

Exhibit C – Existing Zoning Code – Parking (4 Pages)

SEC. 431.5 - OFF-STREET PARKING REQUIREMENTS

(As amended by Ord. No. O-7576-60 -- March 1, 1977; O-8687-48 -- March 24, 1987; O-9596-28 -- March 26, 1996; O-9697-51 -- June 10, 1997; O-0405-30 -- January 24, 2006; O-1213-17 -- November 27, 2012)

1. Duty to Provide and Maintain Off-Street Parking. The duty to provide and maintain the off-street parking spaces herein required shall be the joint and several responsibility of the operator and owner of the use and the operator and owner of the land on which, or the structure or structures in which, is located the use or uses for which off-street parking space is required to be provided and maintained. Each parking space shall have minimum dimensions of eight and one-half (8-1/2) feet by nineteen (19) feet plus adequate space for ingress and egress. No land shall be used or occupied, no structure shall be designed, erected, altered, used, or occupied, and no use shall be operated unless the off-street parking space herein required is provided in at least the amount specified, and maintained in the manner herein set forth; provided, however, that where off-street parking space is not provided or maintained for land, structures, or uses actually used, occupied, and operated as of July, 1966 it shall not be required under this ordinance. (O-0405-30)
2. Number of Off-Street Parking Spaces Required. Except for lots in the C-3, Intensive Commercial District, off-street parking spaces for motor vehicles shall be provided in at least the amount shown in the following list:

| <u>USE</u> | <u>SPACES REQUIRED</u> |
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| <u>DWELLINGS & LODGINGS</u> | |
| Single & two-family dwellings | 2 per dwelling unit (du) |
| Apartments & apartment hotels | 1.8 per du |
| Boarding or rooming houses | 1.8 per boarding or rooming unit |
| Fraternity or sorority houses | 1 for each accommodation |
| Hotels or motels | 1.2 each room in addition to spaces required for restaurant facilities |
| Mobile homes (park/subdivision) | 2 per mobile home |
| <u>RETAIL TRADE</u> | |
| Department & variety stores | 1 per 200 sq. ft. customer service area (CSA) ¹ |
| Food & drug stores | 6 + 1 per 200 sq. ft. CSA over 1,000 sq. ft. |
| Furniture store, motor vehicle sales | 1 per 500 sq. ft. gross floor area (GFA) |
| Liquor stores | 3 + 1 per 300 sq. ft. GFA over 500 sq. ft. |

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| Night club or tavern | 1 per 50 sq. ft. CSA |
| Radio & television sales and/or repair | 1 per 200 sq. ft. CSA or 1 per 175 sq. ft. GFA, whichever is greater |
| Restaurants, drive-in & fast-food takeout | 1 per 100 sq. ft. GFA |
| Restaurants (except above) | 1 per 50 sq. ft. CSA |
| Shopping Centers: (including up to 10% office use) | |
| (a) 25,000 - 400,000 Gross Leasable Area (GLA) | 4 spaces per 1,000 sq. ft. GLA |
| (b) 400,000 - 600,000 GLA | 4.5 spaces per 1,000 sq. ft. GLA |
| (c) over 600,000 GLA | 5.0 spaces per 1,000 sq. ft. GLA |
| In addition to the base ratio, for Theaters - when in conjunction with a shopping center: | |
| (a) Less than 100,000 GLA | 3 per 100 seats |
| (b) 100,000 - 200,000 GLA | 3 per 100 seats (over 450) |
| (c) over 200,000 GLA | 3 per 100 seats (over 750) |
| In addition to the basic ratio, for Food Services when in conjunction with a shopping center (but not more than 10% of GLA). Food Services does not include grocery stores: | |
| (a) 25,000 - 100,000 | 10 per 1,000 sq. ft. of food service tenant |
| (b) 100,000 - 200,000 | 6 per 1,000 gross sq. ft. of food service tenant |
| (c) 200,000 - 600,000 | no additional parking (other than basic index) |
| (d) over 600,000 | reduction of 4 spaces per 11,000 gross sq. ft. of food service tenant |
| Various Specialty shops (camera, gifts, jewelry, etc. | 3 + 1 per 200 sq. ft. CSA over 500, or 1 per 275 sq. ft. GFA over 400, whichever is greater. |

SERVICES

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| Amusement establishments | 1 per ea. 4 patrons (capacity) |
| Automobile service stations | 2 per service bay and 1 each service vehicle and 1 each 2 employees |
| Banks or savings & loan companies | 1 per 150 sq. ft. CSA |

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| Barber shops | 1.5 per chair and 1 per each 2 employees |
| Beauty parlor | 2 per operator station & 1 per each 2 employees |
| Bowling alleys | 5 per lane and spaces required for affiliated uses |
| Churches | 1 per 4 seats in sanctuary |
| Clubs or lodges (private, nonprofit) | 1 per 50 sq. ft. of assembly area |
| Crematorium | 1 per 1,000 sq. ft. of floor area or portion thereof (O-1213-17) |
| Funeral parlors or mortuaries | 5 and 1 per 5 seats in largest chapel |
| Hospitals and Sanitariums | 1 per 1 bed, 1 per hospital or staff doctor, and 1 per each employee at maximum shift (O-9697-51) |
| Medical or dental clinics or offices | 3 per treatment room and 1 each doctor or dentist |
| Nursing, convalescent, or rest homes | 1 per 4 beds and 1 per each 2 employees |
| Offices, business or professional | 1 per 300 sq. ft. GFA |
| Private Schools: | |
| Nursery school, day care center, or elementary school | 1 per employee and adequate off-street area for pick-up and delivery of children |
| Nonboarding Junior & Senior high schools | 1 per employee and 1 per each 8 students |

USE

SPACES REQUIRED

SERVICES

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| Self-service laundries, dry cleaning | .5 per machine |
| Theaters, auditoriums | 1 per 4 seats |

MANUFACTURING, STORAGE, & WHOLESALE

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| Manufacturing | 2 + 1 per 3 employees and 1 per company vehicle* |
| Printing & publishing | 1 per 2 employees |

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| Warehousing (mini-storage) | 1 per 8 rental units |
| Warehousing (general) | 10% GFA |
| Wholesale establishments | 2 + 1 per 3 employees and 1 per company vehicle |

**NOTE: Spaces required for company vehicles shall vary as to size so as to adequately accommodate the vehicle usually occupying the spaces.*

FOR USES NOT COVERED ABOVE, THE REQUIREMENTS LISTED BELOW ARE APPLICABLE:

| <u>USE</u> | <u>SPACES REQUIRED</u> |
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| Retail stores and service establishments | 1 per 200 sq. ft. CSA or 1 per 275 sq. ft. GFA, whichever is greater |
| Other commercial and industrial | .75 x maximum number of employees on premises at any one time. |

3. Other Factors Determining Off-Street Parking Requirements.

- (a) Fractional Spaces. When determination of the number of spaces required by this ordinance results in a requirement of a fractional space, any fraction less than 1/2 shall be disregarded and any fraction of 1/2 or more shall require one space.
- (b) Enlarged/Changed Use.
 - (1) Residential Uses: Whenever there occurs a change in residential use, by either an increase or a decrease in the number of units or by a change in the type of residential use, all the required off-street parking, including the parking provided for the existing use, shall conform to the requirements herein established.
 - (2) Non-residential Use: Whenever non-residential land, structures, or uses are enlarged, expanded, or changed there shall be provided for the increment only of such land, structures, and uses enlarged, expanded or changed and maintained as herein required, at least the amount of off-street parking space that would be required hereunder if the increment were a separate land, structure, or use. However, where a lot with an existing structure is cleared and a new structure is erected thereon, there shall be provided and maintained off-street parking space as required herein.
- (c) Joint Use. When an off-street parking space is used jointly by two or more uses with different requirements, or two or more uses having the same requirements, an area shall be provided equal to the total of requirements of all uses.
- (d) Landscaping of Existing Parking Lots. A ten (10) percent reduction in the number of spaces required by this ordinance is permitted when landscaping as required by Section 22-431.8 is provided for existing parking lots that are not subject to landscaping requirements. Landscaping improvements must be acceptable to the Director of Planning.