

**CITY OF BALTIMORE**  
**ORDINANCE 25-064**  
**Council Bill 25-0065**

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Introduced by: Councilmember Blanchard  
Cosponsored by: President Cohen and Councilmembers Dorsey and Gray  
Introduced and read first time: May 12, 2025  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable, with Amendments  
Council action: Adopted  
Read second time: October 20, 2025

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**AN ORDINANCE CONCERNING**

**1                   Zoning – Eliminating Off-Street Parking Requirements**

**2                  FOR the purpose of repealing requirements for providing a minimum number of off-street parking  
3                  spaces per use type; setting certain parking maximums; and correcting, clarifying, and  
4                  conforming related provisions and tables.**

**5                  BY repealing and re-ordinating, with amendments,**  
6                  Article 32 - Zoning  
7                  Sections 16-101, 16-206 to 16-208, 16-302, 16-401(b), 16-403(b), and 16-406(a)  
8                  Baltimore City Code  
9                  (Edition 2000)

**10                 BY repealing**  
11                  Article 32 - Zoning  
12                  Sections 16-201 to 16-205, 16-401(e), 16-404(c), 16-501, 16-502, the subtitle designation,  
13                  “Subtitle 6. Required Off-street Parking”, Sections 16-601, 16-602, 16-705(e), and  
14                  Table 16-406  
15                  Baltimore City Code  
16                  (Edition 2000)

**17                 BY renumbering**  
18                  Article 32 - Zoning  
19                  Sections 16-206 to 16-208 and 16-505  
20                  To be  
21                  New Sections 16-201 to 16-203 and 16-501  
22                  Baltimore City Code  
23                  (Edition 2000)

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.

BY adding  
Article 32 - Zoning  
Section 16-204 and Table 16-204  
Baltimore City Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That**  
Sections 16-206 to 16-208 and 16-505, respectively, of Article 32 - Zoning of the Baltimore City  
Code be renumbered to be new Sections 16-201 to 16-203 and 16-501, respectively.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That the Laws of Baltimore City read as follows:

## Baltimore City Code

## **Article 32. Zoning**

## **Title 16. Off-Street Parking and Loading**

### **Subtitle 1. Purpose of Title**

### **§ 16-101. Purpose.**

The off-street parking and loading regulations of this title are intended to:

- (1) provide accessible, attractive, secure, and well-maintained off-street parking and loading [areas with the appropriate number of spaces in proportion to the needs of the proposed use;] AREAS; AND
  - (2) increase public safety by reducing congestion of public streets;
  - (3) encourage the use of alternative modes of transportation where appropriate; and
  - (4) ensure that parking requirements are tailored to maintain pedestrian environments and sensitive to the urban fabric of the City.

## **Subtitle 2. General Applicability**

[§ 16-201. Existing off-street parking facilities.]

*[(a) No reduction below requirements.]*

[The number of existing off-street parking and loading spaces may not be reduced below the requirements of this title. If the number of those existing spaces is already less than the requirements of this title, it may not be further reduced.]

1       [(b) *Transition rules.*]

2           [If a building permit was lawfully issued before June 5, 2017, and if construction began  
3           within 180 days of the permit's issuance, off-street parking and loading spaces must be  
4           provided in the amount required for the issuance of that building permit, regardless of the  
5           requirements of this title.]

6       [§ 16-202. **Damage or destruction.**]

7           [If a structure is reconstructed or repaired after being damaged or destroyed, off-street  
8           parking and loading facilities may be restored or maintained in an amount equivalent to that  
9           at the time of the damage or destruction. However, it is not necessary to restore or maintain  
10          parking and loading facilities in excess of the applicable requirements of this title.]

11       [§ 16-203. **Additions or expansions to existing structures.**]

12       [(a) *Parking spaces req'd for increased intensity.*]

13           [If a structure is increased through the addition of a dwelling unit, floor area, seating  
14           capacity, or other unit of measurement, off-street parking spaces must be provided for  
15           that increased intensity, as required by this title.]

16       [(b) *Limited exception for preexisting non-residential uses.*]

17           [However, a non-residential use that was lawfully established before the June 5, 2017,  
18           does not need to provide additional off-street parking for that increase until the aggregate  
19           increase in units of measurement equals 10% or more of the units of measurement  
20           existing on June 5, 2017. Once that level of increase has been reached, however,  
21           off-street parking facilities must be provided, as required by this title, for the total  
22           increase.]

23       [§ 16-204. **Change in use.**]

24           [If a structure or land changes to a new use, the new use must provide the amount of parking  
25           and loading spaces required by this title.]

26       [§ 16-205. **Provision of additional spaces and parking maximums.**]

27           [Nothing in this title prevents the voluntary establishment of additional off-street parking or  
28           loading facilities. However, in no case may off-street parking be provided in excess of double  
29           the requirements of this Code, except for detached and semi-detached dwellings to which no  
30           maximum applies or no parking is required. All regulations governing the location, design,  
31           and control of these facilities must be in accordance with this title.]

1       **§ 16-201. [§ 16-206.] Prohibited uses of off-street parking and loading spaces.**

2       (a) *Other than for motor vehicles, bicycles.*

3              All off-street parking spaces [required by this title] may only be used for the parking of  
4              motor vehicles and bicycles.

5       [(b) *Storing vehicles for sales or hire.*]

6              [In no event may required parking spaces be used for the temporary or permanent storage  
7              of vehicles for sale or hire.]

8       (B) [(c)] *Vehicle repair or service.*

9              No motor vehicle repair work or service of any kind, except emergency repair service, is  
10             permitted in any off-street parking space.

11       [(d) *Using space allocated to loading space to meet req't for parking space or vice-versa.*]

12              [No space allocated to an off-street loading space may be used to satisfy the requirement  
13              for an off-street parking space or access aisle, or portion of either. Conversely, the area  
14              allocated to an off-street parking space may not be used to satisfy the requirement for an  
15              off-street loading space or portion of a space.]

16       **§ 16-202. [§ 16-207.] Computation of [off-street] BICYCLE parking [requirements.] AND  
17             LOADING FACILITIES.**

18       (a) *In general.*

19              The total number of required [parking, loading.] LOADNG and bicycle spaces is based on  
20              the requirements for the use of the lot. However, if a lot contains more than 1 use, the  
21              number of required spaces is the sum of the separate requirements for each use. All  
22              [off-street parking] REQUIRED facilities must be completed before occupancy of the  
23              structure.

24       (b) *Computation standards.*

25              (1) In computing the number of [off-street parking, loading.] LOADNG or bicycle spaces  
26              required by this title, the following standards of computation apply.

27              (2) A fraction of less than one-half may be disregarded, and a fraction of one-half or more  
28              is counted as 1 [parking or] loading space.

29              (3) In places of assembly in which patrons or spectators occupy benches, pews or similar  
30              seating facilities, each 24 inches of the seating facility is counted as 1 seat for the  
31              purpose of determining the requirement for off-street [parking facilities.] LOADNG  
32              AND BICYCLE SPACES. Floor area of a prayer hall is counted as one 1 seat per marked  
33              prayer mat space or, if prayer mat spaces are not marked, 1 seat for every 5 square feet  
34              in the prayer hall.

1                   (4) Except as otherwise specified, [parking or] loading OR BICYCLE spaces required on an  
2                   employee basis is based on the maximum number of employees normally present on  
3                   the premises at any one time. If the determination of the number of parking spaces is  
4                   based on the number of employees, the owner and the manager are EACH counted as  
5                   AN employee.

6                   **§ 16-203. [§ 16-208.] Accessible parking requirements.**

7                   With the exception of single-family, detached and semi-detached, dwellings and rowhouse  
8                   dwellings, in all off-street parking facilities where parking is provided for employees,  
9                   visitors, or both, accessible parking spaces must be provided. The [number of] accessible  
10                  parking spaces [must be included in the total number of required parking spaces and must be]  
11                  SHALL BE in accordance with the applicable requirements of the Maryland Accessibility  
12                  Code, AS SET FORTH IN COMAR 09.12.53, and all other governing codes and applicable laws.  
13                  These spaces must comply with the design standards in the Maryland Accessibility Code.  
14                  These spaces must be identified by a sign and pavement markings indicating parking for the  
15                  disabled only.

16                  **§ 16-204. PARKING MAXIMUMS.**

17                  ~~NOTHING IN THIS TITLE PREVENTS THE VOLUNTARY ESTABLISHMENT OF ADDITIONAL  
18                  OFF-STREET PARKING OR LOADING FACILITIES. HOWEVER, IN NO CASE MAY OFF-STREET  
19                  PARKING BE PROVIDED IN EXCESS OF THE LIMITS SET IN TABLE 16-204 OF THIS CODE, EXCEPT  
20                  FOR DETACHED AND SEMI-DETACHED DWELLINGS TO WHICH NO MAXIMUM APPLIES. ALL  
21                  REGULATIONS GOVERNING THE LOCATION, DESIGN, AND CONTROL OF THESE FACILITIES SHALL  
22                  BE IN ACCORDANCE WITH THIS TITLE.~~

23                  **(A) IN GENERAL.**

24                  IN NO CASE MAY OFF-STREET PARKING BE PROVIDED IN EXCESS OF THE LIMITS SET IN  
25                  TABLE 16-204 OF THIS CODE, EXCEPT:

26                  (1) DETACHED AND SEMI-DETACHED DWELLING TO WHICH NO MAXIMUM APPLIES; AND

27                  (2) A STRUCTURE OR LAND THAT HAS CHANGED TO A NEW USE, IF:

28                  (I) PRIOR TO THE CHANGE IN USE, THE STRUCTURE OR LAND HAD EXISTING  
29                  OFF-STREET PARKING SPACES THAT WOULD EXCEED THE MAXIMUM SET FOR  
30                  THE PROPERTY'S NEW USE; AND

31                  (II) NO FURTHER OFF-STREET PARKING IS ADDED FOLLOWING THE CHANGE IN  
32                  USE.

33                  **(B) OFF-STREET FACILITIES.**

34                  ~~NOTHING IN THIS TITLE PREVENTS THE VOLUNTARY ESTABLISHMENT OF ADDITIONAL OFF-~~  
35                  ~~STREET PARKING OR LOADING FACILITIES. ALL REGULATIONS GOVERNING THE LOCATION,~~  
36                  ~~DESIGN, AND CONTROL OF THESE FACILITIES SHALL BE IN ACCORDANCE WITH THIS TITLE.~~

### **Subtitle 3. Construction of Facilities**

### **§ 16-302. Time of completion.**

[Off-street] BICYCLE parking and loading facilities required by this title [must] SHALL be completed before issuance of a use permit for the use these facilities serve.

#### **Subtitle 4. Design of Off-Street Parking Facilities**

### **§ 16-401. Location of off-street parking.**

**(b) [Front yard prohibited in certain commercial districts.] YARD AND BUILDING LINE RESTRICTIONS.**

(1) *RESIDENTIAL DISTRICTS.*

IN ALL DETACHED AND SEMI-DETACHED ZONING DISTRICTS IDENTIFIED IN § 6-203  
{“DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS”} AND IN THE R-5, R-6,  
R-7, AND R-8 ZONING DISTRICTS, OFF-STREET PARKING IS PROHIBITED IN THE  
REQUIRED FRONT OR CORNER YARD AND FORWARD OF THE FRONT BUILDING LINE.

(2) *COMMERCIAL DISTRICTS.*

In the C-1, C-1-E, C-1-VC, and C-2 Districts, off-street parking is prohibited in front of the front building line.

[**(e) PC Subdistricts.**]

[In a PC Subdistrict, off-street parking may be located off-site as long as the required parking facilities are located in that or any other PC Subdistrict.]

### § 16-403. Access.

(b) Access to be from street, alley, driveway, or easement.

All [required] off-street parking facilities must have vehicular access from a street, an alley at least 10 feet wide, a driveway, or cross-access easement connection.

**§ 16-404. Driveways.**

**[*(c) Parking spaces.*] [**

[1] Single-family detached and semi-detached dwellings and rowhouse dwellings are allowed a paved parking space. This parking space may not be located in the required front or corner-side yard. In addition, no parking space may be located forward of the front building line.]

[2) On lots that comprise less than 1,000 sq. ft., required parking spaces are excluded from the calculation of the impervious surface for the rear yard.]

1       **§ 16-406. Drive-through facility stacking spaces.**

2       (a) *Number required.*

3           Every drive-through facility [must] SHALL provide at least 4 stacking spaces per bay or  
4           lane, unless otherwise required by [Table 16-406: Required Off-Street Parking or  
5           otherwise by] this Code.

6           **Subtitle 5. Permitted Parking Alternatives**

7       **[§ 16-501. Collective and alternating shared parking.]**

8       [(a) *Collective parking.*]

9           [(1) Off-street parking spaces for separate uses may be provided collectively if the  
10          aggregate number of spaces provided is not less than the sum of the spaces required in  
11          Table 16-501: Collective Parking Calculation. Table 16-501 is applied as provided in  
12          this subsection.]

13           [(2) The required number of spaces for each use is calculated according to Table 16-406:  
14          Required Off-Street Parking.]

15           [(3) The required number of spaces for each use is then applied to the percentages shown  
16          in Table 16-501 for each applicable time frame and the appropriate land use category,  
17          to determine the number of required spaces.]

18           [(4) The number of spaces are added for all land uses within each time frame, and the  
19          highest sum total in a time frame is the required number of spaces.]

20       [(b) *Alternately shared parking arrangements.*]

21           [(1) An off-street parking facility may be alternately shared between 2 or more uses, as  
22          long as the use of that facility by each user does not occur at the same time.  
23          Alternately shared parking arrangements must meet the conditions set forth in this  
24          subsection.]

25           [(2) The Zoning Administrator must confirm that the use of the facility by each user does  
26          not take place at the same hours during the same days of the week.]

27           [(3) The users of the alternately shared parking arrangement must record an agreement to  
28          share the parking facilities, subject to approval by the Zoning Administrator. A copy  
29          of the recorded agreement must be submitted to the Zoning Administrator.]

30           [(4) The off-site parking facilities must be located within 600 feet of the lot line of the  
31          use or structure served.]

1           [(5) Any subsequent change in ownership or use must require proof that the minimum  
2           parking requirements, per this title, have been met for each use. The owner of an  
3           existing building or use has 180 days within which to accommodate required  
4           off-street parking or to apply for a variance. If the owner is unable to accommodate  
5           the parking or apply for a variance, then the use permit is revoked with respect to the  
6           use for which the separate parking was required. The use permit will be reinstated  
7           when all applicable provisions of this title are complied with. As an alternative to a  
8           variance, a new shared parking agreement may be arranged in accordance with this  
9           subsection.]

10          [§ 16-502. Land-banked future parking.]

11          [(a) *In general.*]

12           [Land banking allows for designating a portion of land on a site that would be required  
13           for parking to be held and preserved as open space, rather than constructed as parking.  
14           The Department of Planning may permit land banking of up to 25% of the required  
15           parking spaces through the site plan review process, subject to the requirements of this  
16           section.]

17          [(b) *Prerequisites.*]

18          [(1) *Reduced current parking needs.*]

19           [The applicant must provide sufficient evidence that supports the reduced parking  
20           needs.]

21          [(2) *Area suitable for future parking.*]

22           [The area proposed for land banking of parking spaces must be an area suitable for  
23           parking at a future time.]

24          [(c) *Exclusive use for land-banking.*]

25           [The land-banked area may not be used for any other use and must be part of the same lot  
26           and all under the same ownership.]

27          [(d) *Designation on site plan.*]

28           [As part of the site plan review process, the applicant must show the area to be banked on  
29           the site plan and marked as "Land-Banked Future Parking".]

30          [(e) *Conversion to parking spaces.*]

31           [The Zoning Administrator, on the basis of increased parking demand for the use, may  
32           require the conversion of all or part of the land-banked area to off-street parking spaces.]

33          [§§ 16-503 to 16-504 *{Reserved}*]

## **§ 16-501. [§ 16-505.] Cross-access easements.**

(a) *Circulation between sites encouraged.*

Adjacent commercial uses that possess dedicated parking areas are encouraged to provide a cross-access drive to allow circulation between sites. For new commercial and office uses, a system of joint-use driveways and cross-access easements is encouraged where feasible. Commercial property owners are encouraged to pursue cross-access with neighboring property owners when site plan review is requested. If cross-access will be provided, the Zoning Administrator may require that the property owner provide proof that adjacent property owners have been contacted in writing regarding the provision of cross-access.

(b) *Design requirements.*

Joint-use driveways and cross-access easements [must] SHALL incorporate the following:

- (1) a minimum width of 24 feet to ensure 2-way travel aisles to accommodate automobiles, service vehicles and loading vehicles;
  - (2) bump-outs and other design features to make it visually obvious that the abutting properties are tied together; and
  - (3) a unified access and circulation plan for coordinated or shared-parking areas.

**(c) Easement requirements.**

Property owners who establish cross-access easements under this section [must:] SHALL:

- (1) record an easement that allows cross-access to and from properties served by the joint-use driveways and cross-access easement;
  - (2) record an easement to the effect that remaining access rights along the roadway will be dedicated to the City, and that any pre-existing driveways will be closed and eliminated after construction of the joint-use driveway; and
  - (3) record a joint maintenance agreement that defines the maintenance responsibilities of each property owner.

## **[Subtitle 6. Required Off-Street Parking]**

**[§ 16-601. Exemptions and reductions from requirements.]**

**[*(a) In general.*]**

[The following districts and uses are allowed the following exemptions from the off-street parking requirements of Table 16-406: Required Off-Street Parking. These do not include exemptions from required bicycle parking.]

1        [(b) *Exemptions within certain districts.*]

2        [(1) The districts included in this paragraph are exempt from parking requirements:]

3            [(i) C-1;]

4            [(ii) C-1-E;]

5            [(iii) C-1-VC;]

6            [(iv) C-5;]

7            [(v) C-5-IH;]

8            [(vi) C-5-DE;]

9            [(vii) C-5-HT;]

10          [(viii) C-5-TO;]

11          [(ix) C-5-HS;]

12          [(x) C-5-G;]

13          [(xi) Harford Road Overlay District;]

14          [(xii) R-MU Overlay District (non-residential uses); and]

15          [(xiii) D-MU Overlay District (non-residential uses).]

16        [(2) (i) In the PC Subdistricts, the following uses are exempt from the off-street parking  
17            requirements of Table 16-406: Required Off-Street Parking.]

18            [(A) open-space uses (except for recreational marinas); and]

19            [(B) commercial uses with a gross floor area of less than 25,000 square feet.]

20        [(ii) The commercial-use exemption applies to any commercial use with a gross floor  
21            area of less than 25,000 square feet, even if there are other commercial uses  
22            located on the same lot.]

23        [(c) *Square footage exemption for C-2.*]

24        [(1) The first 3,000 square feet of gross floor area for commercial uses in the C-2 District  
25            are exempt from the parking requirements of Table 16-406.]

26        [(2) Those commercial uses 3,000 square feet or less in gross floor area located within a  
27            multi-tenant configuration (e.g., a shopping center) are not eligible for this  
28            exemption and must provide the required parking.]

1        [(d) *Rowhouse dwelling.*]

2            [For a rowhouse dwelling that is placed, constructed, or reconstructed in an existing row  
3            of attached or formerly attached rowhouse dwellings, no off-street parking spaces need be  
4            provided if any of the following circumstances are met:]

5            [(1) no off-street parking space existed for the previous dwelling;]

6            [(2) the lot adjoins a street that is at least 34 feet wide;]

7            [(3) the lot is less than 85 feet deep; or]

8            [(4) regardless of the depth of the lot or the width of the street, the alley adjoining the  
9            dwelling is less than 10 feet wide.]

10        [(e) *Neighborhood commercial establishment.*]

11            [In a neighborhood commercial establishment allowed by this Code, no off-street parking  
12            is required for any use of less than 2,500 square feet in gross floor area.]

13        [(f) *Structures over 50 years old, etc.*]

14        [(1) *In general.*]

15            [Structures over 50 years old or structures that have received an historic tax credit are  
16            exempt from the parking requirements, subject to review and approval by the Director  
17            of Planning, if they have not historically provided parking and they lack sufficient  
18            space on the lot to accommodate parking.]

19        [(2) *Permitting.*]

20        [(i) A parking variance is not required:]

21            [(A) if the Director of Planning grants an exemption to certain parking requires as  
22            provided for under paragraph (1) of this subsection; and]

23            [(B) if evidence the exemption is submitted with the permit application.]

24        [(ii) If the exemption is denied by the Director of Planning, a request for a parking  
25            variance may be submitted to and, after review, approved by the Board of  
26            Municipal and Zoning Appeals.]

27        [(g) *Residential projects subject to inclusionary housing.*]

28            [Off-street parking is not required for a residential project that is subject to the  
29            inclusionary requirements under § 2B-21 {"Inclusionary Requirements"} of Article 13 of  
30            this Code.]

1        [(h) *Reductions - Affordable housing.*]

2            [(1) No more than 1 parking space need be provided for every 2 dwelling units in  
3            dwellings that are erected or rehabilitated subject to a restriction that the units be  
4            leased to residents with incomes at or below 60% of the Area Median Income, with  
5            that restriction being for a term of not less than 15 years from the date of the  
6            issuance of a use permit and recorded in the Land Records of Baltimore City.]

7            [(2) The Housing Commissioner must verify, by letter to the Planning Director and the  
8            Zoning Administrator, the recordation, term, and tenor of the restriction.]

9        [(i) *Reductions - Small dwellings.*]

10            [No more than 0.5 parking spaces need be provided for every dwelling unit that is 500  
11            square feet or smaller.]

12        [(j) *Reductions - Housing for elderly.*]

13            [For units designed for occupancy by the elderly in a government-assisted private or  
14            public housing dwelling, no more than 1 space need be provided for every 4 units.]

15        [**§ 16-602. Required off-street parking.**]

16            [Compact spaces may be substituted for required parking spaces subject to site plan review  
17            and approval. The use of compact spaces does not reduce or increase the amount of parking  
18            required by Table 16-406 and this Code.]

19                                  **Subtitle 7. Required Bicycle Parking**

20        **§ 16-705. Required number of bicycle spaces.**

21        [(e) *Motor vehicle parking offset.*]

22            [(1) For every 8 required bicycle parking spaces that meet the short- or long-term bicycle  
23            parking standards, as set forth in Table 16-705 {"Required Bicycle Spaces"}, the  
24            motor vehicle parking required by this title may be reduced by 1 space.]

25        [(2) Existing parking may be converted to take advantage of this provision.]

**TABLE 16-204: OFF-STREET PARKING MAXIMUMS**

| USES                                     | MAXIMUM PARKING SPACES ALLOWED   |
|--|--|
| ADULT USE                                | 6 PER 1,000 SQ. FT. OF GFA   |
| ALTERNATIVE ENERGY SYSTEM                | 4 PER 1,000 SQ. FT. OF OFFICE AREA   |
| ANIMAL CLINIC                            | 2 PER EXAMINATION ROOM   |
| ART GALLERY                              | 2 PER 1,000 SQ. FT. OF GFA   |
| ARTS STUDIO                              | 2 PER 2,000 SQ. FT. OF STUDIO AREA   |
| ARTS STUDIO: INDUSTRIAL                  | 2 PER 2,000 SQ. FT. OF STUDIO AREA   |
| BAIL BOND ESTABLISHMENT                  | 2 PER 1,000 SQ. FT. OF GFA   |
| BANQUET HALL                             | 2 PER 10 PERSONS OF FIRE-RATED CAPACITY  |
| BOAT MANUFACTURING, REPAIR, AND SALES    | 2 PER 4 EMPLOYEES ON PEAK SHIFT +<br>2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES    |
| BODY ART ESTABLISHMENT                   | 2 PER 1,000 SQ. FT. OF GFA   |
| BROADCASTING STATION (TV OR RADIO)       | 2 PER 2 EMPLOYEES ON PEAK SHIFT +<br>2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES    |
| CARRY-OUT FOOD SHOP                      | 4 PER 1,000 SQ. FT. OF GFA + 6 STACKING SPACES PER DRIVE-THROUGH LANE                    |
| CAR WASH                                 | 2 PER SERVICE BAY  |
| CEMETERY                                 | 4 PER 1,000 SQ. FT. OF OFFICE AREA +<br>2 PER 4 PERSONS OF FIRE-RATED CAPACITY IN CHAPEL |
| CHECK-CASHING ESTABLISHMENT              | 2 PER 1,000 SQ. FT. OF GFA   |
| COMMERCIAL COMPOSTING FACILITY           | 2 PER EMPLOYEE ON PEAK SHIFT   |
| COMMUNITY CENTER                         | 2 PER 10 PERSONS OF FIRE-RATED CAPACITY  |
| CONTRACTOR STORAGE YARD                  | 4 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS                                       |
| CONVENTION CENTER                        | 2 PER 10 PERSONS OF FIRE-RATED CAPACITY  |
| COUNTRY CLUB                             | CUMULATIVE OF VARIOUS USES WITHIN THE DEVELOPMENT (GOLF COURSE, RESTAURANT, ETC.)        |
| CULTURAL FACILITY                        | 2 PER 4,000 SQ. FT. OF GFA   |
| DAY-CARE CENTER: ADULT OR CHILD          | 2 PER 4 EMPLOYEES ON PEAK SHIFT  |
| DRIVING RANGE                            | 3 PER TEE STAND  |
| DWELLING: ALL UNLESS OTHERWISE SPECIFIED | 2 PER DWELLING UNIT  |

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|    | <b>USES</b>                                     | <b>MAXIMUM PARKING SPACES ALLOWED</b>   |
|----|---|---|
| 1  | DWELLING: LIVE-WORK                             | 2 PER DWELLING UNIT   |
| 2  | DWELLING: MULTI-FAMILY – AGE-RESTRICTED HOUSING | 2 PER 2 DWELLING UNITS  |
| 3  | EDUCATIONAL FACILITY: COMMERCIAL-VOCATIONAL     | 4 PER 4 EMPLOYEES ON PEAK SHIFT +<br>2 PER 25 STUDENTS, BASED ON MAXIMUM STUDENT CAPACITY +<br>2 PER FACILITY VEHICLE IF OUTDOOR COMPONENT (E.G., DRIVING TRACK) IS PRESENT |
| 4  | EDUCATIONAL FACILITY: POST-SECONDARY            | 2 PER 4 EMPLOYEES ON PEAK SHIFT +<br>2 PER 25 STUDENTS BASED ON THE MAXIMUM STUDENT CAPACITY  |
| 5  | EDUCATIONAL FACILITY: PRIMARY AND SECONDARY     | 2 PER 4 EMPLOYEES ON PEAK SHIFT +<br>2 PER 50 STUDENTS, BASED ON MAXIMUM STUDENT CAPACITY   |
| 6  | ENTERTAINMENT: INDOOR – GENERALLY               | 2 PER 10 PERSONS OF FIRE-RATED CAPACITY   |
| 7  | ENTERTAINMENT: INDOOR – MOVIE THEATER           | 2 PER 4 SEATS FOR FIRST 400 SEATS + 2 PER 6 SEATS AFTER FIRST 400   |
| 8  | ENTERTAINMENT: LIVE (PRINCIPAL USE)             | 2 PER 10 PERSONS OF FIRE-RATED CAPACITY   |
| 9  | FINANCIAL INSTITUTION                           | 4 PER 1,000 SQ. FT. OF GFA + 4 STACKING SPACES PER DRIVE-THROUGH LANE   |
| 10 | FOOD PROCESSING: LIGHT                          | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA  |
| 11 | FRATERNITY OR SORORITY HOUSE                    | 2 PER 2 ROOMING UNITS   |
| 12 | FREIGHT TERMINAL                                | 6 PER 20,000 SQ. FT. OF WAREHOUSING AREA +<br>6 PER 1,000 SQ. FT. OF OFFICE AREA  |
| 13 | FUEL STATION                                    | 4 PER 1,000 SQ. FT. OF ACCESSORY RETAIL AREA  |
| 14 | FUNERAL HOME                                    | 4 PER 1,000 SQ. FT. OF OFFICE AREA +<br>2 PER 4 PERSONS OF FIRE-RATED CAPACITY IN CHAPEL +<br>2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES                              |
| 15 | GOLF COURSE                                     | 6 PER HOLE  |
| 16 | GOVERNMENT FACILITY                             | 2 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS +<br>2 PER GOVERNMENT VEHICLE MAINTAINED ON THE PREMISES   |
| 17 | GREENHOUSE OR NURSERY                           | 4 PER 1,000 SQ. FT. OF GFA (INCLUDING OUTDOOR SALES OR DISPLAY AREA)  |
| 18 | HEALTH-CARE CLINIC                              | 6 PER 1,000 SQ. FT. OF GFA  |
| 19 | HEALTH AND FITNESS CENTER                       | 4 PER 1,000 SQ. FT. OF PUBLIC USE AREA  |
| 20 | HEAVY SALES, RENTAL, OR SERVICE                 | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA  |
| 21 | HORSE STABLE                                    | 2 PER 5 STALLS  |

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|                      | <b>USES</b>                                      | <b>MAXIMUM PARKING SPACES ALLOWED</b>   |
|----------------------|--|---|
| 1<br>2<br>3          | HOSPITAL   | 2 PER 10 HOSPITAL BEDS +<br>2 PER 4 EMPLOYEES (INCLUDING STAFF DOCTORS) ON PEAK SHIFT +<br>2 PER 2 EXAMINATION ROOMS IN MEDICAL OFFICES   |
| 4                    | HOTEL OR MOTEL                                   | 2 PER 4 ROOM  |
| 5<br>6               | INDUSTRIAL BOAT REPAIR FACILITY                  | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA  |
| 7<br>8               | INDUSTRIAL: GENERAL                              | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA  |
| 9<br>10              | INDUSTRIAL: LIGHT                                | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA  |
| 11<br>12             | INDUSTRIAL: MARITIME-DEPENDENT                   | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA  |
| 13                   | KENNEL   | 4 PER 1,000 SQ. FT. OF PUBLIC WAITING AREA  |
| 14<br>15             | LANDFILL: INDUSTRIAL                             | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA  |
| 16                   | LODGE OR SOCIAL CLUB                             | 2 PER 10 PERSONS OF FIRE-RATED CAPACITY   |
| 17<br>18<br>19<br>20 | MARINA: DRY STORAGE                              | 2 PER 4 SLIPS (NOTE: DURING THE OFF-SEASON, SEPTEMBER 15 TO MAY 14, THE PARKING AREA MAY BE USED FOR THE STORAGE OF BOATS, TRAILERS, OR OTHER RELATED MATERIALS, AS LONG AS AT LEAST 10% OF REQUIRED PARKING REMAINS) |
| 21                   | MARINA: RECREATIONAL                             | 2 PER 2 SLIPS   |
| 22<br>23             | MARINE TERMINAL                                  | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA  |
| 24<br>25             | MATERIALS RECOVERY FACILITY                      | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA  |
| 26                   | MINI-WAREHOUSES                                  | 2 PER 50 STORAGE UNITS  |
| 27                   | MOTOR VEHICLE DEALERSHIP                         | 2 PER 1,000 SQ. FT. OF GFA  |
| 28<br>29             | MOTOR VEHICLE OPERATIONS FACILITY                | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA  |
| 30<br>31             | MOTOR VEHICLE RENTAL ESTABLISHMENT               | 4 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS +<br>2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES  |
| 32<br>33             | MOTOR VEHICLE SERVICE AND REPAIR, MAJOR OR MINOR | 4 PER SERVICE BAY   |
| 34<br>35             | MOVIE STUDIO                                     | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA  |
| 36<br>37             | NURSERY (SEE "GREENHOUSE OR NURSERY")            |   |

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| USES |   | MAXIMUM PARKING SPACES ALLOWED   |
|------|---|--|
| 1    | OFFICE                                      | 2 PER 1,000 SQ. FT. OF GFA   |
| 2    | OUTDOOR STORAGE YARD                        | 2 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS   |
| 3    | PASSENGER TERMINAL                          | 6 PER 1,000 SQ. FT. OF GFA   |
| 4    | PAWN SHOP                                   | 2 PER 1,000 SQ. FT. OF GFA   |
| 5    | PERSONAL SERVICES ESTABLISHMENT             | 2 PER 1,000 SQ. FT. OF GFA   |
| 6    | PLACE OF WORSHIP                            | 2 PER 4 PERSONS OF FIRE-RATED CAPACITY OF THE MAIN SANCTUARY;<br>OR, FOR PLACES OF WORSHIP WHOSE WORSHIPERS ARE REQUIRED TO WALK TO<br>WORSHIP BECAUSE OF RELIGIOUS TENET, 2 PER 8 PERSONS OF FIRE-RATED<br>CAPACITY + 2 OR MORE ADDITIONAL SPACES AS REQUIRED BY THIS CODE FOR<br>OTHER USES ON THE<br>SITE |
| 12   | PRINTING ESTABLISHMENT                      | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT.<br>OF GFA  |
| 14   | RACETRACK                                   | 2 PER 10 PERSONS OF FIRE-RATED CAPACITY  |
| 15   | RECREATION: INDOOR                          | 2 PER 2,000 SQ. FT. OF GFA   |
| 16   | RECREATION: OUTDOOR                         | 4 PER 1,000 SQ. FT. OF PUBLIC-USE AREA (NOT INCLUDING ACTUAL PLAYING<br>FIELD OR POOL)   |
| 18   | RECREATIONAL VEHICLE DEALERSHIP             | 2 PER 1,000 SQ. FT. OF GFA   |
| 19   | RECYCLABLE MATERIALS RECOVERY<br>FACILITY   | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT.<br>OF OFFICE AREA  |
| 21   | RECYCLING AND REFUSE COLLECTION<br>FACILITY | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT.<br>OF OFFICE AREA  |
| 23   | RESEARCH AND DEVELOPMENT FACILITY           | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT.<br>OF GFA  |
| 25   | RESIDENTIAL-CARE FACILITY                   | 2 PER 4 EMPLOYEES ON PEAK SHIFT +<br>2 PER 6 RESIDENTS; HOWEVER, IF THE FACILITY DOES NOT PERMIT RESIDENTS<br>TO HAVE VEHICLES AT THE FACILITY, THE FACILITY NEED NOT PROVIDE<br>OFF-STREET PARKING SPACES FOR RESIDENTS   |
| 29   | RESOURCE RECOVERY FACILITY                  | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT.<br>OF OFFICE AREA]   |
| 31   | RESTAURANT                                  | 2 PER 1,000 SQ. FT. OF INDOOR PUBLIC SEATING AREA +<br>6 STACKING SPACES PER DRIVE-THROUGH LANE  |
| 33   | RETAIL: BIG BOX ESTABLISHMENT               | 4 PER 1,000 SQ. FT. OF GFA   |
| 34   | RETAIL GOODS ESTABLISHMENT                  | 2 PER 1,000 SQ. FT. OF GFA   |
| 35   | ROOMING HOUSE                               | 2 PER 2 ROOMING UNITS  |
| 36   | SHIPIARD                                    | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT.<br>OF GFA]   |

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|    | USES                          | MAXIMUM PARKING SPACES ALLOWED  |
|----|-------------------------------|---|
| 1  | STADIUM                       | 2 PER 10 PERSONS OF FIRE-RATED CAPACITY   |
| 2  | TAVERN                        | 2 PER 1,000 SQ. FT. OF INDOOR PUBLIC SEATING AREA   |
| 3  | TRUCK REPAIR                  | 4 TRUCK-SIZED PARKING SPACES PER SERVICE BAY +<br>2 PER 4 EMPLOYEES ON PEAK SHIFT                           |
| 4  | TRUCK STOP                    | 2 TRUCK-SIZED SPACE PER 5,000 SQ. FT. OF SITE AREA +<br>2 PER 4 EMPLOYEES ON PEAK SHIFT                     |
| 5  | TRUCK TERMINAL                | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 TRUCK-SIZED SPACES PER 5,000 SQ. FT. OF SITE AREA |
| 6  | URBAN AGRICULTURE             | 2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES  |
| 7  | VIDEO LOTTERY FACILITY        | 2 PER 10 PERSONS OF FIRE-RATED CAPACITY   |
| 8  | WAREHOUSE                     | 2 PER 20,000 SQ. FT. OF WAREHOUSING AREA +<br>6 PER 1,000 SQ. FT. OF OFFICE AREA                            |
| 9  | WATERFREIGHT TERMINAL         | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA                          |
| 10 | WHOLESALE GOODS ESTABLISHMENT | GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA                          |

[TABLE 16-406: REQUIRED OFF-STREET PARKING]

|    | [USES]                                  | [PARKING SPACES REQUIRED]   |
|----|---|---|
| 19 | [Adult Use]                             | [3 per 1,000 sq. ft. of GFA]  |
| 20 | [Alternative Energy System]             | [2 per 1,000 sq. ft. of office area]  |
| 21 | [Animal Clinic]                         | [1 per examination room]  |
| 22 | [Art Gallery]                           | [1 per 1,000 sq. ft. of GFA]  |
| 23 | [Arts Studio]                           | [1 per 2,000 sq. ft. of studio area]  |
| 24 | [Arts Studio: Industrial]               | [1 per 2,000 sq. ft. of studio area]  |
| 25 | [Bail Bond Establishment]               | [1 per 1,000 sq. ft. of GFA]  |
| 26 | [Banquet Hall]                          | [1 per 10 persons of fire-rated capacity]   |
| 27 | [Boat Manufacturing, Repair, and Sales] | [1 per 4 employees on peak shift +<br>1 per company vehicle maintained on the premises] |
| 28 | [Body Art Establishment]                | [1 per 1,000 sq. ft. of GFA]  |

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|                | <b>[USES]</b>                                     | <b>[PARKING SPACES REQUIRED]</b>  |
|----------------|---|---|
| 1<br>2         | [Broadcasting Station (Tv or Radio)]              | [1 per 2 employees on peak shift +<br>1 per company vehicle maintained on the premises]   |
| 3              | [Carry-Out Food Shop]                             | [2 per 1,000 sq. ft. of GFA + 3 stacking spaces per drive-through lane]   |
| 4              | [Car Wash]  | [2 per service bay]   |
| 5<br>6         | [Cemetery]  | [2 per 1,000 sq. ft. of office area +<br>1 per 4 persons of fire-rated capacity in chapel]  |
| 7              | [Check-cashing Establishment]                     | [1 per 1,000 sq. ft. of GFA]  |
| 8              | [Commercial composting facility]                  | [1 per employee on peak shift]  |
| 9              | [Community Center]                                | [1 per 10 persons of fire-rated capacity]   |
| 10             | [Contractor Storage Yard]                         | [2 per 1,000 sq. ft. of office and public-use areas]  |
| 11             | [Convention Center]                               | [1 per 10 persons of fire-rated capacity]   |
| 12<br>13       | [Country Club]                                    | [Cumulative of various uses within the development (golf course, restaurant, etc.)]   |
| 14             | [Cultural Facility]                               | [1 per 4,000 sq. ft. of GFA]  |
| 15             | [Day-Care Center: Adult or Child]                 | [1 per 4 employees on peak shift]   |
| 16             | [Driving Range]                                   | [1.5 per tee stand]   |
| 17<br>18       | [Dwelling: All unless otherwise specified]        | [1 per dwelling unit]   |
| 19             | [Dwelling: Live-Work]                             | [1 per dwelling unit]   |
| 20<br>21       | [Dwelling: Multi-Family – Age-Restricted Housing] | [1 per 2 dwelling units]  |
| 22<br>23<br>24 | [Educational Facility: Commercial-Vocational]     | [1 per 4 employees on peak shift +<br>1 per 25 students, based on maximum student capacity +<br>1 per facility vehicle if outdoor component (e.g., driving track) is present] |
| 25<br>26       | [Educational Facility: Post-Secondary]            | [1 per 4 employees on peak shift +<br>1 per 25 students based on the maximum student capacity]  |
| 27<br>28       | [Educational Facility: Primary and Secondary]     | [1 per 4 employees on peak shift +<br>1 per 50 students, based on maximum student capacity]   |
| 29             | [Entertainment: Indoor – Generally]               | [1 per 10 persons of fire-rated capacity]   |
| 30             | [Entertainment: Indoor – Movie Theater]           | [1 per 4 seats for first 400 seats + 1 per 6 seats after first 400]   |
| 31             | [Entertainment: Live (Principal Use)]             | [1 per 10 persons of fire-rated capacity]   |
| 32             | [Financial Institution]                           | [2 per 1,000 sq. ft. of GFA + 2 stacking spaces per drive-through lane]   |
| 33<br>34       | [Food Processing: Light]                          | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |

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|    | <b>[USES]</b>                     | <b>[PARKING SPACES REQUIRED]</b>  |
|----|-----------------------------------|---|
| 1  | [Fraternity or Sorority House]    | [1 per 2 rooming units]   |
| 2  | [Freight Terminal]                | [3 per 20,000 sq. ft. of warehousing area +<br>3 per 1,000 sq. ft. of office area]  |
| 4  | [Fuel Station]                    | [2 per 1,000 sq. ft. of accessory retail area]  |
| 5  | [Funeral Home]                    | [2 per 1,000 sq. ft. of office area +<br>1 per 4 persons of fire-rated capacity in chapel +<br>1 per company vehicle maintained on the premises]  |
| 8  | [Golf Course]                     | [3 per hole]  |
| 9  | [Government Facility]             | [1 per 1,000 sq. ft. of office and public-use areas +<br>1 per government vehicle maintained on the premises]   |
| 11 | [Greenhouse or Nursery]           | [2 per 1,000 sq. ft. of GFA (including outdoor sales or display area)]  |
| 12 | [Health-Care Clinic]              | [3 per 1,000 sq. ft. of GFA]  |
| 13 | [Health and Fitness Center]       | [2 per 1,000 sq. ft. of public use area]  |
| 14 | [Heavy Sales, Rental, or Service] | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |
| 16 | [Horse Stable]                    | [1 per 5 stalls]  |
| 17 | [Hospital]                        | [1 per 10 hospital beds +<br>1 per 4 employees (including staff doctors) on peak shift +<br>1 per 2 examination rooms in medical offices]   |
| 20 | [Hotel or Motel]                  | [1 per 4 rooms]   |
| 21 | [Industrial Boat Repair Facility] | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |
| 23 | [Industrial: General]             | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |
| 25 | [Industrial: Light]               | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |
| 27 | [Industrial: Maritime-Dependent]  | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |
| 29 | [Kennel]                          | [2 per 1,000 sq. ft. of public waiting area]  |
| 30 | [Landfill: Industrial]            | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]   |
| 32 | [Lodge or social club]            | [1 per 10 persons of fire-rated capacity]   |
| 33 | [Marina: Dry Storage]             | [1 per 4 slips (Note: During the off-season, September 15 to May 14, the parking area may be used for the storage of boats, trailers, or other related materials, as long as at least 10% of required parking remains)] |
| 36 | [Marina: Recreational]            | [1 per 2 slips]   |

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|    | <b>[USES]</b>                                      | <b>[PARKING SPACES REQUIRED]</b>  |
|----|--|---|
| 1  | [Marine Terminal]                                  | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |
| 2  |  |   |
| 3  | [Materials Recovery Facility]                      | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]   |
| 4  |  |   |
| 5  | [Mini-Warehouse]                                   | [1 per 50 storage units]  |
| 6  |  |   |
| 7  | [Motor Vehicle Dealership]                         | [1 per 1,000 sq. ft. of GFA]  |
| 8  |  |   |
| 9  | [Motor Vehicle Operations Facility]                | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]   |
| 10 |  |   |
| 11 | [Motor Vehicle Rental Establishment]               | [2 per 1,000 sq. ft. of office and public-use areas + 1 per company vehicle maintained on the premises]   |
| 12 |  |   |
| 13 | [Motor Vehicle Service and Repair, Major or Minor] | [2 per service bay]   |
| 14 |  |   |
| 15 | [Movie Studio]                                     | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]   |
| 16 |  |   |
| 17 | [Nursery (See "Greenhouse or Nursery")]            |   |
| 18 |  |   |
| 19 | [Office]   | [1 per 1,000 sq. ft. of GFA]  |
| 20 |  |   |
| 21 | [Outdoor Storage Yard]                             | [1 per 1,000 sq. ft. of office and public-use areas]  |
| 22 |  |   |
| 23 | [Passenger Terminal]                               | [3 per 1,000 sq. ft. of GFA]  |
| 24 |  |   |
| 25 | [Pawn Shop]  | [1 per 1,000 sq. ft. of GFA]  |
| 26 |  |   |
| 27 | [Personal Services Establishment]                  | [1 per 1,000 sq. ft. of GFA]  |
| 28 |  |   |
| 29 | [Place of Worship]                                 | [1 per 4 persons of fire-rated capacity of the main sanctuary; or, for places of worship whose worshipers are required to walk to worship because of religious tenet, 1 per 8 persons of fire-rated capacity + 1 or more additional spaces as required by this Code for other uses on the site] |
| 30 |  |   |
| 31 | [Printing Establishment]                           | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |
| 32 |  |   |
| 33 | [Racetrack]  | [1 per 10 persons of fire-rated capacity]   |
| 34 |  |   |
| 35 | [Recreation: Indoor]                               | [1 per 2,000 sq. ft. of GFA]  |
| 36 |  |   |
| 37 | [Recreation: Outdoor]                              | [2 per 1,000 sq. ft. of public-use area (not including actual playing field or pool)]   |
| 38 |  |   |
| 39 | [Recreational Vehicle Dealership]                  | [1 per 1,000 sq. ft. of GFA]  |
| 40 |  |   |
| 41 | [Recyclable Materials Recovery Facility]           | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]   |
| 42 |  |   |
| 43 | [Recycling and Refuse Collection Facility]         | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]   |
| 44 |  |   |

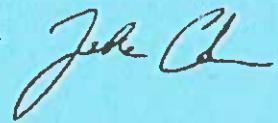
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|                  | [USES]                              | [PARKING SPACES REQUIRED]   |
|------------------|-------------------------------------|---|
| 1<br>2           | [Research and Development Facility] | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |
| 3<br>4<br>5<br>6 | [Residential-Care Facility]         | [1 per 4 employees on peak shift + 1 per 6 residents; however, if the facility does not permit residents to have vehicles at the facility, the facility need not provide off-street parking spaces for residents] |
| 7<br>8           | [Resource Recovery Facility]        | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]   |
| 9<br>10          | [Restaurant]                        | [1 per 1,000 sq. ft. of indoor public seating area + 3 stacking spaces per drive-through lane]  |
| 11               | [Retail: Big Box Establishment]     | [2 per 1,000 sq. ft. of GFA]  |
| 12               | [Retail Goods Establishment]        | [1 per 1,000 sq. ft. of GFA]  |
| 13               | [Rooming House]                     | [1 per 2 rooming units]   |
| 14<br>15         | [Shipyard]                          | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |
| 16               | [Stadium]                           | [1 per 10 persons of fire-rated capacity]   |
| 17               | [Tavern]                            | [1 per 1,000 sq. ft. of indoor public seating area]   |
| 18<br>19         | [Truck Repair]                      | [2 truck-sized parking spaces per service bay + 1 per 4 employees on peak shift]  |
| 20<br>21         | [Truck Stop]                        | [1 truck-sized space per 5,000 sq. ft. of site area + 1 per 4 employees on peak shift]  |
| 22<br>23         | [Truck Terminal]                    | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 truck-sized space per 5,000 sq. ft. of site area]   |
| 24               | [Urban Agriculture]                 | [1 per company vehicle maintained on the premises]  |
| 25               | [Video Lottery Facility]            | [1 per 10 persons of fire-rated capacity]   |
| 26<br>27         | [Warehouse]                         | [1 per 20,000 sq. ft. of warehousing area + 3 per 1,000 sq. ft. of office area]   |
| 28<br>29         | [Waterfreight Terminal]             | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |
| 30<br>31         | [Wholesale Goods Establishment]     | [Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]   |

32      **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day  
 33 after the date it is enacted.

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Certified as duly passed this 27<sup>th</sup> day of October, 2025



President, Baltimore City Council

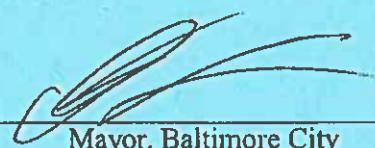
Certified as duly delivered to His Honor, the Mayor,

this 28<sup>th</sup> day of October, 2025



Chief Clerk

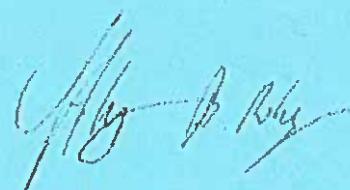
Approved this 3 day of November, 2021



Mayor, Baltimore City

Approved for Form and Legal Sufficiency,

this 29<sup>th</sup> day of October, 2025



Chief Solicitor