
Article 8.9 **Number of Parking Spaces Required**

Section 1: **General Provisions**

- (a) *Miscellaneous uses.* For any use not listed in Table 111-192, the planning and zoning director shall determine off-street parking requirements based on uses with similar characteristics.
- (b) *Required spaces.* The number of off-street parking spaces required for individual uses is established in the table in subsection (i) of this section. The standards established in this section provide the minimum vehicular parking requirements for the various uses as classified. As indicated in the table in subsection (i) of this section, the planning and zoning director may request additional information to demonstrate compliance with overall parking demand.
- (c) *Mixed uses.* For mixed use projects approved by the city council with a specific percentage of individual uses, total off-street parking requirements shall be calculated based upon the requirements applicable to each individual use. For commercial shopping centers or other centers which may provide a variety of mixed uses, the parking requirements for a shopping center shall apply.
- (d) *Parking deviations.* Deviations from the provisions of this chapter may be permitted for government facilities within the downtown mixed use and civic zoning districts, subject to approval by the city council utilizing the following standards:
 - (1) The proposed deviation maintains compatibility with the uses and character of land surrounding and in the vicinity of the land proposed for development;
 - (2) Adverse effects on adjacent uses and lands, including, but not limited to, visual impact, are determined to be minimal or otherwise negligible upon review and consideration of surrounding lands, uses, zoning, future land use (FLU), character, or other pre-existing conditions;
 - (3) Special or unique circumstances or factors exist that are applicable to the proposed use, structure, feature, or land proposed for development;
 - (4) The proposed deviation allows for reasonable or practical use of the land proposed for development;
 - (5) Approval of the deviation is consistent with the purpose, goals, policies, and objectives of the comprehensive plan and these land development regulations; and
 - (6) Approval of the deviation is not injurious to the surrounding area or otherwise detrimental to public health, safety, and general welfare.
- (e) *Low speed electric vehicles (LSEV).* For purposes of this article, the term "LSEV" means a golf cart, hybrid golf carts, low speed vehicles, neighborhood electric vehicles, speed modified golf carts, and slow moving vehicles, as those terms are defined in Ordinance No. 2020-11.
 - (1) Residential developments with recreation areas, such as recreation pods. Golf courses, or recreational facilities designed and intended for use by occupants of residential developments or subdivisions) may provide LSEV parking spaces to be used to meet up to thirty (30) percent of the required recreational parking spaces. Recreational parking spaces are defined as those that serve recreational areas exclusively.
 - (2) Nonresidential developments shall provide a minimum of two (2) percent and a maximum of ten (10) percent LSEV parking spaces to meet parking space requirements. These spaces are to be accessible from the shared use path. If the overall number of parking spaces required is less than or equal to thirty (30). No LSEV parking spaces are required but they are permitted.
 - (3) Parking lots that have LSEV greater than the minimum required shall be designed to accommodate the required number of general use parking spaces, and LSEV parking shall be so delineated by striping, signage, or other measures to meet the minimum standards as provided for in section 111-102.

- (4) For purposes of counting LSEV spaces towards parking requirements, one (1) LSEV parking space shall be considered equivalent to one (1) general use space.
- (5) When there is a change of land use and/or in ownership these spaces may be converted to general-use spaces at the option of the landowner.
- (6) LSEV chargers may be provided as LSEV spaces but are not required.
- (7) LSEV are permitted to park in standard vehicle parking spaces.
- (f) *Motorcycles.* For nonresidential use providing fewer than fifty (50) parking spaces, one (1) off-street parking space may be provided to accommodate parking of motorcycles. For nonresidential use providing fifty (50) or more spaces, a maximum of three (3) off-street spaces (per fifty (50) general use spaces) may be redesigned and designated to accommodate parking of motorcycles. These spaces may be included in or counted towards the number of parking spaces required.
- (g) *Assigned parking.* Parking spaces assigned to a specific use may be authorized by the city manager or designee, provided the number of spaces assigned to a particular use does not exceed five (5) percent of the number of spaces required for such use. Assigned spaces shall be clearly identified by signage. Assigned spaces and required signage shall be indicated on the approved site plan associated with the affected use. Assigned parking shall not be considered in shared parking calculations.
- (h) *Parking lot landscaping, signage and drainage.* Parking lot landscaping, signage, drainage, and construction standards are addressed in other chapters of the city land development regulations.

Table 8.6. Required Off-Street Parking Spaces

Use/Category	Spaces Required
<i>Residential^{1, 2}</i>	
Dwelling, single-family, detached or attached	2 spaces per unit, plus minimum of 4% of total required spaces for guest parking
Dwelling, multifamily	1 space per bedroom, plus minimum of 5% of total required spaces for guest parking
Dwelling, single-family, detached or attached, affordable or workforce housing	1 space per unit
Dwelling, mobile home/manufactured home	1 space per unit, plus minimum of 4% of total spaces for guest parking
Accessory dwelling unit	1 space per unit
Residence hall or dormitory	0.75 spaces resident
Community residential home, type I (6 or less residents)	Greater of 2 spaces per unit or 1 space for each bedroom
Community residential home, type II (7—14 residents)	1 space per 4 residents
Assisted living facility (1 or more residents)	1.25 space per dwelling unit for independent living; 1 space per 2 beds for assisted living; 1 space per 4 beds
Foster care facilities and group homes	Lesser of 1 space for each bedroom or 0.5 space per resident
<i>Retail and Commercial</i>	
Sexually oriented business	1 space per 250 square feet
Antique store	1 space per 400 square feet
Appliance and electronics store	1 space per 400 square feet
Motor vehicle repair and/or service establishments, gasoline stations, and car washes	1 space per 300 square feet, plus 1 space per service bay for repair and 1 space per 2 bays for car wash, plus 1 space per 5,400 square feet of outdoor storage area

Auto dealership	1 space per 250 square feet of enclosed display area and offices, plus 1 space per 4,500 square feet of outdoor sales, display and rental, plus 1 space for every 2 service bays ¹ . Vehicle sales, storage, or display areas shall not be counted towards meeting required parking ¹
Auto rental, accessory	1 space per 600 square feet of storage area
General retail sales or service not specifically listed in this table	1 space per 300 square feet
Banquet facility	1 space per 125 feet of indoor and outdoor assembly area
Convenience store with or without gas sales	1 space per 240 square feet, plus 1 space per gas pump island (bay) if provided
Farm equipment and sales	1 space per 250 square feet of enclosed display area and offices, plus 1 space per 4,500 square feet of outdoor sales, display and rental, plus 1 space for every 2 service bays. At least 1 off-street loading area for equipment transport trailers shall be provided
Feedstore	1 space per 300 square feet
Grocery store/supermarket	1 space per 240 square feet
Hotels, motels, other accommodation services	0.75 spaces per room, plus 1 space per 300 sf of event/conference space. Restaurant oriented toward use of public at large shall be separately calculated
Landscape, nursery, and garden supplies	1 space per 300 square feet, plus 1 space per 1,200 square feet of outdoor display area
Medical office	1 space per 240 square feet
Motorcycle sales and service	1 space per 600 square feet of enclosed display area and offices, plus 1 space per 5,400 square feet of outdoor sales, display and rental, plus 1 space for every 2 service bays
Nightclub, bar, or lounge	1 space per 2 seats but not less than 1 space per 100 square feet
Restaurant, fast food (with or without drive-through)	1 space per 150 gross square feet, including outdoor seating, plus 1 space per 250 square feet for employee parking
Restaurant, general, less than 51% of sales come from service of alcoholic beverages	1 space per 150 gross square feet, including outdoor seating, plus 1 space per 250 square feet for employee parking
Restaurant, general, 51% or more of sales come from service of alcoholic beverages	1 space per 100 gross square feet, including outdoor seating, plus 1 space per 250 square feet for employee parking
Restaurant, take out	1 space per 100 gross square feet, including outdoor seating, plus 1 space per 250 square feet for employee parking
Shopping center/mixed uses	1 space per 225 square feet
Showrooms, general	1 space per 600 square feet
<i>Personal Services</i>	
Animal boarding kennel and pet grooming	1 space per 400 square feet of office
Bank/financial institution with or without drive through	1 space per 300 square feet

Business, trade and vocational schools	1 space for every 3 students, plus 1 space per 360 square feet of classroom and office space, plus 1 space for every 5 seats in gymnasiums and auditoriums
Cemetery, funeral home, mausoleum	1 space per 200 square feet of office space, plus 1 space per 100 feet of assembly area (1 per 4 seats)
Professional medical services office or health care clinic	1 space per 240 square feet
Clinic, veterinary	1 space per 300 square feet
Day care, child and adult	1 space per 12 students or clients, plus 1 pickup/drop off space per 12 students, plus 1 space per every 2 vans and/or buses
Emergency health care, standalone, no overnight stay	1 space per 110 square feet.
Health, physical fitness, massage therapist, and spa	1 space per 250 square feet
Housekeeping and janitorial services	1 space per 300 square feet, plus 1 space for every 2 company vehicles
Laboratory; general, dental, or medical	1 space per 300 square feet
Laundry, self-service	1 space per 240 square feet
Laundry, linen supply and cleaning service	1 space per 1,200 square feet, plus 1 space for every 2 bays
Motion picture studio	1 space per 360 square feet of office space, plus 6 spaces per studio, plus 1 space per 1,200 square feet
Nursing homes and continuing care facilities	1 space per 5 beds, plus 1 space per 300 square feet of office space, 1.25 spaces per du for independent living.
Self-service storage	1 space per 150 storage spaces, plus 1 spaces per security quarters, plus 3 spaces per office
<i>Office</i>	
Office, business and professional	1 space per 300 square feet
<i>Public and Institutional</i>	
Places of worship	1 space per 4 seats, plus 1 space per 300 square feet of office, plus required parking for additional use (child or adult day care, elementary or secondary school, etc.)
College or university, public or private	1 space per 360 square feet of classroom, office, meeting, and assembly rooms
Emergency department	1 space per 200 square feet, plus 1 space per employee
Governmental uses	1 space per 360 square feet
Hospice care center	2 spaces per bed, plus 1 space per 200 square feet of outpatient treatment area
Hospital	2 spaces per bed, plus 1 space per 200 square feet of outpatient treatment area
Medical facility with overnight stay	1 space per bed, plus 1 space per 200 square feet of outpatient treatment area
Post office	1 space per 360 square feet
Post office, accessory	4 spaces
Schools, elementary and middle	1 space for every 2 classrooms, plus 1 space per 300 square feet of office, plus 1 pickup/drop off space per 12 students

Schools, high	1 space per classroom, plus 1 space per 250 square feet of office, plus 1 space per every 3 students
Urgent care center	1 space per 200 square feet, plus 1 space per employee
<i>Cultural, Entertainment, and Recreational</i>	
Art gallery and museum, public or private	1 space per 720 square feet
Auditorium, public or private	1 space per 3 seats
Bowling alley	1 spaces per lane, plus required parking for additional use (lounge restaurant, meeting rooms, etc.)
Club, lodge, or clubhouse, private	1 space per 360 square feet
Golf course, public or private	3 spaces per hole, plus 1 space per 360 square feet of clubhouse, plus required parking for additional uses
Park, public	To be determined
Recreation center, public	Greater of 1 space per 240 square feet or 1 space per 4 seats
Recreation, commercial-indoor	1 space per 360 square feet
<u>Recreation, Indoor Sport Court</u>	<u>4 spaces per court, plus 1 space per employee</u>
Recreation, commercial-outdoor	6 spaces per acre
Recreational vehicle park	1 space per rv parking space; 1 space per camping cabin; 1 space per 600 square feet of administrative, maintenance, or commercial space; 1 spaces per security dwelling
Stadium or arena, public or private	1 space per 3 seats
Theater, indoor	1 space per 3 seats
Zoo, public or private	8 spaces per acre
<i>Wholesale</i>	
Wholesale and warehousing, general	1 space per 2,400 square feet, plus 1 space per 300 square feet of office
<i>Light Industrial</i>	
Manufacturing, general	1 space per 1,200 square feet, plus 1 space per 300 square feet of office
Contractor's storage yard	1 space per 300 square feet of office, plus 1 space per 20,000 square feet of open storage area
Express or parcel delivery distribution center	1 space per 1,200 square feet, plus 1 space for every 2 bays
<i>Transport, Utilities, and Communications</i>	
Airport, general aviation	1 space for every 2 tie-downs and/or hangar spaces
Automobile, RV, and boat storage, commercial	1 space per 300 square feet of office, plus 1 space per vehicle to be stored
Freight depot	1 space per 1,200 square feet, plus 1 space per 300 square feet of office
Helistop	Number of spaces to be determined by the planning and zoning director
Passenger station	To be determined
Radio/television broadcast studio	1 space per 300 square feet
Utility plant and major substations	To be determined
Wireless telecommunication facilities	Number of spaces to be determined by planning and zoning director
<i>Other</i>	

Mixed uses, excluding shopping centers	The total requirement for off-street parking shall be the sum of the requirements of the various uses computed separately
Mobile home, temporary	1 space per 300 square feet, plus additional spaces as determined by the planning and zoning director
Recreation, accessory	Number of spaces to be determined by planning and zoning director
Uses not specifically mentioned	Apply requirements for a use which is mentioned and similar to the subject use
Master site plan	Nonresidential and mixed use projects may submit a parking study to address the entire development's parking requirements, which may include shared or off-site parking

Notes:

1. Garages may be used to meet per unit residential parking requirements.
2. The guest parking requirement can be met by allowing daytime guest parking on street, calculated by using twenty (20) lineal feet (exclusive of driveway entrances) per space, or by guest parking spaces elsewhere throughout the project, such as mail kiosk, park, clubhouse or other parking spaces.
3. Square feet equals gross floor area.
4. Parking studies. Parking studies, when provided, to be conducted in a professionally accepted manner to determine adequate parking for proposed use.

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