

§ 153.210 OFF-STREET PARKING AND LOADING

(A) Applicability.

(1) Off-street parking and loading shall be provided in accordance with the regulations of this section for all new development, and for any existing development that is altered in a way that enlarges or increases capacity by adding or creating dwelling units, guest rooms, floor area or seats.

(2) Parking and loading schedules.

(a) Off-street parking schedule A. Off-street parking spaces shall be provided in accordance with the following off-street parking schedule ("Schedule A"). **All areas are to be measured as "gross floor area" unless explicitly specified below. In some cases, the applicable off-street parking space requirement in Schedule A refers to Schedule B.**

(b) The number of parking spaces required for a use not listed herein shall be the same as for a similar use that is listed. When the required number of spaces cannot be ascertained by this method, or if the applicant and the city staff cannot agree, the matter shall be submitted for Planning Commission determination. Such determination shall be subject to appeal to the City Council.

Schedule A

Residential uses	Minimum number of spaces required
Single-family detached	4 per dwelling/unit. Two spaces may be within a garage/carport structure (attached or detached), and the other two spaces may be within the driveway. Minimum driveway length shall be 25 feet measured from the street right-of-way.
Duplex	2 per dwelling unit
Multi-family	1.25 per efficiency unit 1.75 per one-bedroom unit 2.25 per two-bedroom unit
Manufactured housing (all)	2 per dwelling unit
Manufactured housing park	2 per unit, plus 1 for each 10 units
Zero lot line single-family	2 per dwelling unit
Civic and commercial uses	Minimum number of spaces required
Animal care, general	1 per 400 square feet
Animal care, limited	1 per 300 square feet
Auditorium, arena, theater	1 for each 4 seats, based on maximum capacity
Bank or financial institution	1 per 300 square feet
Bed and breakfast	2 per building, plus 1 per guest room
Church	1 for each 4 seats in the sanctuary (sharing possible)
College or university	1 per 300 square feet, or 1 for each 2 students, whichever is greater
Communication tower	1 space (plus office space, if on site)
Construction sales and service	1 per 500 square feet
Convenience store	1 per 200 square feet
Day care, limited or general	1 per employee and/or attendant, plus 2 spaces
Funeral home	1 for each 4 chapel seats, plus 1 per employee

Government service	1 per 300 square feet
Hospital	1 for each bed
Hotel or motel	1 per guest room, plus 1 per 10 guest rooms
Library	1 per 500 square feet
Medical service	6 per doctor or dentist
Museum	1 per 500 square feet
Office, general	1 per 300 square feet
Recreation/entertainment, indoor	1 per 400 square feet
Recreational vehicle park	1 per camping space
Restaurant, fast food	1 per 75 square feet of customer service/dining area 1 per 200 square feet if no such service/dining area
Restaurant, general	1 per 150 square feet for first 2,500 square feet, plus 1 per 100 square feet over 2,500 square feet
Retail/service, general	1 per 250 square feet
Retail/service, furniture and bulky items	1 per 500 square feet
School, nursery, elementary and middle	1 per staff and employee, plus 1 space per classroom
School, high	1 for each 3 students, plus 1.5 per classroom
Service station	2 per service bay, plus 1 per pump
Vehicle and equipment sales	1 per 500 square feet
Vehicle repair, general or limited	5 per service bay
Vocational school	1 per 3 students, plus 1 per faculty member
Warehouse, residential (mini) storage	1 per 300 square feet of office or retail, 1 per 2,000 square feet of conditional storage, plus 1 per 100 rental units

Industrial and manufacturing uses

Minimum number of spaces required

Asphalt or concrete plant	1 per 1,000 square feet or 1 per employee, whichever is greater
Auto wrecking or salvage yard	1 per 1,000 square feet or 1 per employee, whichever is greater
Manufacturing, general	1 per 1,000 square feet or 1 per employee, whichever is greater
Manufacturing, limited	1 per 1,000 square feet or 1 per employee, whichever is greater
Research service	1 per 300 square feet
Warehousing	1 per 2,000 square feet or 1 per employee, whichever is greater
Welding or machine shop	1 per 1,000 square feet or 1 per employee, whichever is greater

Commented [LA1]: Per 100 units seems like it could get out of hand.
 AIR-CONTIONED INSTEAD OF CONDITIONAL??
 56,000 sq ft is average size of these facilities for USA... would require 28 spaces as written plus MORE.
 May need to specify loading areas depending on design (indoor/outdoor).