

TABLE 37.080
TABLE OF OFF-STREET PARKING REQUIREMENTS

(Amended 12/12/00; 05/08/01; 10/25/05; 12/14/10; 01/13/15; 01/26/16; 08/09/16; 06/09/20; 08/23/22; 11/15/22; 06/11/24; 05/13/25; 09/09/25)

| USE | PARKING SPACES REQUIRED |
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| RESIDENTIAL USES | |
| Single-Family Dwelling | 2 stalls per dwelling unit, and both stalls must be within a fully enclosed garage. Lots with less than 50' of frontage shall provide additional off-street parking stall(s) at a rate of one space for every three dwelling units. |
| Two-Family Dwelling (see Sec. 12.130 B) | 2 stalls per dwelling unit. 1 stall per unit to be within a fully enclosed garage. |
| Three-Family Dwelling (see Sec. 12.130 B) | 2 stalls per dwelling unit. 1 stall per unit to be within a fully enclosed garage. |
| Four-Family Dwelling (see Sec. 12.130 B) | 2 stalls per dwelling unit. 1 stall per unit to be within a fully enclosed garage. |
| Multi-Family Dwellings – One bedroom or less (>4 dwelling units) (see Sec. 12.130 B) | 1 stall per dwelling unit which must be within an enclosed garage or parking structure 1 additional parking stall per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units. |
| Multi-Family Dwellings – Two or more Bedrooms (>4 dwelling units) (see Sec. 12.130 B) | 2 stalls per dwelling unit, one of which must be within an enclosed garage or parking structure. 1 additional parking space per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units. |
| Townhouses (see Sec. 12.130 B) | 2 stalls per dwelling unit, one of which must be within an enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2.5 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 250 feet of the assigned units. |
| Condominiums (see Sec. 12.130 B) | 2 stalls per dwelling unit, one of which must be within a fully enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 200 feet of the assigned units. |

| USE | PARKING SPACES REQUIRED |
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| Clubhouse | 1 space per 300 square feet of clubhouse area 1 stall per 200 square feet of pool area (if applicable) The accessibility to on-street parking and lower density of housing next to the clubhouse may allow for a reduction in the number of stalls. The applicant shall provide justification for a reduction and the Traffic Engineer will give a recommendation. All parking reductions shall require Planning Commission approval. |
| Manufactured Home | 2 stalls per dwelling unit. |
| Group Homes | 1 stall per each 4 residents plus 1 for each 2 employees during regular hours. |
| Nursing Home | 1 stall for each 4 patient beds plus 1 for each employee during regular hours. |
| Assisted Living Facility | 1 stall for each 2.25 patient beds. |
| Retirement Home/Center | 1 stall for every 1.5 sleeping unit plus 1 for each employee during regular hours. |
| PUBLIC/CIVIC USES | |
| Churches | 1 stall for every 4 seats in the assembly area. |
| Civic/Public Buildings/Public Facilities/Museums | As approved by the Zoning Administrator following recommendation by the Reviewing Departments. |
| Elementary Schools | 2 ½ stalls per Classroom. |
| Junior High Schools | 3 stalls per Classroom. |
| High Schools | 1 stall per Staff member, plus 10% of Staff parking for Visitors, plus spaces for 40% of student population at capacity or current enrollment whichever is greater. |
| Parks, Playgrounds, Sports Fields, Open Space, Golf Courses, Trails and Greenways | As approved by the Zoning Administrator following recommendation by the Reviewing Departments. |
| NON RESIDENTIAL/OTHER USES | |
| Athletic Instruction, including Dance, Gymnastics, and Martial Arts | 1 stall per each 300 square feet of gross floor area. |
| Automobile Sales | 1 stall per each 500 square feet of gross showroom area plus 1 space per employee in addition to inventory stalls. |
| Automobile Service and Repair | 4 stalls per service bay. |
| Bed And Breakfast Inn | 1 stall per each sleeping unit plus 1 for each employee during regular hours. |

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| Commercial Recreational Facility – Without tournament seating | 1 stall per each 500 square feet of gross floor area. |
| Commercial Recreational Facility – With tournament seating | 1 stall per each 500 square feet of gross floor area plus 1 stall per each 3 seats at maximum capacity. |
| Corporate Offices, Professional Offices, Business Offices and Financial Institutions | 1 stall for each 300 square feet of gross floor area. |
| Day-care (in home) | 2 stalls. |
| Day-care (commercial) | 1 stall per each 300 square feet of gross floor area. |
| Funeral Homes | 20 stalls or 1 stall for each 30 square feet in all assembly areas. |
| Hospitals | 1 stall for each two patient beds plus 1 space for each employee during regular working hours. |
| Hospitals – Small Animal | 1 stall for each 300 square feet of gross floor area. |
| Hotels/Motels | 1 stall for each sleeping unit plus 1 space for each employee during regular working hours. |
| Manufacturing, Industrial, Wholesale establishments | 1 stall for each person employed during regular working hours and adequate spaces for all company owned vehicles and visitors. |
| Medical Clinics | 1 space for each 250 square feet of gross floor area. |
| Night Club | 1 stall for each 300 square feet of gross floor area. |
| Personal Services | 1 stall for each 300 square feet of gross floor area. |
| Plant Nursery with Outdoor Display | 10 stalls per acre. |
| Research and Development Facilities/Medical or Dental Laboratory | 1 stall for each 300 square feet of gross floor area. |
| Restaurants Dine-in/Brew Pub | 1 stall for each 2.5 seats plus 0.5 spaces per employee on the largest shift (minimum of 5 employee spaces). |
| Restaurants – Drive-thru (Food establishment with large proportion of take-out business) | 1 stall per 150 square feet of gross floor area (does not include drive thru stalls or waiting areas). |
| Retail Stores | 1 stall for each 300 square feet of gross floor area. |
| Schools – Vocational and Technical | 1 stall for each employee plus 1 stall per each 3 students at maximum capacity. |
| Short Term Rentals | 1 stall per bedroom, not in tandem configuration. |

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| Sports Fields, Sporting Facilities, Arenas | 1 stall for every 3 seats at maximum capacity or as approved by the Planning Commission. |
| Theaters, Sports Arenas, Public Assembly Areas | 1 stall for each 3 seats at the maximum seating capacity or as approved by the Planning Commission. |
| Other non-residential uses not otherwise listed | 1 stall per each 500 square feet of gross floor area or as approved by the Planning Commission. |
| MIXED USES | |
| Mixed Use – Residential/Commercial | Required parking based on total of combined uses with up to 30% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required. |
| Transit Oriented Development – As defined by Chapter 38 of the Development Code | Required parking based on total of combined uses with up to 50% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required. |