

TABLE 05-050
TABLE OF OFF-STREET PARKING REQUIREMENTS
(Amended 12/12/00; 05/08/01; 10/25/05)

USE	PARKING SPACES REQUIRED
RESIDENTIAL USES	
Single-Family Dwelling	2 per dwelling unit (not in tandem configuration)
Two-Family Dwelling (see Sec. 12.130 B)	2 per dwelling unit (not in tandem configuration). 1 space per unit to be within a fully enclosed garage.
Three-Family Dwelling (see Sec. 12.130 B)	2 per dwelling unit (not in tandem configuration). 1 space per unit to be within a fully enclosed garage.
Four-Family Dwelling (see Sec. 12.130 B)	2 per dwelling unit (not in tandem configuration). 1 space per unit to be within a fully enclosed garage.
Multi-Family Dwellings (>4 dwelling units) (see Sec. 12.130 B)	2 per dwelling unit (not in tandem configuration) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or underground parking structure.
Townhouses/Condominiums (see Sec. 12.130 B)	2 per dwelling unit (not in tandem configuration) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or underground parking structure.
Manufactured Home	2 per dwelling unit (not in tandem configuration)
Residential Facilities For Persons with Disabilities	1 per each 4 residents plus 1 for each 2 employees during regular hours
Residential Facilities For Elderly Persons	1 per each 4 residents plus 1 for each 2 employees during regular hours
NON RESIDENTIAL/OTHER USES	
Bed And Breakfast Inn	1 space per each sleeping unit plus 1 for each employee during regular hours
Nursing Home	1 space for each 4 patient beds plus 1 for each employee during regular hours
Retirement Home/Center	1 space for every 1.5 sleeping unit plus 1 for each employee during regular hours
Day-care (in home)	2 spaces
Day-care (commercial)	As approved by the Planning Commission
Elementary Schools	2 ½ spaces per Classroom
Junior High Schools	3 spaces per Classroom

USE	PARKING SPACES REQUIRED
High Schools	1 space per Staff member, plus 10% of Staff parking for Visitors, plus spaces for 40% of student population at capacity or current enrollment which ever is greater.
Churches	1 space for every 4 seats in the assembly area
Parks and playgrounds	As approved by the Planning Commission
Sports Fields, Sporting Facilities, Arenas	1 space for every three seats at maximum capacity or as approved by the Planning Commission
Open Space, Trails and Greenways	As approved by the Planning Commission
Civic/Public Buildings/Public Facilities	As approved by the Planning Commission
Hotels/Motels	1 space for each sleeping unit plus 1 space for each employee during regular working hours
Medical clinics	4 spaces per doctor/dentist plus 1 space for each additional employee
Hospitals	1 space for each two patient beds plus 1 space for each employee during regular working hours
Manufacturing, Industrial, Wholesale establishments	1 for each person employed during regular working hours and adequate spaces for all company owned vehicles and visitors
Funeral homes, Museums, Civic Uses	20 spaces or 1 space for each 30 square feet in all assembly areas or as approved by the Planning Commission
Retail stores	1 space for each 300 square feet of gross floor area
Corporate offices, professional offices, business offices and financial institutions	2 spaces plus 1 space for each 300 square feet of gross floor area
Restaurants, bars, lounges, private clubs	1 space for each 2.5 seats or 1 space per 100 square feet of gross floor area, whichever is greater
Theaters, sports arenas, public assembly areas and commercial recreation areas	1 space for each 3 seats at the maximum seating capacity or as approved by the Planning Commission