

CHAPTER 1229

Development Standards

1229.05 PARKING, LOADING, AND STACKING REGULATIONS.

- (1) Purpose. The purpose of this section is to prevent and alleviate the congestion of public streets, to minimize the detrimental effects of vehicular use areas on adjacent properties, and to promote the safety and welfare of the public by establishing minimum requirements for parking and loading areas.
- (2) Applicability. Off-street parking, loading, and stacking facilities shall be provided in conformity with this section as a condition precedent to occupancy of a residential, business, industrial or recreational use, and at any time a building, structure or use of land is enlarged, expanded or increased in capacity or use.
- (3) Rules for Computations. The following rules shall apply when computing parking, loading, or stacking spaces:
- (A) On-street parking. On-street parking spaces shall not be counted toward off-street parking space requirements.
 - (B) Multiple uses. Unless otherwise noted or approved as part of a shared parking agreement, off-street parking areas serving more than one use shall provide parking in an amount equal to the combined total of the requirements for each use.
 - (C) Fractions. When a measurement of the number of required spaces results in a fractional number, any fraction of one-half or less shall be rounded down to the next lower whole number and any fraction of more than one-half shall be rounded up to the next higher whole number.
 - (D) Area measurements.
 - 1.) Unless otherwise specifically noted, all square footage-based standards shall be computed based on gross floor area of all floors in a nonresidential building.
 - 2.) Up to twenty percent of the total gross floor area may be excluded from the calculation if the floor area is used for storage, packaging of merchandise, or maintenance.
 - (E) Occupancy- or capacity-based standards.
 - 1.) For the purpose of computing requirements based on employees, students, residents, or occupants, calculations shall be based on the largest number of persons working on a single shift, the maximum enrollment, or the maximum fire-rated capacity, whichever is applicable, and whichever results in a greater number of spaces.
 - 2.) In hospitals, bassinets shall not be counted as beds.
 - 3.) In the case of benches, pews and similar seating accommodations, each eighteen inches thereof shall be counted as one seat for the purpose of determining applicable requirements.
 - (F) Unlisted uses.
 - 1.) Upon receiving an application for a use not specifically listed in the schedules below, the Planning Department shall apply the standard specified for the listed use that is deemed most similar to the proposed use in regards to use, size, and intensity of use.
 - 2.) If the Planning Department determines that there is no listed use similar to the proposed use, intensity, or size, they may refer to the estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE).
- (4) Parking Space Requirements.
- (A) Table 1229-1 defines the number of parking spaces required for each use within Green.
 - (B) A minimum of five spaces is required for any use other than a single-family dwelling or two-family dwelling unless approved as a conditional use pursuant to Section 1224.08: Conditional Use Permit.
 - (C) Whenever the parking requirements of Table 1229-1 can be shown by the applicant to result in an

excessive number of parking spaces and that a lesser number of spaces is appropriate and consistent with this Code, the PZC may approve a reduction in required spaces.

Table 1229-1 Required Number of Parking Spaces

Use	Required Parking Spaces
Residential Uses	
Nursing homes and assisted living facilities	1 space per 3 beds
Housing reserved for older adults (65 years or older)	1 space per bed
Multi-family dwellings	2 spaces per dwelling unit
Open space subdivisions	2 spaces per dwelling unit [1]
Single-family dwellings	2 spaces per dwelling unit [1]
Two-family dwellings	2 spaces per dwelling unit [1]
NOTE: [1] A minimum of one parking space shall be located within an attached or detached parking garage.	
Commercial and Office Uses	
Amphitheaters, auditoriums, stadiums, theaters, and other places of assembly	1 space per 3 fixed seats or 1 space per 2 persons of maximum occupancy, whichever is greater
Motor Vehicle body repair or Motor Vehicle repair and service	3 spaces per 1,000 square feet of floor area, excluding service bays, plus 2 spaces per service bay (service bay may not be counted as a parking space).
Motor Vehicle car washes	2 spaces per washing bay (washing bay may not be counted as a parking space). 1 space minimum and 1 space per employee.
Motor Vehicle fuel sales	4 spaces per 1,000 square feet of floor area, excluding service bays, plus 1 space per fuel pump or service bay (service bay may not be counted as a parking space).
Motor Vehicle rental or sales	10 spaces per 1,000 square feet of indoor floor area, plus 2 spaces per service bay (service bay may not be counted as a parking space). 1 space per 400 square feet of gross floor area.
Banquet halls	1 space per 2 persons, or 1 per 1,000 square feet, whichever is greater
Bars and taverns	15 spaces per 1,000 square feet or 1 space for each 4 seats, whichever is greater
Bed and breakfast establishment	2 spaces for the owner or operator, plus 1 space for each bedroom rented to the public
Kennels	2 spaces for drop-off and pick-up of animals
Day care centers	1 space for every 4 students
Financial institutions	4 spaces per 1,000 square feet
Funeral homes	1 space per 50 square feet
Garden store, nurseries, or greenhouse	4 spaces per 1,000 square feet of indoor sales area, plus 1 space per 1,000 square feet of greenhouse or net outdoor sales
Health and fitness centers	5 spaces per 1,000 square feet