,413*)

Minimum: 1 per 500 square feet of gross floor area of sales and service building

Maximum: 1 per 375 square feet of gross floor area of sales and service building (*San Antonio, Tex., pop. 1,144,646*)

nursing home (see also *hospice facility*)

- 1 space per 4 beds, plus 1 space per employee (*Columbia, Miss., pop. 6,603*)
- 1 per every 3 beds (*Barnstable, Mass., pop. 47,821*)
- 1 for every 4 residents (*Cincinnati, Ohio, pop. 331,285*)
- 1 space per 3 beds, plus 1 space per employee (*Lenexa, Kans., pop. 40,238*)
- 1 space for each 4 beds, plus 1 space for each 3 employees (*Kings County, Calif., pop. 129,461*)

- 1 per 4 beds at design capacity (*Arlington, Mass., pop. 42,389*)

- 1.5 parking spaces for every 2 beds that can be provided at maximum design capacity of the facility (*Downington Borough, Pa., pop. 7,589*)

Minimum: 1 per 4 beds

Maximum: 1 per 2.5 beds (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 20 employees (*Madison, Wisc., pop. 208,054*)

O

office (see **office use, unless otherwise specified**)

office, dental (see **dental office**)

office, medical (see **medical office**)

office park (see also **industrial park; research park**)

- 1 space per 500 square feet (*Colorado Springs, Colo., pop. 360,890*)
- 4 per 1,000 square feet (*St. Mary's County, Md., pop. 86,211*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
(San Antonio, Tex., pop. 1,144,646)

office use, unless otherwise specified

- 1 space per 250 square feet of primary floor area (*Door County, Wisc., pop. 27,961*)
- 1 space per 300 square feet (*Columbia, Miss., pop. 6,603*)
- 1 per 300 square feet of gross floor area (*Barnstable, Mass., pop. 47,821*)
- 1 space per 250 square feet (*Lenexa, Kans., pop. 40,238*)
- 1 per 200 square feet of floor area (*Pearland, Tex., pop. 37,640*)
- 1 per 300 square feet (*Henderson, Nev., 175,381*)
- 5 per 1,000 square feet of building area and 1 for every employee (*Washoe County, Nev., pop. 339,486*)



office

office support services establishment

- 1 per 800 square feet of gross floor area and 1 per 1,500 square feet of lot outdoor sales or storage area (*York, Pa., pop. 40,862*)
- 1 space per 500 square feet (*Colorado Springs, Colo., pop. 360,890*)
- 1 for every 400 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 3.5 spaces per 1,000 square feet (*West Hollywood, Calif., pop. 35,716*)

office supplies store (see also **retail use, unless otherwise specified**)

- 1 space per 250 square feet (*Lenexa, Kans., pop. 40,238*)
- 1 parking space is required per 300 square feet (*Coral Springs, Fla., pop. 117,549*)
- 8 spaces for each development up to 1,000 square feet of floor space and 1 additional space for each additional 300 square feet or portion thereof (*Irving, Tex., pop. 191,615*)

- 5 parking spaces shall be provided for the first 1,000 square feet of floor area and 1 parking space shall be provided for each additional 300 square feet of floor area (*Gurnee, Ill., pop. 28,834*)

- 5 parking spaces per 1,000 square feet of gross leasable area. Minimum spaces: 3 (*Zeeland, Mich., pop. 5,305*)

Minimum: 1 space for each 350 square feet of gross floor area

Maximum: 1 space for each 200 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 350 square feet of gross floor area
Maximum: 1 per 250 square feet of gross floor area
(Glenville, N.Y., pop. 28,183)

Minimum: 2.7 spaces per 1,000 square feet of floor area

Maximum: 3.4 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.4 – 0.5 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 300 square feet (*Grand Junction, Colo., pop. 41,498*)

Bicycle Parking Standard: 1 space per 2,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: long-term and short-term: 2, or 1 per 50,000 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

oil and gas facility (see *petroleum products storage and processing facility*)

oil change service establishment (see *automobile maintenance, quick-service establishment*)

open-air business (see also *outdoor display sales area*)

- 1 space for each 200 square feet of indoor usable floor area, plus 1 space for each 1,000 square feet of outdoor display area (*Zeeland, Mich., pop. 5,805*)

- 1 per 200 square feet of stall and customer circulation area (*Burlington, Vt., pop. 38,889*)

- 1 space for each 500 square feet of land area being used for display, plus 1 space for each employee (*Grosse Ile Township, Mich., pop. 10,894*)

Minimum: 1 space per 1,000 square feet of site area

Maximum: 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

optician and optical supply stores (see also *medical offices; retail use, unless otherwise specified*)

- 1 off-street parking space for each 200 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 1 parking space shall be provided for each 300 square feet of gross floor area (*Madison, Wisc., pop. 208,054*)
- 4 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)



optician and optical supply store

- 1 space per 500 square feet of sales area for first 2,000 square feet, plus 1 space per additional 200 square feet (*Humboldt County, Nev., pop. 16,106*)
- 1 per 800 square feet of land area being used for display, plus 1 per employee. In addition, spaces shall be provided for as required for retail sales within a building (*Canton, Mich., pop. 76,366*)
- 1 per 500 square feet of sales area for first 2,000 square feet, plus 1 per additional 2,000 square feet (*North Ogden, Utah, pop. 15,026*)
- 1 per 1,000 square feet of sales area for first 4,000 square feet, plus 1 per additional 2,000 square feet (*Winnemucca, Nev., pop. 7,174*)

Optician:

Minimum: 1 per 400 square feet of gross floor area

Maximum: 1 per 100 square feet of gross floor area

Optical goods retail:

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

orphanage (see also *group home for foster care*)

- 1 parking space for each 2 beds, plus 1 space for each employee, including nurses, working during maximum employment hours (*East Jordan, Mich., pop. 2,507*)
- 1 parking space for each 8 occupants. 1 space for each person regularly employed upon the premises, or 1

parking space for each 2,500 square feet of gross floor area, or 6 spaces, whichever is greater (*Biloxi, Miss., pop. 50,644*)

- 1 per every 4 beds, plus 1 per each employee on maximum shift (*Owensboro, Ky., pop. 54,067*)
- 1 space for every 3 beds, plus 1 space for every 300 square feet of administrative employee, and staff work area (*Raleigh, N.C., pop. 276,093*)
- 1 parking space for each 5 beds for patients (*Coral Springs, Fla., pop. 117,549*)
- 1 space for each employee, plus 1 space for each 6 beds (*Jacksonville, Fla., pop. 735,617*)

Minimum: 1 space for each 6 beds

Maximum: 1 space for each 2 beds (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 per 5 beds (*Gresham, Ore., pop. 90,205*)

outdoor display sales area (see also **open-air business**)

- 1 space for each 600 square feet of open sales per display area (*Duncanville, Tex., pop. 36,081*)
- 1 space for each 400 square feet of gross leasable area (*Spartanburg, S.C., pop. 39,673*)
- 1 space per 2,500 square feet or fraction thereof of land area net of any building, with a minimum of 8 spaces. Any buildings by use. All parking spaces to be in addition to sales inventory area (*Benbrook, Tex., pop. 20,208*)
- 1 space per 500 square feet of open sales per display (*Smithfield, Va., pop. 6,324*)
- 1 space for each 500 square feet of open sales and display area, plus 1 space for each employee (*Coconino County, Ariz., pop. 18,617*)
- 1 for each 500 square feet of site area exclusive of buildings (*Pearland, Tex., pop. 37,640*)
- 1 space for every 200 square feet of floor area for public use and 1 space for every 2 employees during shift of maximum employment (*Raleigh, N.C., pop. 276,093*)

Minimum: 1 space for each 500 square feet of outdoor display or sales area

Maximum: 1 space for each 300 square feet of outdoor display or sales area (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 0.3 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

outdoor seating area (see also **beer garden**)

- 1 per 150 square feet of outdoor seating area (*Fargo, N.Dak., pop. 90,599*)
- 1 space for each 3 outdoor seats provided (*Thomasville, Ga., pop. 18,162*)

outdoor storage area (see also **storage yard**)

- 1 parking space shall be provided for each 20,000 square feet of land devoted to outside storage (*St. Louis Park, Minn., pop. 44,126*)
- 1 space for each 2,000 square feet (*Seattle, Wash., pop. 563,374*)

Minimum: 1 per 600 square feet of gross floor area

Maximum: 1 per 350 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

outlet mall/store (see **shopping center uses**)

P

paint ball facility (see also *amusement enterprise* uses)

- 1 space per 3 persons based on the maximum occupancy, plus, 1 space per employee on the major shift (Smithfield, Va., pop. 6,324)

Indoor:

Minimum: 1 per 6 seats of 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats

Outdoor:

Minimum: 1 per 6 seats of 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats (San Antonio, Tex., pop. 1,144,646, which uses the term "laser hide-and-seek game")

paint store (see also *retail use, unless otherwise specified*)

- 1 parking space for each 200 square feet of gross floor area, plus 1 parking space for each 1,000 square feet of the facility devoted to outside operations or storage, exclusive of the parking area (Indianapolis, Ind., pop. 781,870)
- 3.29 spaces per 1,000 square feet of gross floor area (Helena, Mont., pop. 25,780)

- 4 per 1,000 square feet (Hickory, N.C., pop. 37,222)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (San Antonio, Tex., pop. 1,144,646)

palm reader (see *fortune telling establishment*)

paper products manufacturing (see also *manufacturing use, unless otherwise specified*)

- 2.5 parking spaces per 1,000 square feet of gross floor area (Naperville, Ill., pop. 128,358)
- 2 per each 3 employees (Racine, Wisc., pop. 81,855)

park (see also *recreation facility* uses)

- 50 acres or less:

Public assembly except gymnasiums, plus 1 parking space for each 100 square feet of floor area in the largest room in each gymnasium, plus 1 parking space for each 400 square feet of floor area in the remaining area of each building in the park, excluding parking structures, maintenance and utility buildings, and other structures not open to the public, plus 1 parking space for each one-half acre of developed park area up to 15 acres, plus 1 parking space for each additional acre of developed park area in excess of 15 acres

More than 50 acres:

The number of required parking spaces shall be based on the occupant load of each facility constructed, as determined by the building official using established standards where applicable. Where said standards are not available, the director of community development shall make the determination based on the recommendation of the director of parks and recreation. (Santa Clarita, Calif., pop. 151,088)



park

- Space equivalent to 1 percent of the total land area. Parking area available along park roads or private drives may be used to fulfill this requirement (*DeKalb, Ill.*, pop. 39,018)
- 1 space per 5,000 sq feet of land area (*Columbia, Mo.*, pop. 84,531)
- 1 parking space for each 2 employees, plus spaces in adequate number as determined by the planning and zoning commission to serve the visiting public (*Westmont, Ill.*, pop. 24,554)
- 1 per 2,200 square feet of land area (*Reno, Nev.*, pop. 180,480)
- 1 space per 4 visitors estimated peak service (*Kennett Township, Pa.*, pop. 6,451)
- 5 spaces (minimum) per acre, plus additional parking provided for major facilities. 1 space must be reserved for handicapped parking. Off-site parking can be used for supplemental parking. If the park site has a combination of uses with differing peak parking demands, a shared parking analysis can be prepared. (*Irvine, Calif.*, pop. 143,072)

Maximum: 4 spaces or 1 space per 20 vehicle parking spaces, whichever is greater (*Gresham, Ore.*, pop. 90,205)

park, passive use (see also **forest preserve**)

- 1 space for each 10,000 square feet of net land area (*San Fernando, Calif.*, pop. 23,564)
- Maximum:* 4 spaces or 1 space per 20 vehicle parking spaces, whichever is greater (*Gresham, Ore.*, pop. 90,205)

park, regional (see **forest preserve**; **park** uses)

park-and-ride lot

Maximum: 10 spaces or 1 space per 20 vehicle parking spaces, whichever is greater (*Gresham, Ore.*, pop. 90,205)



Bicycle Parking Standard: long-term: 1 per 50 daily boardings; short-term: none (*Jefferson County, Ky.*, pop. 693,604)

parsonage (see also **dwelling** uses; **rectory**)

- 1 parking space shall be provided for each 1,000 square feet of floor area (*Gurnee, Ill.*, pop. 28,834; *Racine, Wisc.*, pop. 81,855)

passenger terminal (see also **transportation terminal**)

- Such parking spaces as the planning commission shall deem to be adequate for employees, for the loading and unloading of passengers, and for spectators, visitors and others. (*North Kingstown, R.I.*, pop. 26,326)
- 1 per 100 square feet of public waiting area, plus 1 per 2 employees and 1 per transit vehicle (*Charleston County, S.C.*, pop. 309,969)

- 1 per employee, plus 4 per 1,000 square feet of terminal area (*St. Mary's County, Md.*, pop. 86,211)

pawn shop (see also **retail use, unless otherwise specified**; **second-hand store**)

- 1 per 250 square feet (*Henderson, Nev.*, 175,381; *Lenexa, Kans.*, pop. 40,238; *Yonkers, N.Y.*, pop. 196,086)
- 1 for each 300 square feet or 5 spaces, whichever is greater (*Memphis, Tenn.*, pop. 650,100)
- 1 space per 300 square feet (*Omaha, Nebr.*, pop. 390,007)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn.*, pop. 382,618)
- 1 per 600 square feet (*Owensboro, Ky.*, pop. 54,067)
- 4 per 1,000 square feet (*Rapid City, S.Dak.*, pop. 59,607; *Hickory, N.C.*, pop. 37,222)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 200 square feet of gross floor area (*Jefferson County, Ky.*, pop. 693,604)

Minimum: 1 per 350 square feet of gross floor area
Maximum: 1 per 250 square feet of gross floor area (*Glenville, N.Y.*, pop. 28,183)

performing arts school (see **educational facilities, school for the arts**)

personal services establishment (see also **commercial use, unless otherwise specified**)

- 1 space per 200 square feet of gross floor area or 2 per chair, whichever is greater (*Provo, Utah*, pop. 105,166)
- 1 space per 200 square feet of basement and first-floor gross floor area, plus 1 space per 300 square feet of any additional floor area for customer service (*Lycoming County, Pa.*, pop. 120,044)
- 1 per 200 square feet of floor area (*Charleston County, S.C.*, pop. 309,969)
- 1 space per 150 square feet of floor area (*Tonganoxie, Kans.*, pop. 2,728)
- 1 space per 200 square feet plus 1 space per employee (*Lenexa, Kans.*, pop. 40,238)
- 1 parking space for each 200 square feet of gross floor area (*Shasta County, Calif.*, pop. 163,256)
- 5 parking spaces per 1,000 square feet of gross leasable area (*Huntsville, Tex.*, pop. 35,078)
- 8 per 1,000 square feet of gross floor area (*Tampa, Fla.*, pop. 303,447)

Minimum: 3.2 spaces per 1,000 square feet of floor area

Maximum: 4.3 spaces per 1,000 square feet of floor area (*Gresham, Ore.*, pop. 90,205)



Bicycle Parking Standard: 0.3 spaces per 1,000 square feet of floor area (*Gresham, Ore.*, pop. 90,205)



Bicycle Parking Standard: 1 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

personnel employment service (see *employment agency*)

pest control (see *exterminator service*)

pet cemetery (see *cemetery, pet*)

pet grooming salon (see *animal grooming salon*)

pet shop

- 1 per 250 square feet (*Henderson, Nev., 175,381*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

If greater than 50,000 square feet, parking requirements for department per discount stores shall apply. Otherwise:

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

pharmacy (see also *drug store*)

- 1 space for each 150 square feet of gross floor area (*Grants Pass, Ore., pop. 23,003*)
- 1 parking space for each 275 square feet of retail sales, office, or work area, plus warehouse requirements for designated storage, receiving, and shipping area not open to the public (*Ormond Beach, Fla., pop. 36,301*)
- 3 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)

Minimum: 1 space for each 300 square feet of gross floor area used by pharmacist and related waiting areas, plus 1 space for each 250 square feet of gross floor area of retail space

Maximum: 1 space for each 200 square feet of gross floor area used by pharmacist and related waiting areas, plus 1 space for each 150 square feet of gross floor area of retail space (*Jefferson County, Ky., pop. 693,604*)



pharmacy, drugstore

Minimum: 1 per 350 square feet of gross floor area

Maximum: 1 per 250 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 0.3 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

petroleum products storage and processing facility (see also *industrial use, heavy*)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 2 per each 3 employees (*Racine, Wisc., pop. 81,855*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

philanthropic institution (see *eleemosynary institution*)

photo drop service (see also *commercial use, unless otherwise specified*)

- 1 reservoir space per window (*Shasta County, Calif., pop. 163,256*)
- 1 per each 660 square feet of floor area (*Eugene, Ore., pop. 137,893*)

photocopying service (see *copy shop*)

photo finishing laboratory (see also *industrial use, light*)

- 1 per employee, plus 1 per 200 square feet of floor area (*Charleston County, S.C., pop. 309,969*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

photography retail store (see also **retail use, unless otherwise specified**)

- 1 per 3 peak-shift employees (*Danville, Ill., pop. 33,904*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
 - Minimum:* 1 per 300 square feet of gross floor area
 - Maximum:* 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646; Glenville, N.Y., pop. 28,183*)

photography studio

- 1 off-street parking space for each 600 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 1 space for each 400 square feet of gross leasable area (*Spartanburg, S.C., pop. 39,673*)
- 3.5 parking spaces for each 1,000 square feet of gross leasable area shall be required for any individual, freestanding retail or service commercial use, unless listed separately in this section, in which case the parking requirement noted for that specific use shall be utilized. Provided, however, that in no case shall any individual use provide less than 5 parking spaces (*Indianapolis, Ind., pop. 781,870*)
- 4 per 1,000 square feet (*Hickory N.C., pop. 37,222*)
 - Minimum:* 1 per 300 square feet of gross floor area
 - Maximum:* 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)
 - Minimum:* 1 space for each practitioner occupying the site on a full-time basis, plus 1 space for every 3 students if classes are conducted on the site
 - Maximum:* 3 spaces for each practitioner occupying the site on a full-time basis, plus 1 space for every student if classes are conducted on the site (*Jefferson County, Ky., pop. 693,604*)
 - Minimum:* 1 per 350 square feet of gross floor area
 - Maximum:* 1 per 250 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

picnic area (see also **forest preserve; park** uses)

- Minimum of 1 parking space per table (*West Hempfield Township, Pa., pop. 15,128*)

picture framing establishment (see also **art gallery; retail use, unless otherwise specified**)

- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)
- 5 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)
 - Minimum:* 1 per 300 square feet of gross floor area
 - Maximum:* 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)
 - Minimum:* 1 space for each 250 square feet of gross floor area, with a minimum of 3 spaces
 - Maximum:* 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

pier, commercial (see also **amusement park** uses; **boat moorage facility; commercial use, unless otherwise specified**)

- 1 for every 2,000 square feet (*Cincinnati, Ohio, pop. 331,285*)

plant nursery (see **nursery**)**play lot** (see also **park**)

- 1 stall per 2,500 square feet (*San Mateo, Calif., pop. 92,482*)

police station

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 space for each 1,000 square feet of floor area (*St. Louis Park, Minn., pop. 44,126*)
- 2 spaces per 3 employees on the maximum shift, plus 1 space per vehicle customarily used in operations of the use or stored on the premises (*Ellisville, Mo., pop. 9,104*)
- 3 spaces per 1,000 square feet of gross floor area, plus an adequate number to allow 1 space per company vehicle, as determined by the police chief (*Bloomington, Ind., pop. 69,291*)
- 4 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)



Bicycle Parking Standard: 3 spaces (*Grand Junction, Colo., pop. 41,498*)

polo grounds (see also **athletic field**)

- 1 parking space for each 4 seats or seating spaces. (*Dona Ana County, N.Mex., pop. 174,682*)
- 1 per 5,000 square feet of gross land area (*Racine, Wisc., pop. 81,855*)

pool hall (see also **amusement enterprise, indoor**)

- 1 per billiard table (*North Ogden, Utah, pop. 15,026*)
- 1 space per 300 square feet (*Columbia, Mo., pop. 84,531*)
- 1 space per 3 persons based on the maximum occupancy, plus, 1 space per employee on the major shift (*Smithfield, Va., pop. 6,324*)
- 1 per 2 persons who may be legally admitted at one time based on the occupancy load established by local codes, plus 1 per employee, or 1 per 100 square feet of usable floor area, whichever is greater (*Canton, Mich., pop. 76,366*)
- 1 space for each 225 square feet of gross floor area, plus restaurant per bar seating requirements, as applicable (*Ormond Beach, Fla., pop. 36,301*)
- 1 space per 2 billiard tables, plus 1 space per 2 employees (*Humboldt County, Nev., pop. 16,106*)
- 4 parking spaces for each table (*Platte County, Mo., pop. 73,781*)

Minimum: 1 space for each 100 square feet of gross floor area

Maximum: 1 space for each 50 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per table

Maximum: 1.5 per table (*Glenville, N.Y., pop. 28,183*)

Minimum: 5 per 1,000 square feet of gross floor area

Maximum: 6 per 1,000 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

port and harbor facilities (see also **boat moorage facilities; marine terminal**)

- 0.7 spaces for every berth or mooring, 2 spaces for every 3 employees on the largest work shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises (*Quincy, Ill., pop. 40,366*)
- 1 for every 2,000 square feet (*Cincinnati, Ohio, pop. 331,285*)



port and harbor facilities

- 1 space for each 2 employees at maximum employment on a single shift, plus 1 space for each company vehicle operating from the premises, plus at least 25 spaces for the general public (*Berkeley County, S.C., pop. 142,651*)

post office (see also **cartage, express, delivery service**)

- 1 per 200 square feet of usable floor space, plus 1 per employee (*Canton, Mich., pop. 76,366*)
- 1 parking space for each 200 square feet of gross floor area, but not less than 3 parking spaces (*Big Rapids, Mich., pop. 10,849*)

- 1 for each 150 square feet of usable floor area (*Wixom, Mich., pop. 13,263*)
- 1 for every 100 square feet of floor area (*Wayland Township, Mich., pop. 2,013*)
- 1 parking space for each 25 square feet of customer floor area for the first 600 square feet, plus 1 parking space for each 180 square feet of customer floor area in excess of 600 square feet. In a multi-tenant building where the customer floor area exceeds 600 square feet a lesser requirement may be considered if it can be demonstrated that a lesser requirement will meet the parking needs of all uses. In no event shall the number of parking spaces be reduced to fewer than 24. (*St. Louis Park, Minn., pop. 44,126*)
- 1 parking space for each 200 square feet of floor area (*Scottsdale, Ariz., pop. 202,705*)
- 1.5 spaces per each 400 square feet of floor area, plus 1 space per each 2 employees on the shift of greatest employment (*Tega Cay, S.C., pop. 4,044*)
- 2 spaces per 3 employees on the maximum shift, plus 1 space per vehicle customarily used in operations of the use or stored on the premises (*Ellisville, Mo., pop. 9,104*)
- 1 space per employee on the major shift, plus 1 space per government-owned vehicle, plus 10 visitor spaces; or 1 space for each 200 square feet of gross floor area (*Edina, Minn., pop. 47,425*)
- 5 spaces, plus additional space for each 1,000 square feet of sales or display area (*Coconino County, Ariz., pop. 18,617*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 400 square feet of gross floor area

Maximum: 1 per 250 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 0.3 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

pre-school (see **educational facilities, nursery school**)



post office

print shop (see *copy shop*)**printing and publishing facility** (see also *blueprinting shop; copy shop*)

- 1 parking space for each employee on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than 1 parking space for each 1,000 square feet of floor area (*Frisco, Tex., pop. 33,714*)
- 1 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 1 parking space shall be provided for each 2 employees (*Gurnee, Ill., pop. 28,834*)
- 1 per 300 square feet of floor area (*Charleston County, S.C., pop. 309,969*)



Bicycle Parking Standard: 1.5 spaces per classroom (*Gresham, Ore., pop. 90,205*)

produce stand (see *farm stand*)**production studio** (see also *motion picture studio; radio, recording, and television studio; television studio*)

- 1 space per 1,000 square feet of gross floor area up to 20,000 square feet, plus 1 space per 2,000 square feet of gross floor area in excess of 20,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 per 400 square feet (*Henderson, Nev., 175,381*)
- 3.3 spaces for each 1,000 square feet of adjusted gross floor area (*Burbank, Calif., pop. 100,316*)



printing and publishing facility

- 1 space per 1,000 square feet (*Lenexa, Kans., pop. 40,238*)
- 2 spaces per 1,000 square feet, including incidental office area comprising less than 20 percent of the total floor area parking requirements for additional office area shall be calculated separately as required by this table for offices (*West Hollywood, Calif., pop. 35,716*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 3.4 spaces per 1,000 square feet of floor area
Maximum: 4.3 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per 400 square feet of gross floor area
Maximum: 1 per 250 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

- 3.5 spaces per 1,000 square feet for the first 25,000 square feet, plus 3 spaces for each additional 1,000 square feet (*West Hollywood, Calif., pop. 35,716*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 800 square feet

Maximum: 1 per 300 square feet (*Pittsburgh, Pa., pop. 334,563*)

Minimum: 2 spaces, plus 1 space for each employee on maximum shift

Maximum: 5 spaces, plus 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)

psychic (see *fortune telling establishment*)**publishing facility** (see *printing and publishing facility*)**pumpkin sales lot** (see *Halloween pumpkin sales lot*)

q, r

quarry (see also *mining operation*)

- 1 for every 1,000 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 1 space per 2 employees but no less than 10 spaces. (*Yonkers, N.Y., pop. 196,086*)
- 1 space per employee on the largest shift (*Johnson County, Ind., pop. 115,209*)
- 2 per 3 employees (*Faribault, Minn., pop. 20,818*)
- 2 parking spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle used in the operation of the use, or stored on the premises (*DeKalb County, Ill., pop. 88,969*)

Minimum: 1.5 spaces for each 2 employees on maximum shift

Maximum: 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)

quick oil change service (see *automobile maintenance, quick service establishment*)

racetrack, animal or machine (see also *go-cart track; grandstands*)

- 0.3 per seat (*Hickory, N.C., pop. 37,222*)
- 1 parking space shall be provided for each 4 seats provided (*Gurnee, Ill., pop. 28,834*)
- 1 per every 5 seats under maximum occupancy (*Owensboro, Ky., pop. 54,067*)
- 1 per 500 square feet of site area exclusive of buildings (*Granbury, Tex., pop. 5,718*)
- 1 per each 5 seats provided (*Racine, Wisc., pop. 81,855*)
- 1 space per every 3 seats (*Dover, Del., pop. 31,135*)
- 1 space for each 2 seats; 1 space for each 10 persons in designated standing areas (*Anne Arundel County, Md., pop. 489,656*)
- 1 for each 3 seats per patrons allowed to stand or 1 space per 40 square feet of spectator seating per standing areas, whichever is greater, plus 1 for each employee per nonspectator who will be present during performances excluding those arriving by buses. Bus parking is required when employees, nonspectators, or spectators will be arriving by bus. (*Collier County, Fla., pop. 251,377*)
- 1 motor vehicle parking space for each 3 seats and 1 motor vehicle parking space for each employee on the maximum shift (*Boca Raton, Fla., pop. 74,764*)

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

racetrack, motorcycle

- 50 per course (*Canton, Mich., pop. 76,366*)

racquetball court

- Every racquetball, tennis or similar court shall provide 2 parking spaces per court in addition to the parking requirements for the remainder of the facility (*Santa Clarita, Calif., pop. 151,088*)
- Minimum of 1 parking space per court, plus 1 per employee, plus 50 percent of the spaces normally required for accessory uses (*West Hempfield Township, Pa., pop. 15,128*)
- 2.5 spaces per court (*Niagara Falls, N.Y., pop. 55,593*)
- 3 per court (*El Paso County, Colo., pop. 516,929*)
- 3 for each court, plus the stalls required for additional uses on the site (*San Mateo, Calif., pop. 92,482*)
- 4 parking spaces shall be provided for each court, plus additional spaces as may be required herein for affiliated uses as retail stores, restaurants, etc. (*Gurnee, Ill., pop. 28,834*)

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 2.5 per court

Maximum: 4 per court (*Glenville, N.Y., pop. 28,183*)

radio, recording, and television studio (see also *broadcasting studio; production studio; recording studio; television studio*)

- 1 per employee on largest shift (*Tampa, Fla., pop. 303,447*)
- 1 space for each 300 square feet of gross floor area (*Durham, N.C., pop. 187,035; Lenexa, Kans., pop. 40,238*)
- 1 space per 1,000 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)
- 1 parking space shall be provided for each 250 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 1 space per 1,000 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)
- 1 space per employee (*Big Rapids, Mich., pop. 10,849*)
- 1.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 800 square feet

Maximum: 1 per 300 square feet (*Pittsburgh, Pa., pop. 334,563*)

Minimum: 1 per employee of largest shift
Maximum: 1.25 per employee of largest shift
 (Glenville, N.Y., pop. 28,183)

Minimum: 2 spaces, plus 1 space for each employee on maximum shift

Maximum: 5 spaces, plus 1 space for each employee on maximum shift (Jefferson County, Ky., pop. 693,604)

rail terminal

• 1 space per 2,000 square feet of floor area (Bend, Ore., pop. 52,029)

• 8 per 1,000 square feet of waiting area (Hillsborough County, Fla., pop. 998,948)

railroad freight terminal (see also **freight terminal**)

• 1 parking space shall be provided for each 2 employees (Madison, Wisc., pop. 208,054)

• 1 per 1,000 square feet (Hanover, N.H., pop. 10,850)

• 1 per 2,400 square feet (Cambridge, Mass., pop. 101,355)

• 2 parking spaces per each 3 employees (Naperville, Ill., pop. 128,358)

railroad passenger station (see also **transit station; transportation terminal**)

• 1 space for each 3 employees of the maximum working shift, plus the number of additional spaces prescribed by the zoning administrator or county planning commission (Kings County, Calif., pop. 129,461)

• 1 per 100 square feet of waiting area (Gaithersburg, Md., pop. 52,613)

• 1 per 100 square feet (Hanover, N.H., pop. 10,850)

• 1 per 100 square feet of public waiting area, plus 1 per 2 employees and 1 per transit vehicle (Charleston County, S.C., pop. 309,969)

railyard

• 0.6 per employee (Hickory, N.C., pop. 37,222)

• 1 per 2,400 square feet (Cambridge, Mass., pop. 101,355)

• 1 space for each 3 employees of the maximum working shift, plus the number of additional spaces prescribed by the zoning administrator or county planning commission (Kings County, Calif., pop. 129,461)

• 1 per 550 square feet of building area (Reno, Nev., pop. 180,480)

• 1 parking space shall be provided for each 2 employees (Madison, Wisc., pop. 208,054)

• 2 parking spaces shall be provided for each 3 employees (Gurnee, Ill., pop. 28,834)

ranch

• 1 space per every 2 horse stalls (Scottsdale, Ariz., pop. 202,705; Collier County, Fla., pop. 251,377)

• 1 parking space for each sleeping room or rental unit (Dona Ana County, N.Mex., pop. 174,682)

reading room (see also **book store**)

• 1 per 600 square feet (Owensboro, Ky., pop. 54,067)

• 1 off-street parking space provided for each 600 square feet of gross floor area (Denver, Colo., pop. 554,636)

• 5 parking spaces for every 1,000 square feet of gross floor area, 1 space for every 6 seats in an accessory auditorium, and 2 spaces for every 3 employees on the maximum shift. (DeKalb County, Ill., pop. 88,969)

• 1 space per 500 square feet of floor area (Grants Pass, Ore., pop. 23,003)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 125 square feet of gross floor area (San Antonio, Tex., pop. 1,144,646)

real estate office (see also **temporary office building for construction/real estate**)

• 1 parking space for each 250 square feet of gross floor area (Redding, Calif., pop. 80,865)

• 1 space for each 200 square feet of floor area, plus 1 space for each employee (Sugar Creek Township, Ohio, pop. 3,894)

• 3.5 per 1,000 square feet (Hickory, N.C., pop. 37,222)

recording studio (see **broadcasting studio; production studio, radio recording and television studio**)

[Editor's note: for all recreation uses, see also **amusement enterprise** uses; **athletic field; ball field; court** uses; **health club; park** uses]

recreation facility

• 1 per 4 occupants or, in the case of a nonstructural facility, 1 per 4 persons the facility is intended to accommodate (Dartmouth, Mass., pop. 30,666)

Minimum: 1 per 600 square feet of gross floor area

Maximum: 1 per 500 square feet of gross floor area (San Antonio, Tex., pop. 1,144,646)



Bicycle Parking Standard: 1 per 10 auto spaces (Madison, Wisc., pop. 208,054)

recreation facility, commercial

• 1 space for each 4 seats or 4-person capacity, or as adjusted by the zoning administrator as part of the conditional use permit, not to exceed a 30 percent reduction (Palo Alto, Calif., pop. 58,598)

• 1 space per 100 square feet of recreation area (Kennewick, Wash., pop. 54,693)

• 1 space for each 150 square feet of gross floor, building, or ground area, or: 1 space for each 4 seats or facilities available for patron use, whichever . . . is the greatest (Spalding County, Ga., pop. 58,417)

recreation facility, commercial and private

- 1 space for each 4 seats or 4-person capacity, or as adjusted by the zoning administrator as part of the conditional use permit, not to exceed a 30 percent reduction (*Palo Alto, Calif., pop. 58,598*)
- 5 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)

Minimum: 1.5 per 1,000 square feet of gross floor area

Maximum: 10 per 1,000 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

recreation facility, commercial indoor

- 1 parking space for each 250 square feet of gross floor area (*Plainfield, Ind., pop. 18,396*)

recreation facility, commercial outdoor

- 1 parking space for each 200 square feet of gross floor area, plus 1 parking space for each 600 square feet of site area accessible to the public, exclusive of the parking area (*Plainfield, Ind., pop. 18,396*)

recreation facility, indoor

- 1 space for each 4 persons in designed capacity (*Jacksonville, N.C., pop. 66,715*)
- 1 space per 300 square feet (*Columbia, Mo., pop. 84,531*)
- 1 space for every 5 seats or 1 space for every 5 persons of maximum occupancy capacity of building or assembly place, whichever is greater specifically listed on this schedule (*Raleigh, N.C., pop. 276,093*)
- 1 space per 300 square feet of gross floor area (*St. Helens, Ore., pop. 10,019*)
- 1 space for each 125 square feet of floor (*Pearland, Tex., pop. 37,640*)
- 1 per 150 square feet of rink, court, or other recreation area (*Faribault, Minn., pop. 20,818*)
- 1 per 50 square feet (*Concord, N.H., pop. 40,687*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 100 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

recreation facility, outdoor

- 1 space for each 4 persons in designed capacity (*Jacksonville, N.C., pop. 66,715*)
- 1 space per 100 square feet, plus 1 space for every 2 employees (*St. Helens, Ore., pop. 10,019*)

recreation vehicle (RV) park (see also **campground**)

- 1 per recreational vehicle space not including parking space for RV (*El Paso County, Colo., pop. 516,929*)
- 1 space per vehicle (*St. Cloud, Minn., pop. 59,107*)
- 1 per each unit, plus 1 guest space for every 10 recreational vehicle sites, plus 1 space for each employee (*Reno, Nev., pop. 180,480*)

- 1 per camp space (*Hickory, N.C., pop. 37,222*)

- 1 space for recreation vehicle stall, plus 1 space for each 2 employees (*Thomasville, Ga., pop. 18,162*)

- 1.1 spaces for each recreational vehicle space (*Phoenix, Ariz., pop. 1,321,045*)

recreation vehicle (RV) sales establishment (see also **camper sales and services establishment; trailer sales and rental establishment**)

- 1 space per 2,000 square feet of sales area (*Bloomington, Ind., pop. 69,291*)
- 1 per 300 square feet of gross floor area, plus 1 per 1,000 square feet of outside sales per display area (*Faribault, Minn., pop. 20,818*)
- 5 per 1,000 square feet of gross floor area, plus 1 per 2,000 square feet of gross land area (*Racine, Wisc., pop. 81,855*)
- 5 off-street parking spaces for the first 5,000 square feet of net lot area, or fractional part thereof and 1 parking space for each additional 500 square feet of net lot area so used. These spaces shall be reserved for customer and employee parking only, and shall be labeled as such (*Dade County, Fla., pop. 2,253,362*)

rectory (see also **dwelling** uses; **parsonage**)

- 1 per dwelling unit (*Cambridge, Mass., pop. 101,355*)
- 1 parking space shall be provided for each 1,000 square feet of floor area (*Gurnee, Ill., pop. 28,834; Schaumburg, Ill., pop. 75,386*)
- 2 spaces per house (*Yonkers, N.Y., pop. 196,086*)

recycling center (see also **composting facility**)

- As approved by conditional use permit, but not less than 1 space per 1,000 square feet of gross floor area up to 20,000 square feet, plus 1 space per 2,000 square feet of gross floor area in excess of 20,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 space per employee (*Sunnyvale, Calif., 131,760*)
- 1 space for each employee, plus 1 space for each 500 square feet of gross floor area (*Coconino County, Ariz., pop. 18,617*)
- 1 per 10,000 square feet of lot area, plus 1 per company vehicle (*York, Pa., pop. 40,862*)
- 1 space per employee on the major shift, plus a sufficient number of spaces to accommodate all persons who may be at the establishment at any 1 time under normal operating conditions (*Smithfield, Va., pop. 6,324*)
- 1 per 500 square feet, minimum of 5 (*Burlington, Vt., pop. 38,889*)
- 1 per 500 square feet of gross floor area, plus 1 per 5,000 square feet of outside storage area (*Concord, N.H., pop. 40,687*)

- 1 per each 1,000 square feet of processing space, excluding outside storage areas; or, 1 per each 2 employees (maximum on-duty at day or night), whichever is greater, plus the applicable standard for each nonprocessing use with a minimum of 4 (*Carrollton, Tex., pop. 109,576*)
- 1 space per 200 square feet of office space, plus 1 space per 250 square feet of warehouse and maintenance area, plus 1 space per 10,000 square feet (*Palm Beach County, Fla., pop. 1,131,184*)
- 5 spaces or 1 space per 500 square feet of enclosed area (*Provo, Utah, pop. 105,166*)
 - Minimum:* 1 per employee of largest shift
 - Maximum:* 1.5 per employee of largest shift (*Glenville, N.Y., pop. 28,183*)

recycling collection, drop-off

- 1 per recycle collection container (*Charleston County S.C., pop. 309,969*)
- 2 spaces per station (*Palm Beach County, Fla., pop. 1,131,184*)

recycling plant (see also **composting facility; industrial** uses)

- 1 space per 200 square feet of office space, plus 1 space per employee (*Palm Beach County, Fla., pop. 1,131,184*)

religious institution (see **chapel; church; convent; monastery; mosque; religious retreat; seminary; synagogue; temple**)**religious retreat** (see also **convent/monastery; seminary**)

- 1 parking space shall be provided for each 1,000 square feet of floor area (*Gurnee, Ill., pop. 28,834; Racine, Wisc., pop. 81,855*)
- 1 space per 3 beds (*Minneapolis, Minn., pop. 382,618*)
- 1 space per employee, plus 1 space per vehicle parked on premises, plus 1 space per 4 visitors (*Yonkers, N.Y., pop. 196,086*)

repair service establishment

- 1 space per 300 square feet of gross floor area plus repair services (*Provo, Utah, pop. 105,166*)
- 1 space per 400 square feet (*Colorado Springs, Colo., pop. 360,890*)
- 1 space per 500 square feet of gross floor area (*St. Helens, Ore., pop. 10,019*)



Bicycle Parking Standard: 0.3 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 500 square feet (*Grand Junction, Colo., pop. 41,498*)

research laboratory

- 1 per 300 square feet of gross floor area (*Faribault, Minn., pop. 20,818*)

- 1 space per 250 square feet (*Lenexa, Kans., pop. 40,238*)
- 1 per each 1,250 square feet of gross floor area (*Kansas City, Mo., pop. 441,545*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)
- 1 per 300 square feet of office area, plus 1 per 500 square feet of other areas or 1 per employee of largest work-shift, whichever is greater, plus 3 for visitors (*Collier County, Fla., pop. 251,377*)
- 1 per 400 square feet (*Henderson, Nev., 175,381*)
- 1 space for each 23.2 square meters (250 square feet) of gross floor area (*Palo Alto, Calif., pop. 58,598*)
- 1.4 per employee (*Tampa, Fla., pop. 303,447*)
- 1.5 spaces per 1,000 square feet of gross floor area (*Lakewood, Colo., pop. 144,126*)
- 2 parking spaces for each 3 employees on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith (*Dona Ana County, N.Mex., pop. 174,682*)

Minimum: 1 per 1,000 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 500 square feet above first 2,400 square feet

Maximum: 1 per 200 square feet (*Pittsburgh, Pa., pop. 334,563*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

Minimum: 3 spaces per 100 square feet of floor area
Maximum: 3.8 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.3 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 0.5 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

research park (see also **industrial park; office park**)

- 1.5 spaces per 1,000 square feet of gross floor area (*Lakewood, Colo., pop. 144,126*)

residential care facility (see **elderly housing; residential care facility**)**resort**

- 1 parking space for each 1 guest room or dwelling unit (*Scottsdale, Ariz., pop. 202,705*)
- 1 per 2 members, plus spaces required each accessory use (*Bloomington, Ind., pop. 69,291*)
- 1 for each 2 persons employed, plus 1 per guest room (*Pima County, Ariz., pop. 843,746*)
- 1.75 spaces per dwelling unit (*Destin, Fla., pop. 11,119*)

resort hotel (see also **hotel**; **time-share unit**)

- At least 1 off-street parking space per guest room for the first 500 guest rooms in any establishment. In addition, 1 off-street parking space shall be provided and maintained per 2 guest rooms in excess of 500 guest rooms in any establishment. 1 off-street parking space shall be provided and maintained per 4 guest rooms in excess of 1,000 guest rooms in any establishment (*Mesquite, Nev., pop. 9,389*)
- 1 per guest room up to 500, plus 1 per 2 guest rooms over 500 up to 1,000, plus 1 per 4 guest rooms over 1,000, plus 6 per 1,000 square feet for all areas accessible to the public except convention facilities and areas not accessible to the public; 1 per 1,000 square feet for convention facilities and areas not accessible to the public (*Clark County, Nev., pop. 1,375,365*)
- 1 parking space for every 60 square feet of usable public floor area of restaurants, dining rooms, bars and dancing areas and places where the public is served, with an additional 20 percent for employee parking. 1 parking space for every 400 square feet of usable floor area, for commercial accessory uses. For places of public assembly, 1 space for every 5 seats, if seats are fixed or 1 space for 50 square feet of general assembly area (*Scottsdale, Ariz., pop. 202,705*)

restaurant (see also **café**; **cafeteria**)

- 1 space for each 4 seats provided for patron use (*Savannah, Ga., pop. 131,510*)
- 1 parking space shall be provided for each 200 square feet of floor area (*Park Ridge, Ill., pop. 37,775*)
- 1 space per 4 seats or 1 per 100 square feet of gross floor area, including outside seating (*Provo, Utah, pop. 105,166*)

- 1 space per 100 square feet (*Columbia, Mo., pop. 84,531*)
- 1 parking space for each 250 square feet of gross floor area or 1 space for every 4 seats based upon the capacity of the fixed or movable seating area, whichever is greater (*Shasta County, Calif., pop. 163,256*)
- 1 per 150 square feet for first 2,500 square feet, plus 1 per 100 square feet over 2,500 square feet (*Blue Springs, Mo., pop. 48,080*)
- 1 space per 75 square feet (*Lenexa, Kans., pop. 40,238*)
- 1 per 100 square feet of customer service area (*Henderson, Nev., 175,381*)
- 1 space per 3-person capacity in dining area (*Kearney, Nebr., pop. 27,431*)
- 1 space for every 3 seats under maximum seating arrangement (minimum of 5 spaces) (*Farmers Branch, Tex., pop. 27,508*)
- 1 space for each 100 square feet of gross floor area, sale or consumption of food or beverage but not less than 10 spaces for each such establishment (*Coconino County, Ariz., pop. 18,617*)
- 1 parking space per 2 seats based on the legal seating capacity of the facility (including seasonal outdoor seating), plus 1 space for each employee on the largest shift, plus 1 space per 100 square feet of function space not designed for eating, plus 1 space for each 6 square feet of waiting area (*Bellingham, Mass., pop. 15,314*)
- 7.5 spaces per 1,000 square feet of gross floor area (*Middleburg, Va., pop. 632*)
Minimum: 1 per 100 square feet of gross floor area
Maximum: 1 per 40 square feet of gross floor area
(San Antonio, Tex., pop. 1,144,646)



restaurant

Outside dining area subject to same requirements as indoor dining. Otherwise:

Minimum: 1 space for each 125 square feet of gross floor area

Maximum: 1 space for each 75 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 125 square feet above first 2,400 square feet

Maximum: 1 per 75 square feet (*Pittsburgh, Pa., pop. 334,563*)

Minimum: 1 per 4 seats

Maximum: 1 per 2.5 seats (*Glenville, N.Y., pop. 28,183*)

Minimum: 8 spaces per 1,000 square feet of floor area

Maximum: 19.1 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 1 space per 1,000 square feet floor area (*Gresham, Ore., pop. 90,205*)

restaurant, carry-out

- 1 parking space for each 250 square feet where expressly allowed by a variance approved in accordance with Section 17350 (*Santa Clarita Calif., pop. 151,088*)



carry-out restaurant

- 1 for each employee and 1 for each (with no eating on premises) 60 square feet of usable floor area with a minimum of 4 spaces (*East China Township, Mich., pop. 3,630*)

Minimum: 1 space for each 200 square feet of gross floor area

Maximum: 1 space for each 125 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: long-term: 2, or 1 per 50 employees; short-term: 4, or 1 per 50 seats (*Jefferson County, Ky., pop. 693,604*)

restaurant, drive-in (see also *drive-in use, not otherwise specified*)

- 1 per 50 square feet of floor; minimum of 12 (*Pearland, Tex., pop. 37,640*)
- 1 off-street parking space per each forty (40) square feet of non-automobile dining or drinking area shall

include all the floor area, except restrooms, kitchens, sculleries, storage, and equipment areas (*San Juan Capistrano, Calif., pop. 33,826*)

- 3 spaces for each 9.3 square meters (100 square feet) of gross floor area (*Palo Alto, Calif., pop. 58,598*)

restaurant, drive-thru (see *restaurant, fast food*)

restaurant, fast-food (see also *drive-thru use, not otherwise specified*)

- 1 per 100 square feet, plus 3 stacking spaces for drive-thru window (*Provo, Utah, pop. 105,166*)



fast-food restaurant

- 1 space per 75 square feet; 1 space per 100 square feet if no customer service per dining area; minimum of 10 spaces required (*Lenexa, Kans., pop. 40,238*)
- 1 parking space for each 50 square feet of gross floor area (*Shasta County, Calif., pop. 163,256*)
- 1 space per 100 square feet (*Columbia Mo., pop. 84,531*)
- 1 per 75 square feet of customer service or dining area; 1 per 200 square feet if no customer service or dining area, plus staking spaces (*Blue Springs, Mo., pop. 48,080*)
- 1 parking space for each 200 square feet of leasable area, plus 1 parking space for each 4 seats provided for patron use. 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-thru 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. All queuing shall be contained on private property and shall not be allowed on the public. (*Savannah, Ga., pop. 131,510*)
- Minimum:* 1 per 3.5 seats
- Maximum:* 1 per 2 seats (*Glenville, N.Y., pop. 28,183*)

Minimum: 6 spaces per 1,000 square feet of floor area

Maximum: 12.4 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 1 space per 1,000 square feet (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

restaurant, sit down (see *restaurant*)

retail sales establishment, bulk merchandise (see also *wholesale establishment* uses)

- A minimum of 5 and a maximum of 7 spaces for each 1,000 square feet of gross floor area, depending upon the nature of the specific project (*Redondo Beach, Calif., pop. 63,261*)

- 1 space for each 200 square feet of gross floor area (*Las Cruces, N.Mex., pop. 74,267*)

Minimum: 1 space per 1,000 square feet of floor area

Maximum: 1.3 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.3 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 3 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

retail showroom (see also *interior decorating showroom*)

- 1 space for each 500 square feet of showroom per display area, plus 1 space for each employee; additional parking required for associated warehouse area (*Coconino County, Ariz., pop. 18,617*)
- 1 per 2,000 square feet of gross floor area (*Washington, N.C., pop. 9,583*)

retail use, unless otherwise specified (see also *commercial use, unless otherwise specified*)

- Less than 50,000 square feet: 1 for each 200 square feet of gross floor area; between 50,001 and 100,000 square feet: 1 for each 250 square feet of gross floor area; Between 100,001 and 400,000 square feet: 1 for each 300 square feet of gross floor area; more than 400,000 square feet: 1 for each 350 square feet of gross floor area (*Clinton Township, Mich., pop. 95,648*)
- Retail sales establishment under 150,000 square feet: 1 space per 200 square feet. Retail sales establishment 150,000 square feet or greater: 1 space per 300 square feet (*Johnson County, Ind., pop. 115,209*)
- 1 space for each 200 square feet of gross floor area (*Coconino County, Ariz., pop. 18,617*; *Pearland, Tex., pop. 37,640*; *Door County, Wisc., pop. 27,961*)

- 1 per 250 square feet of gross floor area, plus 1 per employee (*Dartmouth, Mass., pop. 30,666*)

- 1 parking space per 250 square feet of floor area (*Miami County, Kans., pop. 28,351*)

- 1 space for every 300 square feet of gross floor area (*Thomasville, Ga., pop. 18,162*)

- 1 space per 200 square feet net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet. The wholesale component of any industrial, manufacturing, or warehousing facility shall provide parking based on requirements for retail sales establishments. Discount stores, wholesale outlets and “superstores” marketing as wholesale establishments shall provide parking based on requirements for retail sales establishments. (*Smithfield, Va., pop. 6,324*)

- 1 space per 200 square feet of floor area used or designed for sales on ground floor, plus 1 space per 300 square feet of floor area used or designed for sales on all other floors, plus 1 space per each 2 employees (*Tega Cay, S.C., pop. 4,044*)

- 1 parking space for each 200 square feet of gross floor area (*Shasta County, Calif., pop. 163,256*)

- 1 space per 200 square feet of floor area used or designed for sales on ground floor, plus 1 space per 300 square feet of floor area used or designed for sale on all other floors (*Kennett Township, Pa., pop. 6,451*)

- 4 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)

- 5 per 1,000 square feet net floor area for the first 1,000,000 square feet net floor area; 4.5 per 1,000 square feet net floor area for 1,000,001 to 1,500,000 square feet net floor area; 4 per 1,000 square feet net floor area for 1,500,001 or more square feet net floor area per building (*Schaumburg, Ill., pop. 75,386*)

Minimum: 1 per 500 square feet above first 2,400 square feet

Maximum: 1 per 175 square feet (*Pittsburgh, Pa., pop. 334,563*)

Minimum: 1 per 350 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)

Minimum: 3.6 spaces per 1,000 square feet of floor area

Maximum: 5.1 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.3 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: long-term: 2, or 1 per 50,000 square feet of gross floor area; short-term: 2, or 1 per 25,000 square feet of

gross floor area; businesses below 3,000 square feet of gross floor area are exempt from bicycle parking requirements (*Jefferson County, Ky.*, pop. 693,604)

Bicycle Parking Standard: 0.3 per 1,000 square feet (*Tigard, Ore.*, pop. 41,223)

retirement housing (see also **elderly housing**)

- 0.5 per 1-bedroom unit; 1 per 2-bedroom or larger unit (*Charleston County, S.C.*, pop. 309,969)

- 0.75 per 1-bedroom unit; 1 per 2-bedroom unit; 1.5 per 3-bedroom and larger units (*Charleston County, S.C.*, pop. 309,969)

- 1 space per dwelling unit, an additional 5 percent of the total residents' spaces shall be provided for visitors, plus parking as may be required for accessory uses (*Ormond Beach, Fla.*, pop. 36,301)

- 1 space per 6 beds (*Grants Pass, Ore.*, pop. 23,003)

Minimum: .5 spaces for each dwelling unit, plus 1 space for each 2 employees on maximum shift

Maximum: 1.5 spaces for each dwelling unit, plus 1 space for each employee on maximum shift (*Jefferson County, Ky.*, pop. 693,604)

Minimum: 0.8 per dwelling

Maximum: 1.25 per dwelling (*Glenville, N.Y.*, pop. 28,183)

riding school (see also **stables**)

- Minimum of 1 parking space per 2 stalls, plus 1 per every 4 seats of spectator seating (*West Hempfield Township, Pa.*, pop. 15,128)

- 1 per 4 stalls (*Henderson, Nev.*, 175,381)

- 1 per 3.5 classroom seats or 1 per every 3 stables (*Eugene, Ore.*, pop. 137,893)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex.*, pop. 1,144,646)

rifle range (see also **archery range; shooting range**)

- A minimum of 5 spaces, plus 1 space per firing position (*Raleigh, N.C.*, pop. 276,093)

- 1 space per station (*Columbia, Mo.*, pop. 84,531; *Provo, Utah*, pop. 105,166)

- 1 parking space shall be provided for each 2,000 square feet of gross land area (*Gurnee, Ill.*, pop. 28,834)

- 2 per target area or 1 per 5 seats, whichever is greater (*Topeka, Kans.*, pop. 122,377)

- 3 per 1,000 square feet of gross floor area, plus 3 per 1,000 square feet of gross land area (*Racine, Wisc.*, pop. 81,855)

Indoor:

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats

Outdoor:

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats (*San Antonio, Tex.*, pop. 1,144,646)

Minimum: 1 per target area

Maximum: 1.5 per target area (*Glenville, N.Y.*, pop. 28,183)

riverboat gambling establishment (see **gaming, riverboat casino; gaming establishment**)

roadside stand

- 1 per 250 square feet of retail floor area but none required if less than 100 square feet (*Dartmouth, Mass.*, pop. 30,666)

- 3 per 1,000 square feet (*Hickory, N.C.*, pop. 37,222)

- 4 spaces per establishment (*Ulysses, Kans.*, pop. 5,960)

- 6 spaces per establishment (*Greenbrush Township, Mich.*, pop. 1,499; *Canton, Mich.*, pop. 76,366)

Minimum: 3 spaces

Maximum: 8 spaces (*Glenville, N.Y.*, pop. 28,183)

rodeo

- 1 parking space shall be provided for each 4 seats provided (*Gurnee, Ill.*, pop. 28,834; *Dona Ana County, N.Mex.*, pop. 174,682)

- 1 per each 5 seats provided (*Racine, Wisc.*, pop. 81,855)

- 1 per 4 seats (*Bloomington, Ind.*, pop. 69,291)

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area (*San Antonio, Tex.*, pop. 1,144,646)

roller rink (see also **ice rink; recreation facility** uses)

- 0.3 per seat or 1 per 100 square feet (*Hickory, N.C.*, pop. 37,222)

- 1 parking space for each 200 square feet of gross floor area in the building (*Plainfield, Ind.*, pop. 18,396)

- 1 space per 200 square feet of gross floor area (*Provo, Utah*, pop. 105,166)

- 1 space per 200 square feet (*Columbia, Miss.*, pop. 6,603)

- 1 space per 200 square feet of skating area (*Raleigh, N.C.*, pop. 276,093)

- 1 space for each 3 seats; or 1 space for each 50 square feet of rink area (*Coconino County, Ariz.*, pop. 18,617)

- 1 per 4 seats of capacity (*East Greenwich, R.I.*, pop. 12,948; *Anne Arundel County, Md.*, pop. 489,656)

- 6 spaces per 1,000 square feet of gross floor area (*Genoa Township, Mich.*, pop. 15,901)

Minimum: 5 per 1,000 square feet of gross floor area

Maximum: 7 per 1,000 square feet of gross floor area (*San Antonio, Tex.*, pop. 1,144,646)

Minimum: 4 spaces per 1,000 square feet of floor area
Maximum: 5 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 300 square feet of gross floor area

Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 150 square feet of skating area

Maximum: 1 per 100 square feet of skating area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 0.4 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

rooming house (see also **boarding house**; **lodging house**)

- At least 1 parking space for each of the first 40 individual guest rooms or suites; 1 additional parking space for every 2 guest rooms or suites thereafter (*Dade County, Fla., pop. 2,253,362*)
- 1.5 spaces for each sleeping room (*Cocoa Beach, Fla., pop. 12,482*)
- 2 spaces, plus 1 space for each room for rent (*Bloomington, Ind., pop. 69,291*)
- 2 parking spaces for each 3 persons for whom sleeping accommodations are provided (*St. Louis Park, Minn., pop. 44,126*)

Minimum: 0.3 per room

Maximum: 1 per room (*San Antonio, Tex., pop. 1,144,646*)

Minimum: .75 spaces for each bedroom

Maximum: 1.5 spaces for each bedroom (*Jefferson County, Ky., pop. 693,604*)

rowhouse (see also **dwelling** uses; **townhouse**)

- 2 per dwelling unit (*Yonkers, N.Y., pop. 196,086*)

Minimum: 1 per unit

Maximum: 2 per unit (*San Antonio, Tex., pop. 1,144,646*)

S

sales office for model home (see *model home sales unit*)

salvage yard (see *automobile salvage yard; junk yard*)

sand and gravel operation (see *quarry*)

sanitarium/sanitorium (see also *clinic; convalescent center; health care facility; hospital*)

- 1 space per 2.25 beds. (*Sunnyvale, Calif., pop. 131,760*)
- 1 space per bed for first 100 beds; 1 space per 2 beds for next 100 beds; 1 space per 4 beds thereafter (*Columbia, Mo., pop. 84,531*)
- 1 space per 2 beds, plus 1.5 spaces per 1 emergency room bed (*Bloomington, Ind., pop. 69,291*)
- 1 for each 3 beds (*Dansville, N.Y., pop. 4,832*)
- 2.37 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
 - Minimum:* 0.5 space per bed based on maximum capacity
 - Maximum:* 0.6 space per bed based on maximum capacity (*Gresham, Ore., pop. 90,205*)
 - Minimum:* 1 per 400 square feet of gross floor area
 - Maximum:* 1 per 100 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)
 - Minimum:* 1 space for each 6 beds
 - Maximum:* 1 space for each 2 beds (*Jefferson County, Ky., pop. 693,604*)
 - Minimum:* 1 per 3 beds
 - Maximum:* 1 per 2 beds (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 space per 20 beds for first 100 units; 1 per 40 beds thereafter. (*Gresham, Ore., pop. 90,205*)

sauna bath (see also *bathhouse; health spa*)

- 1 per each 3 patrons based on maximum occupancy as established by local, county or state fire, building or health codes, whichever is greater, plus 1 space per employee at peak shift, plus such space as required for affiliated uses such as but not limited to restaurants, bars, pro shops, satellite therapy services, and the like (*Beverly Hills, Calif., pop. 33,784*)
- 1 parking space for each 3 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, plus 1 space per employee. In those instances where memberships are provided for, not less than 1 space per each 5 memberships shall be provided, plus 1 space per employee or 1 space for each 2 clothing lockers,

plus 1 space per employee whichever is the larger (*South Lyon, Mich., pop. 10,036*)

- 1 parking space for each 3 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes, plus 1 space per employee. In those instances where memberships are provided for, not less than 1 space per each 4 memberships shall be provided, plus 1 space per employee (*Wixom, Mich., pop. 13,263*)

sawmill (see also *industrial use, unless otherwise specified; lumberyard; paper products manufacturing establishment*)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 per employee, plus 1 per commercial vehicle, plus 1 per 400 square feet of floor area (*Charleston County, S.C., pop. 309,969*)

school (see *educational facilities*)

second-hand store (see also *antique shop; consignment clothing store; pawn shop*)

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 for each 300 square feet of floor area or 5 spaces, whichever is greater, plus 1 for each business vehicle (*Memphis, Tenn., pop. 650,100*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
 - Minimum:* 1 per 300 square feet of gross floor area
 - Maximum:* 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)
 - Minimum:* 1 per employee of largest shift
 - Maximum:* 1.25 per employee of largest shift (*Glenville, N.Y., pop. 28,183*)

self-storage facility (see also *miniwarehouse*)

- Minimum of 5 additional spaces or 1 space per 100 storage units, whichever is greater (*Jupiter, Fla., pop. 39,328*)
- 1 space per 20 rental units, plus 2 spaces for the office; rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage (*Columbia, Mo., pop. 84,531*)
- 1 space per 75 storage bays; minimum of 3 spaces (*Lenexa, Kans., pop. 40,238*)
- 1 parking space for every 2,000 square feet of storage space (*Santa Clarita, Calif., pop. 151,088*)
- 1 per 5 storage bays or 1 per 1,000 square feet, whichever produces more spaces (*Blue Springs, Mo., pop. 48,080*)
- 1 space per 900 square feet of gross floor area (*Mesa, Ariz., pop. 396,375*)
 - Minimum:* 1 space per 1,000 square feet of site area
 - Maximum:* 1.3 spaces per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per 200 square feet of gross floor area
Maximum: 1 per 100 square feet of gross floor area
 (Glenville, N.Y., pop. 28,183)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (Gresham, Ore., pop. 90,205)

Bicycle Parking Standard: 1 per 40 storage units (Tigard, Ore., pop. 41,223)

seminary (see also **convent/monastery; religious retreat**)

- 1 space per 300 square feet of gross floor area (Yonkers, N.Y., pop. 196,086)
- 1 parking space shall be provided for each 1,000 square feet of floor area (Gurnee, Ill., pop. 28,834)

senior center (see also **community center**)

Minimum: 2 spaces per 1,000 square feet of floor area

Maximum: 2.5 spaces per 1,000 square feet of floor area (Gresham, Ore., pop. 90,205)



Bicycle Parking Standard: 0.2 spaces per 1,000 square feet of floor area (Gresham, Ore., pop. 90,205)

servant quarters (see **accessory structure**)

service station (see **automobile maintenance, quick service establishment; automobile repair service establishment; gas station; motor vehicle repair service establishment**)

sewage treatment facility (see also **utility facility**)

- A parking area equal to one-fourth of the gross floor area in all structures containing the use by right (Denver, Colo., pop. 554,636)
- 1 per vehicle normally required to service each facility (York, Pa., pop. 40,862)
- 1 parking space shall be provided for each 2 employees, plus parking spaces in adequate number, as determined by the zoning administrator, to serve the public (Madison, Wisc., pop. 208,054)
- 1 space for each 3 employees of the maximum working shift, plus 1 space for each 3 company vehicles using the site (Kings County, Calif., pop. 129,461)
- 1 per employee (Gaithersburg, Md., pop. 52,613)
- 1 per 400 square feet devoted to office use, plus 1 per 800 square feet devoted to other uses (Noblesville, Ind., 28,590)
- 1 per employee (Hillsborough, County, Fla., pop. 998,948)
- 1 for every 1,000 square feet (Cincinnati, Ohio, pop. 331,285)
- 2.50 per 1,000 square feet of gross floor area (Rapid City, S.Dak., pop. 59,607)

Minimum: 1 per employee of largest shift

Maximum: 1.25 per employee of largest shift
 (Glenville, N.Y., pop. 28,183)

shelter (see also **homeless shelter; social service facility**)

- 1 space for each 4 persons (St. Cloud, Minn., pop. 22,652, which uses the term "temporary shelter")
- 1 for every 3 employees, plus 1 for every facility vehicle (Cincinnati, Ohio, pop. 331,285, which uses the term "special assistance shelter")
- 1 space for every 4 residents, plus 1 space per 2 employees (Wayne, Nebr., pop. 5,583, which uses the term "domestic shelter")
- 1 per 400 net gross floor area (York, Pa., pop. 40,862, which uses the term "emergency shelter")
- 1 per 200 square feet of floor area (El Paso County, Colo., pop. 516,929)

shipyard (see **boat manufacturing facility**)

shoe repair (see also **commercial use, unless otherwise specified**)

- 1 per each 330 square feet of floor area (Eugene, Ore., pop. 137,893)
- 1 for each 800 square feet of usable floor area. (For that floor area used in processing, 1 additional space shall be provided for each 2 persons employed therein.) (South Lyon, Mich., pop. 10,036)
- 1 parking space shall be provided for each 250 square feet of floor area (Gurnee, Ill., pop. 28,834)
- 1 parking space for each 600 square feet of gross floor area, with a minimum of 3 spaces (Des Moines, Iowa, pop. 198,68)
- 3 parking spaces, or 1 parking space for each 600 feet of gross floor area, whichever is greater (San Bruno, Calif., pop. 40,165)
- 4 per 1,000 square feet (Hickory, N.C., pop. 37,222)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (San Antonio, Tex., pop. 1,144,646)

Minimum: 1 per 350 square feet of gross floor area
Maximum: 1 per 250 square feet of gross floor area
 (Glenville, N.Y., pop. 28,183)

shooting range (see also **archery range; rifle range**)

- 1 for every 1,000 square feet (Cincinnati, Ohio, pop. 331,285)
- 1 space per range position, plus 1 space per 200 square feet of indoor meeting area (San Diego, Calif., pop. 1,223,400)

shooting range, indoor (see also **archery range; rifle range**)

- 1 parking space per 250 square feet of gross floor area, or fractional part thereof. Office, retail, restaurant

and other areas in conjunction therewith shall have parking spaces provided as otherwise contained in this article (*Dade County, Fla., pop. 2,253,362*)

- 1 per firing lane, plus 1 per per employee on maximum shift (*Las Cruces, N.Mex., pop. 74,267*)
- 1 per 200 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 2 spaces per shooting point (*Holladay, Utah, pop. 14,561*)

- 2 per target area or 1 per 5 seats, whichever is greater (*Topeka, Kans., pop. 122,377*)

shopping center

- At least 4.5 spaces per 1,000 square feet of gross floor area. Parking demand for restaurants and theaters located within the center will be added to the shopping center minimum parking requirements (*Cottage Grove, Minn., pop. 30,582*)



shopping center

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats (*San Antonio, Tex., pop. 1,144,646*)

shooting range, outdoor (see also *archery range; rifle range*)

- A minimum of 5 spaces, plus 1 space per firing position (*Raleigh, N.C., pop. 276,093*)
- 1 parking space shall be provided for each 2,000 square feet of gross land area (*Gurnee, Ill., pop. 28,834*)
- 2 per target area or 1 per 5 seats, whichever is greater (*Topeka, Kans., pop. 122,377*)

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats (*San Antonio, Tex., pop. 1,144,646*)

shooting range, trap or skeet (see also *archery range; rifle range*)

- 1 parking space shall be provided for each 2,000 square feet of gross land area (*Gurnee, Ill., pop. 28,834*)

- At least 200,000 square feet of gross floor area: 1 per 250 square feet of gross leasable area (*Dartmouth, Mass., pop. 30,666*)
- Centers between 25,000 to 50,000 square feet: 50 spaces required per 1,000 square feet of gross leasable floor area; 50,001 to 200,000 square feet: 4.75 spaces required per 1,000 square feet of gross leasable floor area; 200,001 to 600,000 square feet: 4.50 spaces required per 1,000 square feet of gross leasable floor area; 600,001 to 750,000 square feet: 4.75 spaces required per 1,000 square feet of gross leasable floor area; 750,001 square feet and larger: 50 spaces required per 1,000 square feet of gross leasable floor area (*Albemarle County, Va., pop. 79,236*)
- First 200,000 square feet of gross floor area: 1 space per 250 square feet; more than 200,000 square feet of gross floor area: 1 space per 200 square feet (*Columbia, Mo., pop. 84,531*)
- If over 35,000 square feet of gross floor area: 1 space for every 300 square feet of gross floor area; if 35,000 square feet or less of gross floor area: 1 space for every 300 square feet of gross floor area (*Thomasville, Ga., pop. 18,162*)

- Less than 20,000 square feet: 1 per 180 square feet; 20,000 to 50,000 square feet: 1 per 200 square feet; greater than 50,000 square feet: 1 per 225 square feet (*Hickory, N.C., pop. 37,222*)
- Less than 200,000 square feet: 1 space per 200 square feet of gross floor area (*Noblesville, Ind., 28,590*)
- Less than 250,000 square feet: 1 per 200 square feet of gross floor area in main building(s) (excluding theaters), plus parking as required for outparcels or theaters. More than 250,000 square feet: 1,250 spaces, plus 1 per 225 square feet of gross floor area above 250,000 square feet (*Guilford County, N.C., pop. 421,048*)
- Less than 50,000 square feet: 1 for each 200 square feet of gross floor area; between 50,000 and 100,000 square feet: 1 for each 250 square feet of gross floor area; between 100,001 and 400,000 square feet: 1 for each 300 square feet of gross floor area; more than 400,000 square feet: 1 for each 350 square feet of gross floor area (*Clinton Township, Mich., pop. 95,648*)
- Shopping center under 150,000 square feet: 1 space per 250 square feet; shopping center 150,000 square feet or greater 1 space per 300 square feet (*Johnson County, Ind., pop. 115,209*)
- 1 space per 200 square feet (*Lenexa, Kans., pop. 40,238*)
- 1 space for every 250 square feet of gross floor area (including all above-ground and below-ground floors) of building in the entire shopping center containing 25,000 to 599,999 square feet of gross floor area of building containing in excess of 599,999 square feet up to 1,199,999 square feet of gross floor area of building containing in excess of 1,199,999 square feet of gross floor area of building (*Raleigh, N.C., pop. 276,093*)
- 1 for each 225 square feet of gross floor area (no exclusions) for all buildings or uses in the center, except that individual restaurants over 3,500 square feet of gross floor area shall meet parking requirements in Section 27.64.160(9)(c) and (f) (*San Mateo, Calif., pop. 92,482*)
- 1 parking space for each 275 square feet of gross floor area (*Shasta County, Calif., pop. 163,256*)
- 5 spaces per 1,000 square feet of gross floor area (centers up to 500,000 square feet; 5 spaces per 1,000 square feet of gross leasable area (centers over 500,000 square feet) (*Palm Beach County, Fla., pop. 1,131,184*)

If less than 15,000 net square feet:

Minimum: 5 spaces per 1,000 net square feet
Maximum: 5.5 spaces per 1,000 square feet

If between 15,000 and 400,000 net square feet:

Minimum: 4 spaces per 1,000 net square feet
Maximum: 4.5 spaces per 1,000 net square feet

Between 400,000 and 600,000 net square feet:

Minimum: 4 spaces per 1,000 net square feet
Maximum: 5 spaces per 1,000 net square feet

More than 600,000 square feet:

Minimum and Maximum: 5 spaces per 1,000 net square feet (*Bellevue, Wash., pop. 109,569*)

A primarily commercial development that includes 1 or more retail uses. The total gross leasable area must be in excess of 50,000 square feet, in 1 or more buildings, located on 1 or more lots which are designed and laid out to function as an interrelated development, as evidenced by both shared drive-ways and common parking areas. Less than 400,000 square feet of gross leasable area:

Minimum: 4 spaces for each 1,000 square feet of gross leasable area

Maximum: 5 spaces for each 1,000 square feet of gross leasable area

Between 400,000 and 600,000 square feet of gross leasable area:

Minimum: 4.5 spaces for each 1,000 square feet of gross leasable area

Maximum: 5.5 spaces for each 1,000 square feet of gross leasable area

Greater than 600,000 square feet of gross leasable area:

Minimum: 5 spaces for each 1,000 square feet of gross leasable area

Maximum: 6 spaces for each 1,000 square feet of gross leasable area

Minimum: Any use or group of uses located within a shopping center as defined herein shall have the option of meeting the parking requirements for the individual uses within the shopping center or the requirements for a shopping center, except that the minimum parking requirements for restaurants and movie theaters should be calculated independently.

Maximum: Any use or group of uses located within a shopping center as defined herein shall have the option of meeting the parking requirements for the individual uses within the shopping center or the requirements for a shopping center, except that the maximum number of parking spaces permitted for restaurants and movie theaters should be calculated independently (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 250 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 per 30 vehicles spaces which are: 1 per 250 square feet for [centers smaller than] 15,000 square feet; 1 per 225 square feet for [centers between] 400,000 to 600,000 square feet; 1 per 200 square feet for [centers larger than] 600,000 square feet, plus; 1 per 200 square feet, plus 1 per 4 seats for [centers greater than] 600,000 square feet with theater. (*Grand Junction, Colo., pop. 41,498*)

shopping center, regional

- A center with at least 500,000 square feet of gross floor area: 1 per 250 square feet of gross leasable area (*Dartmouth, Mass., pop. 30,666*)

- 1 per 4 space for each unit, plus 1 space per employee (*Cypress, Calif., pop. 46,229*)
- 1 parking space for each individual sleeping room or bedroom (*Dade County, Fla., pop. 2,253,362*)



regional shopping center

- At least 5.5 spaces per 1,000 square feet of gross floor area. Parking demand for restaurants and theaters located within the center will be added to the shopping center minimum parking requirements. (*Cottage Grove, Minn., pop. 30,582*)
- More than 2,000,000 square feet: 1 space per 200 square feet of gross floor area (*Scottsdale, Ariz., pop. 202,705*)
- 1 space per 300 square feet of gross floor area (*Corvallis, Ore., pop. 49,322*)
- 1 space per 200 square feet (*Lenexa Kans., pop. 40,238*)
- 1 space per 250 square feet of gross floor area (*Noblesville, Ind., pop. 28,590; Dartmouth, Mass., pop. 30,666*)
- 3.5 for each 1,000 square feet of gross floor area (no exclusions) for all buildings or uses in the center (*San Mateo, Calif., pop. 92,482*)
- 4 per 1,000 square feet of gross floor area (*Tampa Fla., pop. 303,447*)

short-term rental housing (see also **time-share unit**)

- 0.5 spaces per lock-off (*Steamboat Springs, Colo., pop. 9,815*)
- 2 spaces per bedroom (*Brunswick County, N.C., pop. 73,143*)

sidewalk café (see **café; outdoor seating area**)**single room occupancy (SRO)** (see also **homeless shelter**)

- 1 per every 2.2 rooms. If located within 500 feet of a public transportation stop, 1 per every 4.4 rooms; downtown: 1 per every 4.4 rooms (*Reno, Nev., pop. 180,480*)

skateboard facility (see also **recreation facility** uses)

- 1 space per 200 square feet of skating area (*Raleigh, N.C., pop. 276,093*)
- 1 space per 3 persons based on maximum capacity of site (*Big Rapids, Mich., pop. 10,849*)
- 1 space per 400 square feet of track area on a concrete surface open to the public and spaces for other mixed uses as detailed in this table (*Phoenix, Ariz., pop. 1,321,045*)
- 1 per 200 lineal feet of ramp, plus 1 per 250 square feet of gross floor area of buildings used for accessory uses such as snack bars, game rooms, retail, etc. (*Broward County, Fla., pop. 1,623,018*)

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 5 people the facility is designed to accommodate at maximum capacity

Maximum: 1 space for each 2 people the facility is designed to accommodate at maximum capacity (*Jefferson County, Ky., pop. 693,604*)

skating rink, ice or roller (see **ice rink; recreation facility** uses; **roller rink**)**ski resort** (see **recreation facility** uses; **resort**)**slaughterhouse**

- 1 per 1,000 square feet (*St. Mary's County, Md., pop. 86,211*)
- 1 per employee during peak employment shift (*Washoe County, Nev., pop. 339,486*)

smoking area

- No parking required for smoking areas that do not have food or alcoholic beverage service. Otherwise, 250 square feet allowed without parking; 251 square feet or more shall be provided parking at the ratio required for the underlying use (*West Hollywood, Calif., pop. 35,716*)

snack bar (see also **cafeteria**; **coffee shop**; **diner**)

- 1 space per 50 square feet of floor area or 1 space for every 2 seats of seating capacity, whichever is greater where snack bar is in association with a principal use. (*Rootstown Township, Ohio, pop. 7,212*)

soccer field (see **ballfield**)**soccer field, indoor** (see also **recreation facility** uses, **indoor**)

- Minimum:* 40 per playing field
- Maximum:* 60 per playing field (*Glenville, N.Y., pop. 28,183*)

social service facility (see also **homeless shelter**; **shelter**)

- 1 for each 1,500 square feet of building area, plus 1 per employee per volunteer on the largest shift (*Reno, Nev., pop. 180,480*)
- 1 per 250 square feet of gross floor area (*Broward County, Fla., pop. 1,623,018*; *Yonkers, N.Y., pop. 196,086*)

solid waste compost facility (see **composting facility**)**solid waste facility** (see **landfill** uses)**solid waste transfer facility**

- 1 space per 1,000 square feet (*Palm Beach County, Fla., pop. 1,131,184*)

sorority house (see **fraternity/sorority house**)**spa** (see **health spa**)**sporting goods store** (see also **retail use, unless otherwise specified**)

- 1 space per 200 square feet (*Columbia, Mo., pop. 84,531*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- Minimum:* 1 per 300 square feet of gross floor area
- Maximum:* 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

SRO (see **single room occupancy**)**squash court**

- 3 spaces for each court, plus spaces otherwise required for spectator seating (*University City, Mo., pop. 37,428*)
- 4 off-street parking spaces per court or 1,000 square feet of gross floor area, whichever is greater (*San Juan Capistrano, Calif., pop. 33,826*)
- 4 parking spaces shall be provided for each court, plus additional spaces as may be required herein for affiliated uses as retail stores, restaurants, etc. (*Gurnee, Ill., pop. 28,834*)

stables (see also **riding school**)

- A parking area equal to 50 percent of the covered area of the stable (*Biloxi, Miss, pop. 50,644*)
- 1 space for each employee, plus 1 space for each 4 stalls (*Coconino County, Ariz., pop. 18,617*)
- 1 per 5 stalls (*El Paso County, Colo., pop. 516,929*; *Henderson, Nev., 175,381*; *Hickory, N.C., pop. 37,222*)
- 1 space per 2 stalls (*Raleigh, N.C., pop. 276,093*; *Provo, Utah, pop. 105,166*)

Minimum: 1 per 1,500 square feet of gross floor area
Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each horse boarded at the facility

Maximum: 3 spaces for each horse boarded at the facility (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 4 stables

Maximum: 1 per 2.5 stables (*Glenville, N.Y., pop. 28,183*)

stadium

- 1 space per 4 seats or 10 spaces per 1,000 square feet with minimum of 20 spaces (*Bridgeport, Conn., pop. 139,529*)
- 1 space per 4 seats (*Columbia, Mo., pop. 84,531*)
- 1 per 4 fixed seats, or 1 per 75 square feet of seating area if no fixed seats (*Rohnert Park, Calif., pop. 42,236*)
- 1 space per each 4 fixed seats, or 1 space per 4 persons, based on maximum capacity (*State College, Pa., pop. 38,420*)
- 1 parking space shall be provided for each 4 seats provided (*Gurnee, Ill., pop. 28,834*)

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 0.3 spaces per seat or 6 linear feet of bench seating

Maximum: 0.4 spaces per seat or 5 linear feet of bench seating (*Gresham, Ore., pop. 90,205*)

Minimum: 1 space for each 4 seats or 4 people accommodated at maximum capacity

Maximum: 1 space for each 2.5 seats or 2.5 people accommodated at maximum capacity (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 space per 40 seats or 60 linear feet of bench seating (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: long-term: 2, or 1 per 50 employees; short-term: 8, or 1 per 500 seats (*Jefferson County, Ky., pop. 693,604*)

Bicycle Parking Standard: 1 per 10 seats or 40 feet of bench (*Tigard, Ore., pop. 41,223*)

stockyard (see also **agricultural-related industry; slaughterhouse**)

- 1 per employee (*Blue Springs, Mo., pop. 48,080*)
- 1 space per 400 square feet of office space (*Colorado Springs, Colo., pop. 360,890*)
- 1 space per employee on largest shift (*Omaha, Nebr., pop. 390,007; Bloomington, Ind., pop. 69,291*)
- 1 space per 5,000 square feet of gross floor area (*Corvallis, Ore., pop. 49,322*)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

storage yard (see also **outdoor storage area**)

- 5 off-street parking spaces for the first 5,000 square feet of net lot area, or fractional part thereof, and 1 parking space for each additional 500 square feet of net lot area so used. These spaces shall be reserved for

- 1 space per 300 square feet (*Colorado Springs, Colo., pop. 360,890*)
- 1 per 1,000 square feet of floor area, plus 1 per each additional 100,000 square feet of floor area (*Tulsa, Okla., pop. 393,049*)
- 1 per 2 employees (*Longmont, Colo., pop. 71,093*)
- 5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

supermarket (see also **grocery store; shopping center** uses)

- 1 space per 200 square feet of useable floor area (*Grand Rapids Township, Mich., pop. 14,056; Columbia, Miss., pop. 6,603*)
- 1 parking space for each 150 square feet of gross floor area (*Indianapolis, Ind., pop. 781,870*)
- 1 space for every 200 square feet floor area gross (including all above-ground and below-ground floors) (*Raleigh, N.C., pop. 276,093*)



supermarket

customer and employee parking only, and shall be labeled as such. (*Dade County, Fla., pop. 2,253,362*)

storefront church (see **church**)**strip development** (see also **shopping center** uses)

- 4 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*)

student housing (see also **dormitory; fraternity/sorority**)**substance abuse treatment facility** (see also **group home; halfway house**)

- 1 space per 100 square feet of gross floor area provided the total of such off-street parking spaces, when used together, shall not be less than the sum of the various uses computed separately. (*Provo, Utah, pop. 105,166*)

- 1 parking space for each 100 square feet of floor area used for retail sales for the first 5,000 square feet and 1 space for each 200 square feet of retail area above 5,000 square feet (*Staunton, Va., pop. 23,853*)
- 1 space per 100 square feet of sales area. Where part of a shopping center containing an additional 50,000 square feet or more of retail space, this requirement shall be considered to be met through compliance with the overall shopping center requirements (*Downington Borough, Pa., pop. 7,589*)
- 3.42 spaces per 1,000 square feet of gross floor area (*Helena, Mont., pop. 25,780*)

Minimum: 2.9 spaces per 1,000 square feet of floor area

Maximum: 3.7 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.33 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 vehicle spaces which are 1 per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

swap meet (see also **flea market**)

- 1 per 500 square feet of vendor area (*Broward County, Fla., pop. 1,623,018*)

swimming pool

- 1 space per 100 square feet of pool area (*Provo, Utah, pop. 105,166; Raleigh, N.C., pop. 276,093*)
- 1 space per 50 square feet of water area (*Alameda, Calif., pop. 72,259*)
- 1 space per 3 persons based on maximum capacity of site (*Big Rapids, Mich., pop. 10,849*)
- 1 per 75 square feet of the area devoted to recreational activity and to spectators (*Orville, Ohio, pop. 8,551*)
- 1 space for each 75 square feet of pool area, including patio areas, plus spaces otherwise required for spectator seating (*University City, Mo., pop. 37,428*)
- 1 for each 100 square feet of water surface, plus 1 stall for each 250 square feet of office, but not less than 10 stalls for any such use (*San Mateo, Calif., pop. 92,482*)
- 1 space per 4 persons lawfully permitted in the pool at 1 time, plus 1 space per employee (*Smithfield, Va., pop. 6,324*)

Minimum: 1 space for each 100 square feet of water surface area, plus 1 space for each 50 square feet of site area used for spectator seating

Maximum: 1 space for each 60 square feet of water surface area, plus 1 space for each 30 square feet of site area used for spectator seating (*Jefferson County, Ky., pop. 693,604*)

synagogue (see also **temple**)

- 0.25 per each seat or 18 inches of linear bench (*Rapid City, S.Dak., pop. 59,607*)
- 1 space per 5 seats (*Columbia, Mo., pop. 84,531*)
- 1 space for each 4 seats based upon maximum seating capacity or at least 1 space or every 10 lineal feet of bench seating (*Franklin County, Wash., 49,347*)
- 1 per 4-5 seats (*Grand Chute, Wisc., pop. 18,392*)
- 1 space per 4 seats in main unit of worship (*Wayne, Nebr., pop. 5,583*)

Minimum: 0.3 spaces per seat or 1 space per 6 linear feet of bench seating in sanctuary

Maximum: 0.6 spaces per seat or 1 space per 4.5 linear feet of bench seating in sanctuary (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per 8 seats

Maximum: 1 per 1.5 seats (*San Antonio, Tex., pop. 1,144,646*)

Where permanent seats installed:

Minimum: 1 space for each 3 seats in the sanctuary or primary assembly area

Maximum: 125 percent the minimum number of spaces required.

Where no permanent seats provided:

Minimum: 1 space for each 50 square feet of seating area in the sanctuary or primary assembly area

When calculating the required parking for this use, one shall consider all uses associated with the primary use on the site and their hours of operation and peak hours of usage to determine the minimum number of parking spaces needed to adequately serve all uses associated with the primary use.

Maximum: 125 percent the minimum number of spaces required (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 space per 40 seats or 1 space per 60 linear feet of bench seating (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 seats in main assembly area (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 3 seats (*Grand Junction, Colo., pop. 41,498*)

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tailor shop (see also **clothing repair or service shop; commercial use, unless otherwise specified**)

- 1 space for each 500 square feet of gross floor area (*Laguna Beach, Calif., pop. 23,727*)
- 1 parking space for each 600 square feet of gross floor area, with a minimum of 3 spaces (*Des Moines, Iowa, pop. 198,682*)
- 1 parking space shall be provided for each 250 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 1 per each 330 square feet of floor area (*Eugene, Ore., pop. 137,893*)
- 1 per 300 square feet (*Burlington, Vt., pop. 38,889*)
- 1 off-street parking space for each 200 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 3 parking spaces, or 1 parking space for each 600 feet of gross floor area, whichever is greater (*San Bruno, Calif., pop. 40,165*)
- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 250 square feet of gross floor area, with a minimum of 3 spaces
Maximum: 1 space for each 150 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per 350 square feet of gross floor area
Maximum: 1 per 250 square feet of gross floor area
 (*Glenville, N.Y., pop. 28,183*)

tanning salon

- 1 per 250 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 1 per 400 square feet (*Fort Wayne, Ind., pop. 205,727*)
- 1 per 330 square feet of floor area (*Eugene, Ore., pop. 137,893*)
- 1 space for each 250 square feet of gross floor area (*Laguna Beach, Calif., pop. 23,727*)
- 4 per 1,000 square feet of gross floor area (*Cedar Rapids, Iowa, pop. 120,758*)

tattoo parlor/body-piercing studio (see also **head shop**)

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)

- 1 per 250 square feet of gross floor area (*Broward County, Fla., pop. 1,623,018*)
- 2 spaces per tattoo or body piercing artist (*Knoxville, Tenn., pop. 173,890*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

tavern (see **bar**)

taxi cab service (see also **limousine service**)

- 1 per 800 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet excluding service bays (minimum of 4 spaces), plus 1 space per 2 service bays (*Minneapolis, Minn., pop. 382,61*)
- 1 space for each 300 square feet of gross floor area (*Yakima, Wash., pop. 71,845*)
- 1 space for dispatcher and 1.5 spaces per taxicab (*Grants Pass, Ore., pop. 23,003*)
- 1 per employee, plus 1 per vehicle that provides service (*Charleston County, S.C., pop. 309,969*)
- 1 parking space for each vehicle used in the business, plus 1 for each employee (*Westmont, Ill., pop. 24,554*)
- 1.5 parking spaces per taxicab (*Birmingham, Mich., pop. 19,291*)
- 5, plus 1 per 100 square feet of waiting space (*Burlington, Vt., pop. 38,889*)

taxidermy establishment

- 1 space for each 300 square feet of floor area (*Thornton, Colo., pop. 82,384*)
- 1 space for each 400 square feet of floor area (*Cincinnati, Ohio, pop. 331,285*)
- 1 per 800 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 1 parking space shall be provided for each employee (*Gurnee, Ill., pop. 28,834*)
- 1 off-street parking space for each 600 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

tea room (see also **cafe; coffee house**)

- 10 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896*)

teen club (see also **dance hall; night club; youth center**)

- 1 space per 100 square feet (*Colorado Springs, Colo., pop. 360,890*)

- 1 per 300 square feet of gross floor area (*Ft. Myers, Fla., pop. 48,208*)
- 1 space for every 3 persons that the establishment is designed to accommodate (*Las Vegas, Nev., pop. 478,434*)

telegraph office

- 1 parking space shall be provided for each 500 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896; Racine, Wisc., pop. 81,855*)

telco hotel (see also **telecommunications facility**)

- commercial districts: 1 space per 1,800 square feet; industrial districts: 1 space per 3,000 square feet (*Washington, D.C., pop. 572,059*)
- 1 per 250 square feet of office / meeting / technician work space, plus 1 per employee, plus 1 per 1,000 square feet of space devoted to computer equipment space (*San Jose, Calif., pop. 894,943*)
- 1 parking space for each 6,000 square feet of space dedicated exclusively to telecom web-hosting equipment (requirement does not include employees) (*Boca Raton, Fla., pop. 74,764*)

telecommunications facility

- a parking area equal to one-tenth the gross floor area in all structures containing the use by right (*Denver, Colo., pop. 554,636*)
- 1 stall per 300 square feet of building, plus 1 space for each company-owned vehicle (*Ogden, Utah, pop. 77,226*)
- 2 spaces (*Thornton, Colo., pop. 82,384*)

telemarketing office (see also **call center; market research service; office use, unless otherwise specified**)

- 1 space for each 50 square feet of gross floor area (*Norcross, Ga., pop. 8,410; North Ogden, Utah, pop. 15,026*)
- 1 space per 200 square feet (*Colorado Springs, Colo., pop. 360,890*)
- 1 per each employee of the shift having the greatest number of employees (*Cedar Rapids, Iowa, pop. 120,758*)
- 1 space per 100 square feet (*Ormond Beach, Fla., pop. 36,301*)
- 1 space per 150 square feet of gross floor area, or 1 space per employee on the highest shift, whichever is greater (*Provo, Utah, pop. 105,166*)
- 1 parking space is required per 100 square feet (*Coral Springs, Fla., pop. 117,549*)
- 1 space for each 75 square feet of space. (*Duncanville, Tex., pop. 36,081*)
- 5-8 spaces, 1,000 square feet of floor area devoted to telemarketers work stations (*Arlington, Tex., pop. 332,969*)

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 125 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

telephone exchange building (see also **telecommunications facility**)

- 1 space for every 5,000 square feet of floor area (*Cincinnati, Ohio, pop. 331,285*)
- 1 space for each 2,000 square feet of floor area (*Thornton, Colo., pop. 82,384*)
- 1 space per employee on the maximum shift, plus 1 space per stored vehicle (*Big Rapids, Mich., pop. 10,849*)
- 1 parking space shall be provided for each person employed on the premises, plus 1 space for each 5,000 square feet of floor area which is not devoted to electrical or transmission equipment (*Gurnee, Ill., pop. 28,834*)
- 1 per every 2 employees on maximum shift, plus 1 per each vehicle owned or operated by use (*Owensboro, Ky., pop. 54,067*)
- 1 for every 1 employee on the largest working shift (*South Lyon, Mich., pop. 10,036*)
- 4 per 1,000 square feet of gross floor area (*Cedar Rapids, Iowa, pop. 120,758*)

television studio (see also **broadcasting studio; production studio; radio, recording, and television studio**)

- 1 parking space shall be provided for each 300 square feet of gross floor area (*Madison, Wisc., pop. 208,054*)
- 1 per 2 employees (*Baltimore, Md., pop. 651,154*)
- 1 per 1,500 square feet (*Honolulu, Hawaii, pop. 371,657*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (minimum of 4 spaces), plus parking equal to 30 percent of the capacity of persons of the studio audience (*Minneapolis, Minn., pop. 382,618*)
- 1 space for each 75 square feet of space (*Duncanville, Tex., pop. 36,081*)
- 1.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per employee of largest shift

Maximum: 1.25 per employee of largest shift (*Glenville, N.Y., pop. 28,183*)

Minimum: 2 spaces, plus 1 space for each employee on maximum shift

Maximum: 5 spaces, plus 1 space for each employee on maximum shift (*Jefferson County, Ky., pop. 693,604*)

temple (see also **synagogue**)

- In the central business district, no requirement; in all other districts, 1 parking space for each 4 seats in the main auditorium (*Sioux Falls, S.Dak., pop. 123,975*)



temple

- 1 per 20 seats (*Baltimore, Md., pop. 651,154*)
- 1 space for each 10 seats in main auditorium (*Jefferson Parish, La., pop. 455,466*)
- 1 space per 5 seats (*Columbia, Mo., pop. 84,531*)
- 1 space for each 4 seats based upon maximum seating capacity or at least 1 space for every 10 lineal feet of bench seating (*Franklin County, Wash., pop. 49,347*)
- 1 space per 4 seats in main unit of worship (*Wayne, Nebr., pop. 5,583; Oklahoma City, Okla., pop. 506,132*)
- 1 parking space for each 8 seats in the main auditorium (*Duluth, Minn., pop. 86,918*)

Minimum: 0.3 spaces per seat or 1 space per 6 linear feet of bench seating in sanctuary

Maximum: 0.6 spaces per seat or 1 space per 4.5 linear feet of bench seating in sanctuary (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per 8 seats

Maximum: 1 per 1.5 seats (*San Antonio, Tex., pop. 1,144,646*)

Where permanent seats installed:

Minimum: 1 space for each 3 seats in the sanctuary or primary assembly area

Maximum: 125 percent the minimum number of spaces required.

Where no permanent seats provided:

Minimum: 1 space for each 50 square feet of seating area in the sanctuary or primary assembly area. When calculating the required parking for this use, one shall consider all uses associated with the primary use on the site and their hours of operation and peak hours of usage to determine the minimum number of parking spaces needed to adequately serve all uses associated with the primary use.

Maximum: 125 percent the minimum number of spaces required (*Jefferson County, Ky., pop. 693,604*)



Bicycle Parking Standard: 1 space per 40 seats or 1 space per 60 linear feet of bench seating (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 1 per 20 seats in main assembly area (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1 per 3 seats (*Grand Junction, Colo., pop. 41,498*)

temporary office building for construction/real estate

- 1 parking space shall be provided for each 250 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 2 per office within the structure (*St. Mary's County, Md., pop. 86,211*)

temporary employment housing (see *migrant agricultural labor housing*)

tennis club

- Parking spaces equal in number to 10 percent of the capacity in persons shall be provided (*Madison, Wisc., pop. 208,054*)
- 1 space per 100 square feet of gross floor area (*Mesa, Ariz., pop. 369,375*)
- 2 parking spaces per court (*Nags Head, N.C., pop. 2,700*)
- 2 per court, plus 1 per 150 square feet of floor area other than the court, plus 1 per 3 employees (*El Paso, Tex., pop. 563,662*)
- 3 spaces per court (*Las Vegas, Nev., pop. 478,434*)

Minimum: 1 space per 1,000 square feet of floor area

Maximum: 1.3 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



tennis club

Minimum: 1 space for each 2 employees on maximum shift, plus 4 spaces for each court

Maximum: 1 space for each employee on maximum shift, plus 6 spaces for each court (*Jefferson County, Ky., pop. 693,604*)

Minimum: 2.5 per court

Maximum: 4 per court (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 0.2 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

tennis court

- Minimum of 1 parking space per 1 per 4 court, plus 1 per employee, plus 50 percent of the spaces normally required for accessory uses (*West Hempfield Township, Pa., pop. 15,128*)
- 2 parking spaces per court (*Des Moines, Iowa, pop. 198,682; Oklahoma City, Okla., pop. 506,132*)
- 3 spaces per court (*Baton Rouge, La., pop. 227,818; El Paso County, Colo., pop. 516,929; Grand Forks, N.Dak., pop. 49,321*)
- 3 for each court, plus the stalls required for additional uses on the site (*San Mateo, Calif., pop. 92,482*)
- 4 spaces per court or 1 space per 4 spectator seats, whichever is greater (*Clemson, S.C., pop. 11,939*)
- 4 off-street parking spaces per court or 1,000 square feet of gross floor area, whichever is greater (*San Juan Capistrano, Calif., pop. 33,826*)
- 4 parking spaces shall be provided for each court, plus additional spaces as may be required herein for affiliated uses as retail stores, restaurants, etc. (*Gurnee, Ill., pop. 28,834*)
- 4 per court (*Wadsworth, Ohio, pop. 18,437*)
- 5 spaces per court (*Niagara Falls, N.Y., pop. 55,593*)

Minimum: 1 per 6 seats or 1 per 30 square feet of gross floor area if no permanent seats

Maximum: 1 per 4 seats or 1 per 50 square feet of gross floor area if no permanent seats (*San Antonio, Tex., pop. 1,144,646*)

terminal (see **airport, freight, marine, passenger, rail, transit, transportation terminal**)

theater (see also **cultural** uses; **movie theater**)

- 750 seats and less: 5 spaces per 1,000 square feet of gross leasable area; more than 750 seats: 5 spaces per 1,000 square feet of gross leasable area, plus 3 spaces for each additional 100 seats (*Costa Mesa, Calif., pop. 108,724*)
- 1 parking space for each 6 seats (*Des Moines, Iowa, pop. 198,682*)
- 1 parking space for each 5 seats or 1 parking space for each 35 square feet of assembly area (*Escondido, Calif., pop. 133,559*)
- 1 parking space for each 4 seats in the auditorium (*Nags Head, N.C., pop. 2,700*)
- 1 space for each 28 square feet of seating area (*Thornton, Colo., pop. 82,384*)
- 1 space for each 75 square feet of gross floor area used for public assembly (*Mesa, Ariz., pop. 369,375*)
- 1 for each 3 seats (*Orville, Ohio, pop. 8,551*)
- 1 for each 5 seats in the main auditorium (*New Philadelphia, Ohio, pop. 17,056*)
- 1 per 4 seats, or 1 per 90 square feet of the entire facility (*Clark County, Nev., pop. 1,375,365*)
- 1 parking space for each 5 seats or 1 parking space for each 200 square feet of gross area, whichever is greater (*Coral Springs, Fla., pop. 117,549*)

Minimum: 0.3 spaces per seat or 6 linear feet of bench seating

Maximum: 0.4 space per seat or 5 linear feet of bench seating (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.4 space per seat or 60 linear feet of bench seating (*Gresham, Ore., pop. 90,205*)

theme park (see **amusement park** uses)

thrift store (see **antique shop; consignment clothing store; second-hand store**)

ticket agency (see also **commercial use, unless otherwise specified**)

- 1 per 400 square feet (*Owensboro, Ky., pop. 54,067*)
- 4 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

time-share unit (see also **resort hotel; short-term rental housing**)

- within commercial core: 0.7 spaces per accommodation unit; outside commercial core: 0.4 space per accommodation unit, plus 0.1 space per each 100 square feet of gross floor area (*Vail, Colo., pop. 4,531*)
- 1 space per guest room, plus 1 space per 100 square feet of office space. Restaurant and retail sales parking criteria must be met when applicable (*Ormond Beach, Fla., pop. 36,301*)
- 1.5 spaces per each apartment unit, plus 1 per each 10 apartments for guests and staff (*Broward County, Fla., pop. 1,623,018*)
- 1.25 spaces per bedroom for 1-bedroom units; and 1 space per bedroom for 2 or more bedroom units; accessory uses including restaurants in conjunction with the project shall provide additional parking at a ratio established through the use permit process (*Encinitas, Calif., pop. 58,014*)

Minimum: 1 per unit

Maximum: 1.9 per unit (*San Antonio, Tex., pop. 1,144,646*)

tire store and service establishment (see also **automobile repair service establishment**)

- 1 parking space for each 300 square feet of office floor area, plus 1 parking space for each 1,000 square feet of remaining gross building floor area (*Coral Gables, Fla., pop. 42,249*)
- 1 space for each 500 square feet of gross floor area (*Hemet, Calif., pop. 58,812*)



tire store

- 1 per each 660 square feet of floor area (*Eugene, Ore., pop. 137,893*)
- 1 parking space for each employee per largest work shift, plus 2 spaces per service bay, (a service bay shall not be considered a parking space), plus 3 customer spaces, plus 1 space for each 300 square feet of gross floor area devoted to retail sales (*Indianapolis, Ind., pop. 781,870*)
- 1 per 3 peak-shift employees (*Danville, Ill., pop. 33,904*)
- 1 off-street parking space for each 400 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 3.5 spaces for every 1,000 square feet of floor area (*Maryland Heights, Mo., pop. 25,756*)

Minimum: 1 per 500 square feet of gross floor area including service bays, wash tunnels, and retail areas

Maximum: 1 per 375 square feet of gross floor area including service bays, wash tunnels, and retail areas (*San Antonio, Tex., pop. 1,144,646*)

tobacco shop (see also **retail use, unless otherwise specified**)

- 1 off-street parking space provided for each 200 square feet of gross floor area contained in any structure containing a use by right (*Denver, Colo., pop. 554,636*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (*Minneapolis, Minn., pop. 382,618*)
- 1 per 3 peak-shift employees (*Danville, Ill., pop. 33,904*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)
- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)
- 6 per 1,000 square feet of gross floor area (*Racine, Wisc., pop. 81,855*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646; Glenville, N.Y., pop. 28,183*)

tot lot (see **play lot**)**tourist home** (see also **bed and breakfast inn**)

- 1 parking space for each unit accommodation (*Tonawanda, N.Y., pop. 16,136*)
- 1 space for each guest bedroom, plus 1 additional space for resident manager (*Jefferson Parish, La., pop. 455,466*)
- 1 space per each guestroom (*Rome, N.Y., pop. 34,950*)
- 1 space for each bedroom or sleeping unit (*Charlottesville, Va., pop. 45,049*)
- 2 spaces, plus 1 space per lodging unit (*Lewiston, Maine, pop. 35,690*)

tourist center (see **visitor's bureau**)

towing service (see also **automobile impound facility**)

- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (minimum of 4 spaces), plus 1 space per 4,000 square feet of motor vehicle storage area (*Minneapolis, Minn., pop. 382,618*)

townhouse (see also **condominiums; dwelling** uses)

- 1 space for each dwelling unit (*Jefferson Parish, La., pop. 455,466*)
- 1 per dwelling unit, plus .33 per bedroom (*Yonkers, N.Y., pop. 196,086*)
- 2 per dwelling unit (*Cocoa Beach, Fla., pop. 12,482; Dade County, Fla., pop. 2,253,362; El Paso, Tex., pop. 563,662; Pine Bluff, Ark., pop. 55,085*)
- 2 spaces per dwelling unit (*Pine Bluff, Ark., pop. 55,085*)
- 2.5 spaces per dwelling unit (*Baton Rouge, La., pop. 227,818*)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 per 350 square feet of gross floor area
Maximum: 1 per 250 square feet of gross floor area
 (*Glenville, N.Y., pop. 28,183*)

trade school (see **educational facilities, trade school**)**trailer sales and rental establishment** (see also **camper sales and service establishment; recreation vehicle (RV) sales establishment**)

- 1 space per 2,000 square feet of lot supplies (*Escondido, Calif., pop. 133,559*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet (minimum of 4 spaces), plus 1 space per 2,000 square feet of outdoor sales, display or storage area (*Minneapolis, Minn., pop. 382,618*)



townhouse

Minimum: 1 per unit
Maximum: 2 per unit (*San Antonio, Tex., pop. 1,144,646*)

toy store (see also **retail use, unless otherwise specified**)

- 1 off-street parking space provided for each 200 square feet of gross floor area contained in any structure containing a use by right (*Denver, Colo., pop. 554,636*)
- 4 per 1,000 square feet of gross floor area (*Cedar Rapids, Iowa, pop. 120,758*)
- 5.5 parking spaces per each 1,000 square feet of gross floor area (*Plainfield, Ill., pop. 13,038*)
- 6 per 1,000 square feet of gross floor area (*Batavia, Ill., pop. 23,866; Racine, Wisc., pop. 81,855*)

- 1 per 200 square feet of sales office area, 10 spaces minimum (*El Paso, Tex., pop. 563,662*)
- 1 parking space per 1,500 square feet of sales area (*Billings, Mont., pop. 89,847*)
- 2 spaces per 1,000 square feet of gross floor area (*Rome, N.Y., pop. 34,950*)

Minimum: 1 space per 1,000 square feet of site area
Maximum: 1.3 spaces per 1,000 square feet of site area
 (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 2 or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

trails, bike and pedestrian use (see **forest preserve; park** uses; **recreational facility, outdoor**)

transfer station (see *solid waste transfer facility*)

transit station (see *railroad passenger station; transit terminal*)

transit terminal (see also *transportation terminal*)

- a terminal area equal to one-fourth of the gross floor area in all structures containing the use by right (*Denver, Colo., pop. 554,636*)
- 1 per 200 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 100 spaces minimum (*Anne Arundel County, Md., pop. 489,656*)

Minimum: 1 per 350 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area
(*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 4 spaces minimum or 10 spaces per acre, whichever is greater.
(*Gresham, Ore., pop. 90,205*)

transportation terminal (see also *passenger terminal*)

- Adequate number as determined by the planning commission after special study has been performed (*Escondido, Calif., pop. 133,559*)
- Specific requirements shall be determined by the zoning administrator based on requirements for similar uses, location of proposed use, number of employees on largest shift, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and information (*Blacksburg, Va., pop. 39,573*)
- Specific requirements shall be determined by the directors of planning and public works. Requirements shall be based on requirements for similar uses, location of proposed use, expected demand and traffic generated by the proposed use, and appropriate traffic engineering and planning criteria and in-



transit station

transitional housing shelter (see also *homeless shelter; shelter; social service facility*)

- 1 stall per bedroom (*Ogden, Utah, pop. 77,226*)
- 1 for every facility, plus 1 for every 8 beds (*Cincinnati, Ohio, pop. 331,285*)
- 1 per 1,000 square feet of floor area, plus 1 per each additional 100,000 square feet of floor area (*Tulsa, Okla., pop. 393,049*)
- 1 space for each 3 dwelling units and 1 space for each 4 rooming units, plus 1 space for each 3 employees on site during the shift that has maximum staffing, plus 1 space for each facility vehicle. (*Oakland, Calif., pop. 399,484*)
- 1 space per employee on the largest shift, plus 1 space for each 5 persons of maximum occupant load (*Healdsburg, Calif., pop. 10,722*)



Bicycle Parking Standard: 1 per 5 beds
(*Tigard, Ore., pop. 41,223*)

formation. Determination of requirements may be appealed to the zoning board of appeals (*Omaha, Nebr., pop. 390,007*)

- 1 space per each 200 square feet of net leasable area (*Santa Fe, N. Mex., pop. 62,203*)
- 1 for each 600 square feet of gross floor area (*Nashua, N.H., pop. 86,605; Arlington, Mass., pop. 42,389*)
- 1 space for each 400 square feet of non-storage floor area, plus 1 space for each 2 employees (*Jacksonville, Fla., pop. 735,617*)

travel agency (see also *commercial use, unless otherwise specified*)

- 1 parking space required per 450 square feet of gross building area (*Coral Gables, Fla., pop. 42,249*)
- 1 parking space shall be provided for each 250 square feet of floor area (*Gurnee, Ill., pop. 28,834*)
- 1 space per 300 square feet of gross leasable area (*Seaside, Calif., pop. 31,696*)

- 3.3 parking spaces for each 1,000 square feet of gross floor area (*Plainfield, Ill., pop. 13,038*)
- 3.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222; Lakewood, Ohio, pop. 56,646*)
- 4 parking spaces per 1,000 square feet of floor area (*St. Charles, Ill., pop. 27,896; Spartanburg, S.C., pop. 39,673*)

Minimum: 1 per 350 square feet of gross floor area
Maximum: 1 per 250 square feet of gross floor area
 (*Glenville, N.Y., pop. 28,183*)

tree cutting and trimming service (see also **commercial use, unless otherwise specified; lawn care service**)

Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area
 (*San Antonio, Tex., pop. 1,144,646*)

triplex (see also **duplex; dwelling** uses)

- 1.5 per 2 covered spaces per dwelling unit (*Seaside, Calif., pop. 31,696*)

truck depot (see **truck terminal**)

truck rental (see also **automobile rental establishment; motor vehicle rental establishment**)

- 1 parking space for each 1,000 square feet of outdoor area (*Birmingham, Mich., pop. 19,291*)

Minimum: 4 spaces per service bay

Maximum: 5 spaces per service bay (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 2 spaces or 0.2 space per 1,000 square feet of floor area, whichever is greatest (*Gresham, Ore., pop. 90,205*)

truck sales facility

- 1 per 5,000 square feet of lot area, plus 1 per 300 square feet of floor area (*El Paso County, Colo., pop. 516,929*)

Minimum: 1 space per 1,000 square feet of site area
Maximum: 1.3 spaces per 1,000 square feet of site area
 (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 2, or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

truck stop

- 1 truck parking space for each 10,000 square feet of site area, plus 1 vehicle parking space per 200 square feet of building area (*Frisco, Tex., pop. 33,714*)
- 1 per employee, plus truck space parking, plus any parking required in this table when restaurant or motel is included (*Charleston County, S.C., pop. 309,969*)



truck stop

- 1 per each employee on maximum shift, plus 1 per each vehicle owned or operated by use (*Owensboro, Ky., pop. 54,067*)

Minimum: 1 space per 1,000 square feet of site area
Maximum: 1.3 spaces per 1,000 square feet of site area
 (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 2, or 0.1 space per 1,000 square feet of site area (*Gresham, Ore., pop. 90,205*)

truck repair establishment (see also **truck stop**)

Minimum: 1 per 500 square feet of gross floor area including service bays, wash tunnels, and retail areas

Maximum: 1 per 375 square feet of gross floor area including service bays, wash tunnels, and retail areas (*San Antonio, Tex., pop. 1,144,646*)

- 1 truck space per 80 square feet (*Palm Beach County, Fla., pop. 1,131,184*)

- 5 spaces per every gaming position and existing off-street parking requirement for underlying uses contained in the truck stop (*Baton Rouge, La., pop. 227,818*)

Minimum: 1 per 500 square feet of gross floor area including service bays, wash tunnels, and retail areas

Maximum: 1 per 375 square feet of gross floor area including service bays, wash tunnels, and retail areas (*San Antonio, Tex., pop. 1,144,646*)

truck terminal (see also **transportation terminal**)

- 1 parking space for each 3,000 square feet of lot area (*Escondido, Calif., pop. 133,559*)
- 1 space for every 2,000 square feet of the first 100,000 square feet of floor area 1 space additional for every

4,000 square feet of the additional floor area over 100,000 square feet up to 500,000 square feet of floor area, with no additional spaces required for any floor area in excess of 500,000 square feet (*Cincinnati, Ohio, pop. 331,285*)

- 1 per 275 square feet of office and 2 spaces for each company vehicle operating from the premises (*Reno, Nev., pop. 180,480*)
- 1 per employee (*Hickory, N.C., pop. 37,222*)
- 1.5 per 2 employees (*La Porte, Ind., pop. 21,621*)

Minimum: 1 per employee of largest shift

Maximum: 1.5 per employee of largest shift (*Glenville, N.Y., pop. 28,183*)

truck wash facility

- 1 space per employee (*Olmsted Township, Ohio, pop. 10,575*)
- 2 per 1,000 gross floor area (minimum 5 spaces required) (*Bloomington, Ind., pop. 69,291*)

u, v

undertaker's establishment (see also *caskets and casket supplies establishment; funeral home; mortuary*)

- At least 1 parking space for each 2 employees, plus 5 spaces for each chapel (*Dover, Del., pop. 31,135*)
- Either 1 space for each 4 permanent seats in the main auditorium or meeting hall, or 1 space for each 40 square feet of floor area in the main auditorium or meeting hall, whichever provides the greater number of spaces (*Lafayette, Calif., pop. 23,908*)
- Parking or storage space for all vehicles directly in the conduct of the business, plus 1 parking space for every 2 persons regularly employed on the premises during peak shift and 1 space for every 6 seats in the establishment (*Conemaugh Township, Pa., pop. 2,145*)
- 1 for each 100 square feet of floor area (*Memphis, Tenn., pop. 650,100*)
- 6 parking spaces shall be provided for each chapel or parlor, or 1 for each 50 square feet of floor area used for services, whichever is greater, plus 1 parking space for each funeral vehicle kept on the premises (*Gurnee, Ill., pop. 28,834*)
- 15 per funeral unit (*Shasta County, Calif., pop. 163,256*)
 - Minimum:* 1 per 4 seats
 - Maximum:* 1 per 2 seats (*San Antonio, Tex., pop. 1,144,646*)

union hall

- 1 for each 40 square feet of floor area in principal area(s) of assembly (*Gainesville, Fla., pop. 95,447*)
- 1 for each 3 persons allowed within the maximum occupancy load as established by local, county, or state fire, building or health codes (*Lansing, Mich., pop. 119,128*)

- 1 parking space for every 5 potential occupants of the building (*Cedar Falls, Iowa, pop. 36,145*)
- 1 parking space required per 250 square feet of gross building area (*Coral Gables, Fla., pop. 42,249*)
- 1 space for every 5 seats or 5 feet of bench seating in a portion of the building to be used for service or public assemblies; and 1 space for every 300 square feet of net floor area designed to be used for activities other than services or assemblies (such as classrooms, offices and meeting rooms) (*Roanoke, Va., pop. 94,911*)
- 1 per 3 members based on the design capacity of the facility (*Staunton, Va., pop. 23,853*)
- 1 parking space for each 4 members or 1 space per 50 square feet used for assembly, dining, meetings, or other specific use of the club facilities, whichever yields the greater number of spaces (*Downington Borough, Pa., pop. 7,589*)

Minimum: 1 space for each 150 square feet of gross floor area

Maximum: 1 space for each 75 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

upholstering shop (see also *furniture repair shop*)

- 1 space for each 400 square feet of floor area (*Cincinnati, Ohio, pop. 331,285; Urbana, Ill., pop. 36,395*)
- 1 space per each 200 square feet of sales per office area, plus 1 space for each workstation or 1 space per 1,000 square feet of employee area (*Baton Rouge, La., pop. 227,818*)
- 4.5 parking spaces per each 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

utility facility

- Parking for approved conditional use utility facilities, the purpose of which does not include or require vehicular access by the public, shall be adequate for a specific facility, but in no case be less than 2 spaces. Parking maneuvering and drive space for such facilities, under the above circumstances, may be other than hard surface and dust free (*Benbrook, Tex., pop. 20,208*)



utility facility

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 stall per 300 square feet of office area, plus 1 stall for each company vehicle (*Ogden, Utah, pop. 77,226*)
- 1 space per 1,000 square feet of gross floor area (*Rome, N.Y., pop. 34,950*)
- 1 per employee (*Gaithersburg, Md., pop. 52,613*)
- 1 per vehicle normally required to service each facility (*York, Pa., pop. 40,862*)
- 1 parking space shall be provided for each 600 square feet of floor area, plus 1 space for each vehicle used by the establishment (*Park Ridge, Ill., pop. 37,775*)
- 1 parking space for each employee. With customer service facilities, a minimum of 5 additional spaces (*Nags Head, N.C., pop. 2,700*)
- 1 space for every 5,000 square feet of floor area (*Cincinnati, Ohio, pop. 331,285*)
- 1 parking space for each 1,500 square feet of roof area (*Sioux Falls, S.Dak., pop. 123,975*)
- 1 space per 300 square feet of gross floor area (*Clemson, S.C., pop. 11,939*)
- 2 parking spaces per each 3 employees (*Naperville, Ill., pop. 128,358*)

Minimum: 1 space or 0.8 space per each employee on largest shift

Maximum: 1 space per each employee on largest shift (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per employee of largest shift

Maximum: 1.25 per employee of largest shift (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: 1 space per 2,000 square feet of office floor area (*Gresham, Ore., pop. 90,205*)

variety store (see also **notions store; retail use, unless otherwise specified**)

- Under 2,000 square feet of floor area: No spaces required; 2,000 square feet of floor area or more: 1 space for each 250 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 1 space per 200 square feet of customer service area (*Ft. Smith, Ark., pop. 80,268*)
- 1 off-street parking space for each 200 square feet of floor area (*Westmont, Ill., pop. 24,554*)
- 1 per 160 square feet sales area (*Holland, Mich., pop. 35,048*)
- 1 off-street parking space provided for each 200 square feet of gross floor area contained in any structure containing a use by right (*Denver, Colo., pop. 554,636*)
- 4 per 1,000 square feet (*Hickory, N.C., pop. 37,222*)

Minimum: 1 per 300 square feet of gross floor area

Maximum: 1 per 200 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646; Glenville, N.Y., pop. 28,183*)

vehicle emission testing station

- 1 space per 300 square feet of gross floor area excluding service bays, plus 2 spaces per service bay (*Minneapolis, Minn., pop. 382,618*)
- 1 space per 500 square feet (*Palm Beach County, Fla., pop. 1,131,184*)

Minimum: 1 per 500 square feet of gross floor area including service bays, wash tunnels, and retail areas

Maximum: 1 per 375 square feet of gross floor area including service bays, wash tunnels and retail areas (*San Antonio, Tex., pop. 1,144,646*)

vehicle repair (see **motor vehicle repair service establishment**)

veterinary clinic (see **animal hospital**)

video arcade (see also **amusement enterprise, indoor; game room**)

- 1 space for each 100 square feet of gross floor area, in addition to 1 space for each employee on the maximum shift (*Las Cruces, N.Mex., pop. 74,267*)
- 1 space for every 100 square feet of floor area used for assembly or recreation (*Cincinnati, Ohio, pop. 331,285*)
- 1 parking space for each 25 square feet of customer area (*St. Louis Park, Minn., pop. 44,126*)
- 1 space per 200 square feet of gross floor area, plus 1 space per 3 persons at maximum capacity (*Las Vegas, Nev., pop. 478,434*)
- 2 spaces per machine, plus, 1 space for each employee (*Grosse Ile Township, Mich., pop. 10,894*)

Minimum: 4 spaces per 1,000 square feet of floor area

Maximum: 5 spaces per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.4 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

video rental/sales store (see also **commercial use, unless otherwise specified; retail use, unless otherwise specified**)

- 1 per 200 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 1 per each 100 square feet of usable floor area (*Royal Oak, Mich., pop. 60,062*)
- 1 space per 300 square feet of gross floor area (*Minneapolis, Minn., pop. 382,618*)
- 1 parking space for each 150 square feet of gross floor area (*Niles, Ill., pop. 30,068*)
- 1 space per each 100 square feet of gross floor area, plus 1 per each employee (*Grand Rapids Township, Mich., pop. 14,056*)
- 1 space per 75 square feet of net floor area (*Big Rapids, Mich., pop. 10,849*)

- 1 space for each 100 square feet of usable floor area, plus 1 space for the maximum number of employees on the premises at any 1 time. (*Zeeland, Mich., pop. 5,805*)

- 6 spaces per each 1,000 square feet of gross floor area (*Spartanburg, S.C., pop. 39,673*)

Minimum: 1 space for each 250 square feet of gross floor area

Maximum: 1 space for each 200 square feet of gross floor area (*Jefferson County, Ky., pop. 693,604*)

visitor's bureau (see also **government/municipal building; institutional use, unless otherwise specified**)

- 4 per 1,000 square feet of floor area (*Charleston County, S.C., pop. 309,969*)

vocational school (see **educational facilities, trade school**)

W

warehouse (see also *mini-warehouse*; *self-storage facility*)

- Under 40,000 square feet: 1 per 750 square feet; 40,000 square feet and over: 1 per 1,000 square feet (*Coral Springs, Fla., pop. 117,549*)
- 0.5 space per 1,000 square feet and 1 space per 2 employees (*Ames, Iowa, pop. 50,731*)
- 1 parking space for each 1.5 employees, plus 1 space for every vehicle used in connection with the business (*Rockville, Md., pop. 47,388*)
- 1 per 800 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 1 per each 1,000 square feet of usable floor area (*Royal Oak, Mich., pop. 60,062*)
- 1 parking space for each 2,000 square feet of gross floor area or 1 space for each 2 employees on duty at the same hours, whichever will provide the greater amount of parking space (*Davis, Calif., pop. 60,308*)
- 1 parking space shall be provided for each 1,000 square feet of floor area (*Park Ridge, Ill., pop. 37,775*)
- 2 parking spaces for each 3 employees on the maximum working shift, plus space to accommodate all trucks and other vehicles used in connection therewith (*Dona Ana County, N.Mex., pop. 174,682*)

Minimum: 0.5 space per 1,000 square feet of floor area (if less than 150,000 square feet of floor area; 0.3 space per 1,000 square feet of floor area (if equal to or greater than 150,000 square feet of floor area)

Maximum: 0.7 space per 1,000 square feet of floor area (if less than 150,000 square feet of floor area). 0.4 space per 1,000 square feet of floor area (if equal to or greater than 150,000 square feet of floor area) (*Gresham, Ore., pop. 90,205*)

Minimum: 1 per 600 square feet of gross floor area
Maximum: 1 per 350 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

Minimum: 1 space for each 1.5 employees based on combined employment count of the main shift, plus the second shift

Maximum: 1 space for each employee based on combined employment count of the main shift, plus the second shift (*Jefferson County, Ky., pop. 693,604*)

Minimum: 1 per employee of largest shift

Maximum: 1.5 per employee of largest shift (*Glenville, N.Y., pop. 28,183*)



Bicycle Parking Standard: short-term: none; long-term: 2, or 1 per 50 employees (*Jefferson County, Ky., pop. 693,604*)

Bicycle Parking Standard: 0.1 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)

Bicycle Parking Standard: 0.1 per 1,000 square feet (*Tigard, Ore., pop. 41,223*)

Bicycle Parking Standard: 1 per 30 vehicle spaces which are 1.5 per employees or 1,000 square feet whichever results in more spaces (*Grand Junction, Colo., pop. 41,498*)

warehouse, retail (see *retail sales establishment, bulk merchandise*)

waste hauler service

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 space per 300 square feet of gross floor area in excess of 4,000 square feet excluding service bays (minimum of 4 spaces), plus 1 space per 2 service bays (*Minneapolis, Minn., pop. 382,618*)
- 1 per 30 vehicle spaces which are 1.1 per employee (*Grand Junction, Colo., pop. 41,498*)
- 2 per 1,000 gross floor area (minimum 5 spaces required) (*Bloomington, Ind., pop. 69,291*)

wastewater treatment plant (see *sewage treatment facility*)

watch repair service (see *jewelry store*)

water park (see *amusement park, water*)

water sports facility (see also *amusement enterprise* uses; *recreation facility* uses)

- .25 spaces per boat berth, plus 10 spaces per dock or launch area (*Yonkers, N.Y., pop. 196,086*)

water taxi service (see also *marine terminal*)

- 1 per 2 seats of transportation vehicle, plus 1 per employee (*Charleston County, S.C., pop. 309,969*)
- 1 space per 4 seats or 1 space per 4 occupants, based on the maximum number of seats or occupancy (*Naples, Fla., pop. 20,976*)
- 1 per employee, plus vehicle area lanes sized to accommodate planned ferry capacity and trip generation (*St. Mary's County, Md., pop. 86,211*)

water treatment plant (see also *utility facility*)

- 1 per 2 employees (*Dona Ana County, N.Mex., pop. 174,682*)

weigh station

- 1 parking space shall be provided for each 2 employees (*Madison, Wisc., pop. 208,054*)

- 1 parking space per 5,000 square feet of gross floor area for the first 100,000 square feet, plus 1 space per 10,000 square feet of gross floor area over 100,000



weigh station

wholesale establishment

- 1 space per 500 square feet (*Ames, Iowa, pop. 50,731*)
- 1 space for each 1.5 employees, based on the highest expected average employee occupancy (*Hanover, N.H., pop. 10,850*)
- 1 space for each 400 square feet of floor area (*Cincinnati, Ohio, pop. 331,285*)
- 1 parking space shall be provided for each 2 employees (*Madison, Wisc., pop. 208,054*)
- 1 per each 1,000 square feet of usable floor area, plus 1 per each employee (*Royal Oak, Mich., pop. 60,062*)
- 1 space for each vehicle used directly in the conduct of such use, and, in addition, 1 space for each 2 employees of the establishment at maximum employment on a single shift (*Valdese, N.C., pop. 4,485*)
- 1 per 1,000 square feet of gross floor area but not less than 1 space (*Orville, Ohio, pop. 8,551*)
- 1 per 30 vehicle spaces which are 1.1 per employee (*Grand Junction, Colo., pop. 41,498*)

Minimum: 0.8 space per 1,000 square feet of floor area

Maximum: 1 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205*)



Bicycle Parking Standard: 0.1 space per 1,000 square feet of floor area (*Gresham, Ore., pop. 90,205; Tigard, Ore., pop. 41,223*)

wholesale establishment with warehouse

- 1 per 1,000 square feet (*Blue Springs, Mo., pop. 48,080*)

square feet, or 1 space for each 3 employees, whichever is greater (*Des Moines, Iowa, pop. 198,682*)

- 1 per 500 square feet where suite size is more less than 5,000 square feet; 1 per 600 square feet where suite size is 5,000 to 9,999 square feet; 1 per 700 square feet where suite size is 10,000 to 19,999 square feet; 1 per 800 square feet where suite size is more than 20,000 square feet. 5,000 to 9,999 square feet: 1 per 600; 10,000 to 19,999 square feet: 1 per 700; greater than 20,000 square feet: 1 per 800 (*Escondido, Calif., pop. 133,559*)
- 1 space per 500 square feet of gross floor area (*Clemson, S.C., pop. 11,939*)

winery

- If open to the public, 1 space per 100 square feet of tasting room area For special events and festivals, 1 space per 2.5 customers, plus 1 space per employee (includes winery staff, caterers, musicians and vendors). The parking required for special events and festivals may be considered overflow parking and may be provided in a well-drained, suitably graded area adjacent to required parking area (*Albemarle County, Va., pop. 79,236*)
- .9 per 1,000 square feet, plus 1 per 50 square feet of tasting area (*King County, Wash., pop. 1,737,034*)
- 1 space per 450 square feet of gross floor area (*St. Augustine, Fla., pop. 11,592*)

Minimum: 1 per 1,500 square feet of gross floor area

Maximum: 1 per 300 square feet of gross floor area (*San Antonio, Tex., pop. 1,144,646*)

X, y, Z

No entries for x

yacht club

- 0.5 spaces per slip or mooring buoy (*Cecil County, Md., pop. 85,951*)
- 1 parking space for each 5 adult members or 1 parking space for each 4 seats in a place of assembly, whichever is greater (*Newport News, Va., pop. 180,150*)
- 1 for each 4 berths or slips (*Washington, D.C., pop. 572,059*)
- 1.5 spaces per boat or slip, plus 1 space for each 4 persons of total capacity (*South Kingstown, R.I., pop. 27,921*)
- 3 car parking spaces for every 4 boat slips and 3 car parking surfaces for every 7 dry boat storage spaces (*Coronado, Calif., pop. 24,100*)

youth center (see also *teen club*)

- 1 space per each 250 square feet of gross floor area (swimming pool shall not be counted as floor space (*Encinitas, Calif., pop. 58,014*))

youth hostel (see *hostel*)

zero lot-line development

- Zero lot line communities shall have a minimum of 2 off-street parking spaces provided on each platted lot. In addition, zero lot line communities shall provide 1 guest parking space for every 4 dwelling units for all projects, except for those developed on public streets. Tandem parking is permitted only on individual lots and in the driveways connecting such lots with the adjacent roads; provided, said driveways are for the exclusive use of each individual lot; however, tandem parking shall be limited to no more than 1 such tandem parking space for each individual lot. Individual garages shall not be credited towards the parking requirement. (*Dade County, Fla., pop. 2,253,362*)

zoo

- 1 per 2,000 sq per ft. of gross land area (*Batavia, Ill., pop. 23,866; Cedar Rapids, Iowa, pop. 120,7588, Racine, Wisc., pop. 81,855; Spartanburg, S.C., pop. 39,673; Provo, Utah, pop. 105,166*)
- 10, plus 1 per employee in single shift (*Charleston County, S.C., pop. 309,969*)

Minimum: 20 per acre

Maximum: 30 per acre (Glenville, N.Y., pop. 28,183)

From: [Kelly Gibson](#)
To: [PAB 2023](#)
Cc: [Planning Department](#); [Jeremiah Glisson](#); [Charles George](#)
Subject: Resources on Parking Standards
Date: Monday, March 6, 2023 9:35:44 AM
Attachments: [PAS-Report-2002 Parking Standards.pdf](#)

Good Morning PAB Members,

The board requested some initial information about parking standards at the joint meeting with the City Commission on February 22, 2023. The City's parking standards are found in the LDC in [Chapter 7 \(link\)](#). Additionally, I have attached a Planning Report about parking standards, but it is dated from 2002. There are, however, several recent helpful articles linked below.

Please keep in mind that I do not anticipate the PAB will delve into this issue until the fall timeframe given the range of other actions we are presently working on. For now, this is just a nice starting point to begin understanding the situation. I am certain there are more resources available and I will pass them at future meetings.

Lincoln Institute of Land Policy: <https://www.lincolninst.edu/publications/articles/2022-10-shifting-gears-eliminating-off-street-parking-requirements>

Walker Consultants: <https://walkerconsultants.com/blog/2019/02/13/are-parking-minimums-a-thing-of-the-past/>

2018 Article: <https://www.planning.org/planning/2018/oct/peopleoverparking/>

2022 Article: <https://www.planning.org/planning/2022/spring/a-business-case-for-dropping-parking-minimums/> (Fernandina Beach is listed in the report article for having no parking requirements in the CBD.)

Resources from Strong Towns: <https://www.strongtowns.org/parking> (There are several links here that are helpful.)

Streets Blog: <https://usa.streetsblog.org/2022/01/31/analysis-the-decline-and-fall-of-mandatory-parking-minimums/>

Environmental and Energy Study Institute: <https://www.eesi.org/articles/view/how-eliminating-parking-actually-makes-cities-better>

Reinventing Parking: <https://www.reinventingparking.org/2019/08/dont-worry-abolish-minimums.html>

Have a great week and see you on Wednesday!

Sincerely,

1.07.00 DEFINITIONS AND ACRONYMS

Bed and breakfast inn means an owner-occupied residence offering guestrooms and abbreviated breakfast service. The owner or manager shall provide full-time management of the establishment at all times when the facility is occupied by one (1) or more guests.

Reside/Owner Occupied means a property is lived in by the person who owns it, making it their primary residence.

Explanation: Adds the term to define Reside/Owner Occupied and to more accurately define as it relates to Bed and breakfast inn establishments.

Rooftop garden or landscaped roof space means areas built on flat (or gently sloping) roofs that incorporate soil, plants, and additional features like seating or pathways, and are accessible to all residents of a building or development, though not necessarily to commercial tenants in mixed-use developments. Rooftop gardens must not exceed 15,625 square feet in size for any single area, with a maximum length or width of 125 feet, and should cover at least 50% of the roof area. The owner is obligated to create and execute a maintenance plan for the vegetation and landscape elements while adhering to all building and fire safety regulations.

Explanation: Adds the term "Rooftop garden" to align with 4.05.06 MINIMUM REQUIREMENTS FOR NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT A. Minimum Landscaped Area as an allowable landscape option.

Health Clubs and Gyms means a building or portion of a building designed and equipped for the conduct of sports or exercise activities operated for profit or not-for-profit, and that can be open only to bona fide members and guests of the organization or open to the public for a fee.

Explanation: Adds the term "gym" to align with use provided in Zoning table of uses 2.03.02

Health studio means any person who is engaged in the sale of services for instruction, training, or assistance in a program of physical exercise or in the sale of services for the right or privilege to use equipment or facilities in furtherance of a program of physical exercise. The term does not include an individual acting as a personal trainer.

Health studio services means privileges or rights offered for sale or provided by a health studio.

Personal trainer means an individual:

- a. Who does not have an established place of business for the primary purpose of conducting physical exercise;
- b. Whose provision of exercise equipment is incidental to the instruction provided; and
- c. Who does not accept payment for services that are to be rendered more than 30 days after the date of payment.

Explanation: To more accurately define the range of exercise services that may be conducted outside of a Health Club and Gym which is often one on one training or a small group. These terms have been researched for consistency with applicable Florida Statutes.

DRAFT

Table of Land Uses 2.03.02

Table 2.03.02. Table of Land Uses

ZONING DISTRICTS																					
I – Prohibited (Empty) P – Permissible S – Permissible Subject to Supplemental Standards	R-E	R1-G	R-1	RLM	R-2	R-3	OT-1	OT-2	MU-1	MU-8	C-1	C-2	C-3	I-1	I-2	I-A	I-W	W-1	PI-1	CON	REC
PRINCIPAL LAND USES:																					
Health Clubs and Gyms										P	P	P	P	P	P		P				P
Health Studio								P	P	P	P	P	P	P	P		P	P			P

Explanation: To establish which zoning districts a “Health Studio” would be made a permissible principal use.

3.03.03 Development Within Wetlands

Except as expressly provided in this section, no development activity shall be permitted in a wetlands area, as defined in Section 3.03.01.

- A. Wetlands shall be preserved in their natural state. No fill shall be placed in a wetland, and the wetland shall not be altered.
- B. Buffering requirements for development adjacent to wetlands or natural water bodies:
 - 1. All new development and redevelopment adjacent to jurisdictional wetlands or surface water bodies shall be required to provide a buffer zone of native vegetation at least twenty-five (25) feet wide around wetlands and fifty (50) feet from natural water bodies to prevent erosion, retard runoff, and provide areas for habitat. All new construction that is a water dependent, water enhanced, or water related use within the CRA, or within the W-1 zoning and or I-W zoning is exempt from the required buffers established by this Section; and
 - 2. This setback shall be required for any development, except docks or piers which have received a permit from the Florida DEP, SJRWMD, or the USACOE and are compliant with standards found in section 3.01.03

Explanation: To allow for exemption from wetland buffering requirements for properties zoned W-1 as is consistent with W-1 properties. The change impacts a total of three (3) waterfront lots within the Amelia River Community Redevelopment Area. The request was directed through staff of the former CRA Advisory Board.

9.03.00 HISTORIC DISTRICT COUNCIL**9.03.01 Historic District Council Created and Established****A. Establishment**

There is hereby established the Historic District Council (HDC). The HDC is intended to be the City's primary agency responsible for furthering historic preservation within the City.

B. Membership

1. There shall be ~~five (5)~~ seven (7) regular members of the HDC.

2. There shall be two (2) alternate members of the HDC.

3. 2. Where possible, members shall include, to the extent such individuals are available in the community and willing to serve, one (1) registered architect, and professionals from the disciplines of architecture, construction, design, history, architectural history, archaeology, or other historic-related fields such as urban planning, American studies, cultural geography or cultural anthropology. Persons who have demonstrated special interest, experience or knowledge in history, architecture or related disciplines such as law, real estate, land development, or construction shall make up the remainder of the HDC membership. Current resumes of HDC members shall be kept by the City as a public record.

C. Authority to Seek Professional Expertise

1. With City Commission approval, the HDC may obtain the services of qualified persons to direct, advise, and assist it.

2. The HDC may request equipment, supplies, and other materials necessary for its effective operation.

3. When the HDC considers National Register nomination proposals and other actions which are normally evaluated by a professional in a specific discipline, and that discipline is not represented on the HDC, it may seek professional expertise in this area before rendering a decision. City Commission approval is required for any such professional contracts.

~~9.02.00 PLANNING ADVISORY BOARD~~~~9.02.01 Establishment~~

~~There is hereby created a Planning Advisory Board, with the roles and responsibilities as set forth herein.~~

~~9.02.02 Membership and Terms of Office~~

~~A. There will be seven (7) voting members.~~

~~B. Terms will be staggered such that no more than three (3) terms expire simultaneously.~~

~~C. All members are at large members and will be confirmed by majority vote of the City Commission.~~

~~D. When a member is appointed by the City Commission to fill a vacancy created by the departure of a voting member, the term will be the remaining unexpired term of the voting member.~~

~~E. Regular members may be removed without cause by majority vote of the City Commission.~~

~~F. The City Commission prefers to appoint members with experience in the fields of planning and zoning, engineering, architecture, real estate, law or historic preservation.~~

~~G. In addition to the above members, one (1) nonvoting member will be appointed from the Nassau County School Board. This member will be the person appointed by the School Board to attend those meetings at which the Planning Advisory Board considers rezoning of land or an~~

~~amendment to the comprehensive plan that, if approved, will increase the residential density on property that is the subject of an application.~~

~~9.02.03 — Roles and Responsibilities~~

~~The Planning Advisory Board shall have the roles and responsibilities described below.~~

- ~~A. To serve as the Local Planning Agency (LPA), pursuant to Chapter 163.3174, F.S. As the LPA, the Planning Advisory Board shall:
 - ~~1. Make recommendations to the City Commission regarding adoption of a comprehensive plan;~~
 - ~~2. Monitor and oversee the effectiveness and status of the comprehensive plan, including periodic evaluations as required by the *Florida Statutes*;~~
 - ~~3. Make recommendations to the City Commission regarding amendment of its adopted comprehensive plan; and~~
 - ~~4. Carry out such other duties as may be specified in Chapter 163, Part II, F.S.~~~~
- ~~B. To provide advice and recommendations to the City Commission regarding growth, land use, long-range planning, and redevelopment following disasters.~~
- ~~C. To hear, consider, and make recommendations to the City Commission regarding applications to:
 - ~~1. Amend the Zoning Map (also called “rezoning”);~~
 - ~~2. Amend the text of the LDC;~~
 - ~~3. Create a subdivision (preliminary subdivision plats); and~~
 - ~~4. Amend the comprehensive plan.~~~~
- ~~5. To hear and decide applications for a site plan for a Planned Unit Development.~~
- ~~D. In carrying out its duties, the Planning Advisory Board may:
 - ~~1. Establish such committees as may be necessary to gather facts, analyze findings, and make recommendations to the Planning Advisory Board as a whole;~~
 - ~~2. Acquire and maintain such information and materials as are necessary for an understanding of past trends, present conditions, and forces at work to cause changes in these conditions;~~
 - ~~3. Make or cause to be made any necessary special studies on the location, conditions, and adequacy of facilities in the City; and~~
 - ~~4. Periodically evaluate the comprehensive plan and LDC and propose amendments to the City Commission.~~~~

~~9.04.00 — BOARD OF ADJUSTMENT (BOA)~~

~~9.04.01 — Establishment~~

~~There is hereby established a Board of Adjustment for the purpose of hearing and deciding on appeals of administrative decisions and hearing and deciding on applications for variances.~~

~~9.04.02 — Membership~~

- ~~A. There shall be five (5) regular members of the BOA.~~
- ~~B. There shall be two (2) alternate members of the BOA.~~

~~9.04.03 — Roles and Responsibilities~~

~~The BOA shall have the roles and responsibilities described in this section. The BOA shall conduct public hearings and render decisions in compliance with the requirements of this LDC on the following matters:~~

- A. ~~To hear and decide appeals where it is alleged there is error in any order, interpretation, requirement, decision, or determination made by an administrative official in the enforcement of this LDC (See Section 11.07.00 for procedures regarding appeals); and~~
- B. ~~To authorize a variance from a provision of the LDC, as set forth in Chapter 10.~~

9.02.00 Planning and Adjustment Board

9.02.01 Establishment

The Planning and Adjustment Board (PAB) is established to fulfill the roles of the City's Local Planning Agency, advising on comprehensive planning, land use, and growth management. Concurrently, it serves as the quasi-judicial body for hearing appeals of administrative interpretations or decisions of the Land Development Code (LDC) and for granting variances from its strict application.

9.02.02 Membership

The Planning and Adjustment Board will comprise five (5) voting members and two (2) alternate members.

- a. All members are at-large appointments and require confirmation by a majority vote of the City Commission.
- b. The City Commission prioritizes the appointment of individuals with professional experience in fields such as planning and zoning, engineering, architecture, construction management, real estate, property appraisal, law, or historic preservation.
- c. Additionally, one (1) non-voting member will be appointed from the Nassau County School Board. This individual will participate in meetings when the Planning and Adjustment Board reviews rezoning requests or comprehensive plan amendments that could increase residential density on a subject property.

9.02.03 Roles and Responsibilities

The Planning and Adjustment Board holds extensive duties related to land use, development, and administrative oversight of the Comprehensive Plan, Land Development Code and Future Land Use and Zoning Maps.

A. Local Planning Agency (LPA) Functions: In its capacity as the Local Planning Agency, pursuant to Chapter 163.3174, Florida Statutes, the Board will:

- 1. Provide recommendations to the City Commission regarding the adoption and amendment of the City's Comprehensive Plan and Land Development Code.
- 2. Monitor and evaluate the effectiveness of the Comprehensive Plan, conducting periodic reviews as mandated by Florida Statutes or as directed by the City Commission.
- 3. Execute other planning duties as specified in Chapter 163, Part II, Florida Statutes.

B. Advisory and Review Duties: The Board will offer expert advice and recommendations to the City Commission concerning:

- 1. Overall growth strategies, land use policies, and long-range planning initiatives.
- 2. Redevelopment plans,
- 3. Applications for amendments to the Zoning Map and Future Land Use Map.

4. Applications which amend the text of the Land Development Code (LDC).
5. Preliminary and Final subdivision plats.
6. Amendments to the Comprehensive Plan.
7. Applications for site plans for Planned Unit Developments.

C. Quasi-Judicial Functions: The Board will conduct public hearings and issue decisions on the following matters in compliance with the LDC:

1. Administrative Appeals: Hear and decide appeals challenging alleged errors in any order, interpretation, requirement, decision, or determination made by an administrative official in enforcing the LDC (refer to Section 11.07.00 for detailed appeal procedures).
2. Variances: Authorize variances from the strict application of LDC provisions, as outlined in Chapter 10.

D. Operational and Investigative Powers: To effectively fulfill their responsibilities, the Board is authorized to:

1. Establish committees as necessary to gather facts, analyze findings, and formulate recommendations.
2. Acquire and maintain information vital to understanding historical trends, current conditions, and forces influencing urban development.
3. Initiate or commission special studies regarding the location, condition, and adequacy of city facilities.
4. Periodically evaluate the Comprehensive Plan and LDC, proposing amendments to the City Commission as deemed necessary.

Explanation: The requested text amendments serve to remove the two (2) alternate members from the City's Historic District Council (HDC) and establish a seven (7) regular member voting board. This amendment is requested by the Historic District Council. At the direction of the City Commission, the amendments serve to combine the roles and duties of the Planning Advisory Board and Board of Adjustment. The intended direction of this combination of boards is to increase efficiency in conducting board business.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, Planning and
Conservation Director

Katie Newton, Paralegal



Sylvie McCann, Administrative

Date: May 23,
2025

Submitted By: Coordinator

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Zoning Map Amendment < 10 Acres

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Kelly Gibson, Planning and
Conservation Director

Katie Newton, Paralegal



Sylvie McCann, Administrative

Date: June 04,
2025

Submitted By: Coordinator
