

Use
Lodging room
Efficiency unit
One-bedroom unit
Two-bedroom unit
Three-or-more bedroom unit
Single-Family Residential
Mobile Home
Office, Personal or Professional Services, Indoor sales or services, Outdoor
In-vehicle sales or service
Indoor commercial entertainment.
Outdoor commercial entertainment
Commercial animal boarding
Commercial indoor lodging
Bed-and-breakfast establishment
Group day-care center (nine or more children)
Campground
Boardinghouse
Sexually oriented business
Vehicle repair and maintenance service, Artisan studio or artisan production
Convenient cash businesses
Passive Outdoor Public Recreational and Active outdoor public recreational
Churches, synagogues, or other religious meeting places
Community or Recreation Center
Funeral Home
Hospital
Libraries or museums
Schools, elementary and junior high
Senior High
College or Trade School
Cemetery
Golf Course
Swimming Pool
Public Services and Utilites
Tennis Court
Monastery or Convent
Nursing Home

Domitory
Community living arrangement (one to eight residents)
Community living arrangement (nine to 15 residents)
Community living arrangement (16 or more residents)
Light industrial
Heavy industrial
Communication tower
Extraction use
Cultivation, Husbandary, Intensive Agriculture & Agricultural Service
On-Site Agriculture Retail
Indoor storage or wholesaling
Outdoor storage or wholesaling
Personal storage facility, Waste disposal facility, & Composting operation
Junkyard or salvage yard
Airport/heliport
Freight terminal and Distribution center
Commercial apartment

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<b>Watertown Standard</b>	
<b>Residential</b>	
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	2
<b>Commercial</b>	
One space per 300 square feet of gross floor area	
One space per 50 square feet of gross floor area. Each drive-up lane shall have a minimum stacking length of 100 feet behind the pass-through window and 40 feet beyond the pass-through window	
One space per every three patron seats or lockers (whichever is greater) or one space per three persons at the maximum capacity of the establishment (whichever is greater)	
One space for every three persons at the maximum capacity of the establishment	
One space per every 1,000 square feet of gross floor area	
One space per bedroom, plus one space for each employee on the largest work shift	
One space per each bedroom	
One space per five students, plus one space for each employee on the largest work shift	
One and 1/2 spaces per campsite	
One space per room for rent, plus one space per each employee on the largest work shift	
One space per 300 square feet of gross interior floor area of all buildings on the premises or one space per four patron seats at the maximum capacity of any building on the premises, whichever number of	
One space per 300 square feet of gross floor area. Adequate on-site parking is required for all	
One parking space per 300 square feet of gross floor area of the business	
<b>Institutional</b>	
One space per four expected patrons at maximum capacity for any use requiring over five spaces	
One space for each five seats in main sanctuary	
One space per 250 square feet of gross floor area, or one space per four patrons to the maximum capacity, whichever is greater, plus one space per employee on the largest work shift	
One space per three patron seats at the maximum capacity, plus one space per employee on the largest	
Two spaces per three patient beds, plus one space per staff doctor and each other employee on the large	
One space per 250 square feet of gross floor area or one space per four seats to the maximum capacity, whichever is greater, plus one space per employee on the largest work shift	
One space per teacher and per staff member, plus one space per two classrooms	
One space per teacher and staff member, plus one space per five non-bused students	
One space per staff member on the largest work shift, plus one space per two students of the largest	
One space per employee, plus one space per three patrons to the maximum capacity of all indoor	
36 spaces per nine holes, plus one space per employee on the largest work shift, plus 50% of spaces otherwise required for any accessory uses (e.g., bars, restaurants)	
One space per 75 square feet of gross water area	
One space per employee on the largest work shift, plus one space per company vehicle normally stored or parked on the premises, plus one space per 500 square feet of gross square feet of office area	
Three spaces per court	
One space per six residents, plus one space per employee on the largest work shift, plus one space per five chapel seats if the public may attend	
One space per six patient beds, plus one space per employee on the largest work shift, plus one space per staff member and per visiting doctor	

One space per three residents or dorm apartment units (whichever requires the larger amount of parking), not including residents subject to on-campus ownership prohibitions imposed by the institution
Three spaces
Four spaces
One space per every three residents
<b>Industrial</b>
One space per each employee on the largest work shift
One space per each employee on the largest work shift
One space per employee on the largest work shift
One space per each employee on the largest work shift
<b>Agricultural</b>
One space per employee on the largest work shift
A minimum of one parking space shall be required for every 200 square feet of product display area.
One space per employee on the largest work shift and four spaces for customers.
<b>Storage or Disposal Land Use</b>
One space per 2,000 square feet of gross floor area
One space for every 10,000 square feet of gross storage area, plus one space per each employee on the
One space for each employee on the largest work shift
One space for every 20,000 square feet of gross storage area, plus one space for each employee on the
<b>Transportation Land Uses</b>
One space per each employee on the largest work shift, plus one space per every five passengers, base
One space per each employee on the largest work shift
<b>Accessory Land Uses</b>
A minimum of one off-street parking space shall be provided for each bedroom within a commercial apartment. Parking spaces provided by nonresidential land uses on the site may be counted for this

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the largest work shift.

the largest work shift

based on average daily ridership

**Existing and Proposed Parking Standards**

Land Uses	Existing Standards	Proposed Minimum Standards	Proposed Maximum Standards
<b>Residential Land Uses</b>			
Apartments/Multiplex, Townhouse	2 per studio, one-bedroom, two-bedroom, 2.5 per three-bedroom+	1 per studio/one-bedroom, 2 per two-bedroom+	None
Boarding Housing	1 space per room for rent plus one space per each employee on the largest work shift.	1 space per room for rent	None
Duplex, Twin House, Two-Flat	3 spaces	2 per dwelling unit	None
Single Family Dwelling Unit, Manufactured Home, Manufactured Home Park	3 spaces per single-family unit 2 spaces per mobile home unit	2 per dwelling unit	None
<b>DMU Zoned Lots (Downtown Mixed Use)</b>			
All Land Uses in the DMU Zoning District	None	None	None
<b>Mixed-Use Land Uses</b>			
Mixed Use Building, Live/Work Unit	Per the minimum of each individual land use	Per the minimum of each individual land use	Per the maximum of each individual land use
<b>Commercial Land Uses</b>			
All Commercial Land Uses, Unless Specified Below		1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Adult-Oriented Entertainment Business	1 per 300 sf of gross floor area or one space per four patron seats, whichever is greater	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Artisan Production Shop	One space per 300 square feet of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Bed and Breakfast	1 space per bedroom	1 space per each bedroom, plus 1 per dwelling unit	1.5 space per each bedroom, plus 1 per dwelling unit
Campground	1.5 space per campsite	1 space per campsite	None
Commercial Animal Boarding	1 space per 1,000 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Commercial Animal Daycare	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Commercial Indoor Lodging	0 space per room for rent, plus 1 space for each employee on the largest work shift	1 space per room for rent, plus 1 space for each employee on the largest work shift	1.5 spaces per room for rent, plus 1 space for each employee on the largest work shift
Commercial Kitchen	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Convenient Cash Business	One parking space per 300 square feet of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Drive-Through & In-Vehicle Sales or Service	1 space per 50 sf of gross floor area	Refer to the parking requirements of the other land use activities on the site, such as Indoor Sales and Service land uses for a gas station/convenience store, or Office land uses for a bank.	Refer to the parking requirements of the other land use activities on the site, such as Indoor Sales and Service land uses for a gas station/convenience store, or Office land uses for a bank.
Golf Course	36 spaces per nine holes, plus one space per employee on the largest work shift, plus 50% of spaces otherwise required for any accessory uses (e.g., bars, restaurants).	1 per 500 square feet of gross floor area, 1 space for each employee on the largest shift	None
Group Daycare Center (9+ children)	1 space per 5 students, plus one space per employee on the largest shift	1 space for each employee on the largest work shift	1.5 spaces for each employee on the largest work shift
Indoor Commercial Entertainment	1 space per 3 seats or 1 space per 3 persons at maximum capacity , whichever is greater	1 space for every 5 persons at the maximum capacity	1.5 space for every 5 persons at the maximum capacity
Indoor Maintenance Service	1 space per 300 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Indoor Sales or Services	1 space per 300 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Indoor Shooting Range	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Intensive Outdoor Activity	n/a	1 space per 5 persons at maximum capacity	1.5 spaces per 5 persons maximum capacity
Office	1 space per 300 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Outdoor Commercial Entertainment	1 space per 3 seats or 1 space per 3 persons at maximum capacity, whichever is greater	1 space for every 5 persons at the maximum capacity	1.5 space for every 5 persons at the maximum capacity
Outdoor Sales and Display	1 space per 300 sf of gross floor area	1 space per 1,000 square feet of gross outdoor display area	1.5 space per 1,000 square feet of gross outdoor display area
Outdoor Maintenance Service	1 space per 300 sf of gross floor area	1 space for each employee on the largest work shift	1 space for each employee on the largest work shift
Personal or Professional Service	1 space per 300 sf of gross floor area	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
Vehicle & Boat Sales	n/a	1 space per employee on the largest work shift	None
Vehicle Service and Repair	1 space per 300 sf of gross floor area, plus adequate space for all customers and employees	1 space per employee on the largest work shift	None
Water Related Recreation	n/a	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
<b>Institutional Land Uses</b>			
Active Outdoor Recreation, Passive Outdoor Recreation	1 space per 4 patrons at maximum capacity, for any use requiring over 5 spaces	Determined by the Plan Commission	Determined by the Plan Commission
Community Living Arrangement 1-8, 9-15, 16+	3 spaces, 4 spaces, 1 space per 3 residents	1 space per employee on the largest work shift	1.5 spaces per employee on the largest work shift
Small Scale Public Services and Utilities	none	none	none
Indoor Institutional	unique requirements for libraries, museums, schools, community center, churches, places of assembly, and funeral homes	Determined by the Plan Commission	Determined by the Plan Commission
Institutional Residential	unique requirements for monastery or covenant, nursing home, and dormitory	Determined by the Plan Commission	Determined by the Plan Commission
Large Scale Public Services and Utilities	1 space per employee on the largest shift, plus 1 space per company vehicle, plus 1 space per 500 sf of gross office floor area	1 space per employee on the largest work shift	1.5 spaces per employee on the largest work shift
Outdoor Open Space Institutional	unique requirements for cemetery, golf course, swimming pool, tennis courts	none	none
<b>Industrial Land Uses</b>			
All Industrial Land Uses		1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Data Center	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Heavy Industrial	1 space per each employee on the largest work shift.	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Indoor Food Production and Processing	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Light Industrial	1 space per each employee on the largest work shift.	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Medium Industrial	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Production Greenhouse	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
<b>Storage Land Uses</b>			
All Storage Land Uses		1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Indoor Storage and Wholesaling	1 space per 2,000 sf of gross floor area	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.

Outdoor Storage and Wholesaling	1 space per 10,000 sf of gross storage area, plus 1 space per employee on the largest shift	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Personal Storage Facility	1 space for each employee on the largest work shift.	1 space for each employee on the largest work shift.	1.5 spaces for each employee on the largest work shift.
<b>Transportation Land Uses</b>			
Airport	1 space per employee on the largest shift, plus 1 space per every 5 passengers based on average daily ridership	Determined by the Plan Commission	Determined by the Plan Commission
Distribution Center	1 space per each employee on the largest work shift	1 space per each employee on the largest work shift	1.5 spaces per each employee on the largest work shift
Freight Terminal	1 space per each employee on the largest work shift	1 space per each employee on the largest work shift	1.5 spaces per each employee on the largest work shift
Heliport	1 space per employee on the largest shift, plus 1 space per every 5 passengers based on average daily ridership	none	none
Off-Site Parking Lot	none	none	none
Off-Site Structured Parking	none	none	none
Transit Center	n/a	Determined by the Plan Commission	Determined by the Plan Commission
<b>Telecommunications Land Uses</b>			
Communication Tower	1 space per each employee on the largest work shift.	none	none
<b>Extraction and Disposal Land Uses</b>			
All Extraction and Disposal Land Uses		1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Composting	1 space per each employee on the largest work shift.	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Extraction	1 space per each employee on the largest work shift.	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Indoor Recycling Facility	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Salvage or Junkyard	1 space per 20,000 sf of gross storage area, plus 1 space per employee on the largest shift	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Sand and Mineral Processing	n/a	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Waste Disposal/Landfill	1 space per each employee on the largest work shift.	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
<b>Energy Production Land Uses</b>			
Large Solar Energy System, Large Wind Energy System	n/a	none	none
<b>Agricultural Land Uses</b>			
Agricultural Services	1 space per employee on the largest shift	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Community/Market Garden	none	none	none
Cultivation	1 space per employee on the largest shift	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
Husbandry	1 space per employee on the largest shift	1 space per each employee on the largest work shift.	1.5 spaces per each employee on the largest work shift.
On-Site Agricultural Retail	A minimum of one parking space shall be required for every 200 square feet of product display area. One space per employee on the largest work shift and four spaces for customers.	1 space per 500 square feet of gross floor area	1.5 spaces per 500 square feet of gross floor area
<b>Accessory and Temporary Uses</b>			
Accessory Dwelling Units	n/a	none	none
Home Occupation	n/a	1 space per non-resident employee	none
Short-Term Residential Rental	1 space per bedroom	2 spaces per rental unit, 1 space per 3+ bedrooms within each rental unit	none
All Other Accessory Uses	None, except as required for the principal land use	None, except as required for the principal land use	None, except as required for the principal land use
All Temporary Uses	None, except as required for the principal land use	None, except as required for the principal land use	None, except as required for the principal land use
<b>Bicycle Parking Standards</b>			
Multi-Family and Nonresidential Land Uses	none	1 space per 10 parking stalls, up to 20 total bicycle parking spaces or a flat number such as 4 stalls per commercial/industrial/institutional use	none
<b>Notes</b>			
1. Minimum parking requirements may be reduced by the Plan Commission through the Conditional Use, Planned Development, or Site Plan review process based on a Parking Study.			
2. Maximum parking requirements may be exceeded by the Plan Commission through the Conditional Use process based on a Parking Study and meeting defined criteria such as use requires greater parking demand, etc.			
3. Joint parking facilities may be approved by the Plan Commission to reduce the minimum required parking on-site.			
4. Additional bicycle parking may be approved by the Plan Commission to reduce the minimum required parking on-site.			