7.4.203: PARKING SPACE REQUIREMENTS BY USE:

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A. Minimum Number Of Off Street Parking Spaces: The minimum number of off street parking spaces to be provided for a use is listed in the following table. All parking ratios are based upon the gross floor area contained within the building. When the computation of the required off street parking spaces results in a fraction, the requirement shall be rounded to the nearest whole interval. Fractions of 0.5 or less shall be rounded to the next lowest whole number. Fractions greater than 0.5 shall be rounded to the next highest whole number. Parking amounts required for uses in MU zone districts are subject to the supplemental parking requirements and standards in subsection 7.3.712B of this chapter. Alternative parking requirements may be established as a part of an FBZ regulating plan.

The required off street parking spaces for a use which is not specifically listed, shall be determined by the Manager based upon the requirements of other listed similar uses.

MINIMUM OFF STREET PARKING REQUIREMENTS FOR SPECIFIC USES

Use Types	Minimum Required Off Street Parking Spaces In All Zone Districts, Except As Allowed In Subsection 7.3.712A Of This Chapter
Residential use types:	
Accessory dwelling unit	1 space per dwelling unit
Attached dwelling units:	
Studio or efficiency	1.1 spaces per dwelling unit
1 bedroom	1.5 spaces per dwelling unit
2 bedrooms	1.7 spaces per dwelling unit
3 bedrooms	2.0 spaces per dwelling unit
Elderly (60 or over)	0.6 space per dwelling unit
Dormitory, fraternity or sorority house	0.5 space per bed
Human service establishment:	
Detoxification center	1 space per 8 beds
Domestic violence safe house	1 space per 8 beds
Drug and alcohol treatment facility	1 space per 8 beds
Family care home	1 space per dwelling unit
Family support residence	1 space per 8 beds

Human service facility:	1 space per 8 beds
Hospice	1 space per 8 beds
Human service home	1 space per dwelling unit
Human service residence	1 space per dwelling unit
Human service shelter:	1 space per 8 beds
Large family care home	1 space plus 1 per 8 beds
Residential childcare facility	1 space per 8 beds
Mobile home	1 space per mobile home space
Mobile home park	1 space per mobile home space
Multi-family dwelling (see Attached dwelling units)	
Retirement home	0.6 space per dwelling unit
Rooming or boarding house	0.5 space per bed
Single-family detached dwelling	1 space per dwelling unit
Office use types:	
Call center	1 space per 200 square feet[1]
Financial services; bank, savings and loan, credit union	1 space per 400 square feet[1]
General offices:	
Administrative, business or professional	1 space per 400 square feet[1]
Telemarketing	1 space per 200 square feet[1]
Live/work structure:	
Residential portion only	1 space per dwelling unit
Nonresidential portion only	The lesser of: 1 space per 300 square feet or 1 space for each nonresident employee

Medical offices, labs and clinics	1 space per 200 square feet[1]
Commercial use types:	
Agricultural sales and service, nursery	1 space per 600 square feet for buildings plus 1 space per 2,000 square feet of outdoor storage and display[1]
Automotive and equipment services:	
Auto service	1 space per 200 square feet[1]
Automotive rentals	1 space per 400 square feet of office space plus adequate space for vehicle storage and display[1]
Automotive repair garage	1 space per 200 square feet of building area plus adequate space for vehicle storage[1]
Automotive sales	1 space per 400 square feet of office space plus adequate space for vehicle storage and display[1]
Automotive storage yard	1 space per 400 square feet of office space[1]
Automotive wash	1 space per bay or stall
Body and fender repair services	1 space per 200 square feet of building area plus adequate space for vehicle storage[1]
Construction equipment business	1 space per 400 square feet of office space plus adequate space for vehicle storage[1]
Equipment rental and sales	1 space per 400 square feet of office space plus adequate space for vehicle storage and display[1]
Equipment repair services	1 space per 200 square feet of building area plus adequate space for vehicle storage[1]
Equipment storage yard	1 space per 400 square feet of office space[1]
Bar, tavern or nightclub	1 space per 100 square feet[1]
Bed and breakfast inn	1 space per 2 guestrooms or suites
Building maintenance services	1 space per 400 square feet[1]
Business office support services	1 space per 500 square feet[1]
Business park	1 space per 500 square feet[1]
Campground	1 space per 400 square feet of office space[1]
Commercial center:	
Less than 10 acres	1 space per 250 square feet[1]

10 - 30 acres	1 space per 300 square feet[1]
Over 30 acres	1 space per 300 square feet[1]
Communication services	1 space per 400 square feet[1]
Construction sales and services:	
Completely enclosed	1 space per 600 square feet[1]
Includes outside activities	1 space per 600 square feet[1]
Consumer convenience services	1 space per 400 square feet[1]
Consumer repair services	1 space per 400 square feet[1]
Data center	1 space per 400 square feet of office space[1]
Exterminating services	1 space per 400 square feet[1]
Food sales:	
Convenience food sales	1 space per 300 square feet[1]
General food sales	1 space per 300 square feet[1]
Specialty food sales	1 space per 300 square feet[1]
Funeral services	1 space per 4 seats
Hookah bar	1 space per 100 square feet[1]
Hotel/motel	1 space per 1 guestroom or suite plus 1 space per 200 square feet of restaurant space plus 1 space per 8 seats of meeting space[1]
Kennels	1 space per 400 square feet of office space[1]
Liquor sales	1 space per 300 square feet[1]
Medical marijuana facility:	
Medical marijuana center	1 space per 300 square feet - retail, 1 space per 400 square feet - office
Medical marijuana infused product manufacturer	1 space per 750 square feet
Optional premises cultivation operation	1 space per 5,000 square feet - grow and process, 1 space per 400 square feet - office
Miniwarehouses	None, but spaces are required for accessory uses

Mixed commercial-residential	See the specific requirements for the commercial and residential uses
Mixed office-residential	See the specific requirements for the commercial and residential uses
Personal improvement services	1 space per 250 square feet[1]
Personal consumer services	1 space per 400 square feet[1]
Pet services	1 space per 400 square feet[1]
Pharmacy:	
Office	1 space per 400 square feet[1]
Retail	1 space per 300 square feet[1]
Recreation, commercial:	
Amusement park	30 spaces per acre
Arcade or game room	1 space per 300 square feet[1]
Bowling alley	4 spaces per lane
Commercial stables, riding academies and/or corrals	1 space per 5 stalls
Golf course	4 spaces per hole
Golf driving range	1 space per tee
Ice and roller skating rink	1 space per 150 square feet[1]
Miniature golf course	1 space per hole
Pool hall	2 spaces per table
Racetrack	1 space per 4 seats
Shooting range	1 space per firing lane
Stadium and/or sports arena	1 space per 4 seats
Swimming pool	1 space per 150 square feet of pool area[1]
Tennis, handball or racquetball facilities	3 spaces per court
Theater	1 space per 4 seats
Recreational vehicle park	1 space per recreational vehicle space

Restaurants:	
Drive-in or fast food	1 space per 100 square feet[1]
Outdoor seating	1 space per 200 square feet[1]
Quick serve	1 space per 100 square feet[1]
Sit down _ served at table	1 space per 100 square feet[1]
Retail, general:	
Department store, market, etc.	1 space per 300 square feet[1]
Furniture or appliances	1 space per 600 square feet[1]
Sexually oriented business:	
Bar	1 space per 100 square feet[1]
Retail	1 space per 300 square feet[1]
Surplus sales	1 space per 300 square feet of both outdoor and indoor display area[1]
Teen club/young adult club	1 space per 100 square feet[1]
Veterinary service:	
Large animal hospitals	1 space per 200 square feet[1]
Small animal clinics	1 space per 200 square feet[1]
Civic use types:	
Administrative and safety services	1 space per 400 square feet[1]
Cemetery	1 space per 400 square feet of office space[1]
Club (membership):	
Recreational clubs	1 space per 150 square feet[1]
Social clubs:	
Bar	1 space per 100 square feet plus 1 space per 400 square feet for office and remaining area[1]
Crematory services	1 space per 400 square feet of office space[1]
Cultural services	1 space per 750 square feet[1]
Daycare services:	

Daycare center	1 space per 400 square feet[1]
Preschool	1 space per 400 square feet[1]
Detention facilities	Per development plan
Educational institutions:	
Charter schools:	
Elementary or junior high	2 spaces per classroom
Senior high	1 space per 4 students
College and university	0.5 space per faculty member and employee plus 1 space per 6 students
Nonpublic schools:	
Elementary or junior high	2 spaces per classroom
Senior high	1 space per 4 students
Proprietary schools	0.5 space per faculty member and employee plus 1 space per 6 students
Public schools:	
Elementary or junior high	2 spaces per classroom
Senior high	1 space per 4 students
Hospital	2 spaces per bed
Maintenance and service facility	1 space per 200 square feet[1]
Public assembly	1 space per 4 seats
Public park and recreation services	Determined by Park Board
Religious institution	1 space per 4 seats
Semipublic community recreation	1 space per 4 seats
Social service center:	
Medical	1 space per 200 square feet[1]
Office	1 space per 400 square feet[1]
Retail	1 space per 300 square feet[1]
Utility facilities	Per development plan

Industrial use types:	
Accessory retail sales	1 space per 300 square feet[1]
Construction batch plant	1 space per 750 square feet[1]
Construction or contractor yards	1 space per 750 square feet[1]
Custom manufacturing	1 space per 750 square feet[1]
Garbage service companies	1 space per 200 square feet[1]
General industry:	
Heavy	1 space per 750 square feet[1]
Light	1 space per 750 square feet[1]
Industrial laundry	1 space per 750 square feet[1]
Junkyard	1 space per 750 square feet[1]
Manufacturing	1 space per 750 square feet[1]
Meatpacking and related industry	1 space per 750 square feet[1]
Mining operations	1 space per 400 square feet of office space[1]
Recycling:	
Large recycling collection centers	1 space per 1,000 square feet[1]
Recycling processing centers	1 space per 1,000 square feet[1]
Research and development	1 space per 400 square feet[1]
Stockyards	1 space per 400 square feet of office space[1]
Transfer facility	1 space per 1,000 square feet[1]
Truck terminal	1 space per 200 square feet[1]
Vehicle dismantling yard	1 space per 400 square feet of office space[1]
Warehouse	1 space per 1,000 square feet[1]
Warehousing and distribution	1 space per 1,000 square feet[1]
Parking use types:	
Parking lot/surface parking	Per development plan

	Parking structure	Per development plan
Transportation use types:		
	Aviation facilities	Per development plan
	Railroad facilities	Per development plan
	Transit station	Per development plan
	Transportation terminal	Per development plan
Agricultural use types:		
	Community gardens	None

Note:
1. Square footage is based off the gross floor area within a particular business.

B. Mixed Uses: In the case of mixed uses (i.e., restaurant and hotel) and uses with two (2) or more different functional areas (i.e., warehouse with office, dining area within a convenience food store), the total requirement for off street parking spaces shall be the sum of the requirements for each of the various uses.

C. Commercial Centers: The commercial center parking space requirements listed in subsection A of this section shall apply regardless of the mix or number of different uses within the commercial center, when one of the following conditions exists:

1. The commercial center is specifically identified on the development plan as the approved land use;

2. A commercial development not specifically identified as a commercial center on the development plan is subsequently defined as a commercial center per subsection 7.2.302C9 of this chapter;

3. When evidence of common parking, access, and/or maneuvering agreements are provided; or

4. All common parking, access, and maneuvering areas are located on one lot and accessible to all tenants.

Freestanding buildings with one or two (2) uses within a commercial center shall provide parking spaces for the use(s) required based upon the approved use(s) and not be included as part of the overall center parking calculations.

D. Repair Bays: Within an automobile service station, repair garage, or other similar use repair bays shall not be counted as part of the required off street parking spaces.

E. Drive-Up Restaurant Parking: For restaurant types where food is ordered from, delivered to and consumed within a vehicle, the parking requirements shall be based upon the gross floor area of the building in which the food is prepared as well as the area of the parking stalls designed to accommodate in-vehicle food consumption.

F. Exception: Except as noted below, the City's parking requirements shall apply to TNDs: In neighborhood centers and for multi-family developments, directly adjacent on street parking may be counted toward meeting the minimum requirements of those neighborhood centers or multi-family developments. The provision of on site parking spaces shall not exceed one hundred twenty five percent (125%) of the minimum parking requirements as specified in this Zoning Code. Where shared parking is used, a shared parking and cross access agreement shall be recorded. Where shared parking is used, the parking requirements for those uses may be reduced a maximum of twenty percent (20%). (Ord. 86-124; Ord. 91-30; Ord. 94-107; Ord. 01-42; Ord. 02-97; Ord. 02-125; Ord. 02-153; Ord. 03-157; Ord. 06-55; Ord. 09-50; Ord. 09-74; Ord. 09-75; Ord. 10-107; Ord. 12-66; Ord. 17-8)