

Table 10.3-1: Required Minimum and Maximum Parking Spaces

| Land Use | Min. Vehicle Spaces | Max. Vehicle Spaces |
|---|---|--|
| <i>Residential</i> | | |
| Single Family, detached (includes manufactured and modular homes) | 2 per parcel | n/a |
| Duplex (Two units per lot) | 2 per unit | n/a |
| Multi-Family (3 or more units) and attached Single-Family | 1.5 per unit | 2.5 per unit |
| Accessory Dwellings | 1 per unit | n/a |
| Family Care Home | 2 per parcel | n/a |
| <i>Institutional and Civic</i> | | |
| Auditorium/Public Assembly | 1 per 6 seats or 1 per 50 sf GFA (if no seats) | 1 per 4 seats or 1 per 30 sf GFA (if no seats) |
| Botanical Garden and Nature Preserves | n/a | 1 per 125 sf GFA of bldg. |
| Campground | 1 per 6 camp sites, plus 4 per laundry & shower facility | n/a |
| Child Care Center | 1 per 375 sf GFA | 1.5 per 375 sf GFA |
| Civic, Social and Fraternal Organizations | 1 per 250 sf GFA | 1 per 200 sf GFA |
| Emergency Service Facilities | 1 per employee + 1 per 3 volunteer personnel on normal shift + 1 per 200 sf usable office space | n/a |
| Golf Course | 4 per hole | 6 per hole |
| Golf Driving Range | 1 per 2 tees | 1 per tee |
| Governments Buildings | 1 per 300 sf GFA | 1 per 125 sf GFA |
| Hospital | 1 per 400 sf GFA | 1 per 100 sf GFA |
| Museums and Art Galleries | 1 per 1,000 sf GFA | 1.5 per 1,000 sf GFA |
| Park, public | 1 per 4 seats | 1 per seat |
| Religious Institutions | 1 per 8 seats | 1 per 1.5 seats |
| Residential Care Facilities and Group Homes | 0.3 per room | 1 per room |
| Schools - Business, Trade and/or other Vocational | 1 per 200 sf GFA | 1 per 150 sf GFA |
| Schools - Elementary and Secondary | 1 per classroom | 2 per classroom |
| Schools - University or College | 1 per 4 students | 1 per 2 students |
| All other Institutional Uses | 1 per 300 sf GFA of bldg. | 1 per 125 sf GFA of bldg. |
| <i>Professional Office/Business Services</i> | | |
| Offices, General | 1 per 1,000 sf GFA | 1 per 200 sf GFA |
| Banks (with drive-through) | 1 per 300 sf GFA, plus sufficient stacking spaces to accommodate any drive-through lane(s) | 1 per 150 sf GFA, plus sufficient stacking spaces to accommodate any drive-through lane(s) |
| Banks (without drive-through facilities) | 1 per 250 sf GFA | 1 per 140 sf GFA |
| Funeral Home and Services | 1 per 4 seats | 1 per 2 seats |
| Personal Services (Dry Cleaners, etc.) | 1 per 500 sf GFA | 1 per 215 sf GFA |
| Personal Care Services (Hair, skin, etc.) | 1 per 200 sf GFA | 1 per 100 sf GFA |
| All other Professional Office/Business Service uses | 1 per 300 sf GFA | 1 per 150 sf GFA |
| <i>Retail Trade</i> | | |
| Amusement Arcade | 1 per game table, video game or other amusement device | n/a |
| Amusement Park | 1 per 600 sf of outdoor recreation area | 1 per 500 sf of outdoor recreation area |
| Automobile Sales, New and Used (see § 5.6) | 1 per 375 sf GFA of sales area, plus 1 per employee, plus 1 per vehicle stored on site | 1.5 per 375 sf GFA of sales area, plus 1 per employee, plus 1 per vehicle stored on site |

| Land Use | Min. Vehicle Spaces | Max. Vehicle Spaces |
|--|--|--|
| Automobile Repair/Body Shop | 1 per 500 sf GFA including all service areas, plus 1 per employee | 1 per 375 sf GFA including all service areas, plus 1 per employee |
| Bed and Breakfast Inns (see § 5.7) | 1 per guest bedroom, plus 2 for owner/operator | n/a |
| Bowling Centers | 2 per lane | 4 per lane |
| Building Material Supply, Greenhouses, Nurseries, Lawn & Garden Supply | 1 per 375 sf GFA of sales or service building area | 1.5 per 375 sf GFA of sales or service building area |
| Car Wash (as a principal use), Truck Stops, and/or Travel Plaza | 1 per 500 sf GFA including wash bays/tunnels and retail areas | 1 per 375 sf GFA including wash bays/tunnels and retail areas |
| Convenience Store | 6 per 1,000 GFA, plus sufficient stacking area to accommodate 2 vehicles per each side of pump island | 10 per 1,000 GFA, plus sufficient stacking area to accommodate 2 vehicles per each side of pump island |
| General Merchandise Stores (less than 25,000 sf GFA) | 1 per 300 sf GFA | 1 per 200 sf GFA |
| Grocery/Food Stores | 1 per 300 sf GFA | 1 per 200 sf GFA |
| Health Clubs and Fitness Centers | 1.5 per 1,000 sf GFA | 10 per 1,000 GFA |
| Hotels, Motels and Extended Stay Facilities | 1 per room plus 1 per 800 sf of public meeting area and restaurant space | 1 per room plus 1 per 400 sf of public meeting area and restaurant space |
| Manufactured Home Sales | 1 per 100 sf GFA of office area, plus 1 per every 2 employees | n/a |
| Miniature Golf | 1 per hole | 2 per hole |
| Mini-warehouse/Self-storage Leasing (see § 5.15) | 1 for every 200 rental spaces (2 required) | n/a |
| Motion Picture Theater | 1 per 6 seats | 1 per 4 seats |
| Motion Picture Theater, drive-in | 1 for each viewing space the facility is designed to accommodate | 1 for each viewing space the facility is designed to accommodate |
| Restaurants (with drive-through service and/or carry-out) | 1 per every 3 seating accommodation plus sufficient stacking area to accommodate any drive-through lane(s) | 1 per 50 sf GFA, plus sufficient stacking area to accommodate any drive-through lane(s) |
| Restaurants (dine-in only) | 1 per every 3 seating accommodation | 1 per 50 sf GFA |
| Shopping Centers/Superstores (25,000-400,000 sf GFA) | 1 per 250 sf GFA | 1 per 150 sf GFA |
| Shopping Centers/Superstores (400,001-600,000 sf GFA) | 1 per 225 sf GFA | 1 per 150 sf GFA |
| Shopping Centers/Superstores (over 600,000 sf GFA) | 1 per 200 sf GFA | 1 per 150 sf GFA |
| Wholesale Trade uses, Manufacturing and Industrial uses | | |
| Contractor's office | 1 per 600 sf GFA | n/a |
| Junk/Salvage Yard | 1 per 2 employees at peak shift, plus 1 per 5,000 sf of land area devoted to material storage, plus 1 for each company vehicle at peak shift | n/a |
| Manufacturing uses | 2 per 3 employees at peak shift, plus 1 per each company vehicle at peak shift | n/a |
| Mining and Extractive Uses | 1 per employee at max. shift, plus 1 per each company vehicle at peak shift | n/a |

| Land Use | Min. Vehicle Spaces | Max. Vehicle Spaces |
|---|--|---------------------|
| Wholesale sales and all other Industrial uses | 1 per 400 sf GFA of sales and office area, plus 1 per each company vehicle at peak shift or 2 per 3 employees at peak shift, plus 1 per each company vehicle at peak shift (use whichever is greater) | n/a |
| Transportation, Warehousing and Utility uses | | |
| Air, Rail or Bus Terminal | 1 per employee, plus spaces required to satisfy projected peak parking demands | n/a |
| Communications Tower/Antenna | none (see § 5.21) | n/a |
| Truck Terminal | 1 per employee at peak shift, plus 1 per each company vehicle at peak shift | n/a |
| Warehouse and Storage | 1 per 400 sf GFA of sales and office area, plus 1 per each company vehicle at peak shift or 2 per 3 employees at peak shift, plus 1 per each company vehicle at peak shift (use whichever is greater) | n/a |
| Utility uses | 1 per employee at peak shift, plus 1 per each company vehicle at peak shift | n/a |

10.3.3. OFF-STREET LOADING AND UNLOADING AREA STANDARDS

A. Scope

There shall be provided on the same lot with each nonresidential building or structure, adequate space for off-street loading, unloading and the maneuvering of shipping and delivery vehicles. Off-street maneuvering space shall be provided so that no backing onto or from a public street is required. All loading and maneuvering areas shall:

1. be surfaced with pavement, concrete or equivalent,
2. be properly drained,
3. be designed with regard to pedestrian safety,
4. have direct access to public streets, and
5. shall be screened from adjacent residentially zoned or developed property as provided in Article 11, Landscaping and Buffering.
6. No loading docks shall be visible from a thoroughfare or collector street right-of-way.