



Parking Requirements

PLANNING SERVICES DIVISION

SINGLE FAMILY DWELLING UNITS PARKING

Total Number of Bedrooms	Minimum Number of Parking Spaces Per Unit
5 or fewer bedrooms	4 (2 in a garage)
6 or more bedrooms	4 (2 in a garage) plus 1 additional space per bedroom over 5 bedrooms

- Tandem spaces are only counted when located in front of a garage. The minimum dimensions for spaces located in tandem to a tilt-up garage door are eight (8) feet wide and twenty-five (25) feet long, where located in tandem to a roll-up garage door, and eight (8) feet wide and twenty (20) feet long, where located in tandem to a garage door.
- Parking spaces located in tandem to a garage can be located in the required front or street setback. All other spaces shall be located outside the required street setback, and shall be maintained in an accessible screened location on the lot.

MULTI-FAMILY DWELLING UNIT PARKING

Total Number of Bedrooms	Minimum Number of Parking Spaces Per Unit
Studio unit	1.25
1 bedroom	2.0
2 bedrooms	2.25
3 or more bedrooms	3.0 (plus .5 for each additional bedroom)

- **Guest Parking:** Of the number of required parking spaces, one-quarter (0.25) space per dwelling unit shall be reserved and clearly marked for guest parking only and shall be readily accessible to motorists from contiguous streets and/or vehicle accessways.
- Required parking spaces for residents and tenants in multi-family residential projects shall be readily accessible and no fee shall be assigned for their use.

NON-RESIDENTIAL PARKING

- Non-residential off-street parking requirements for automobiles and other vehicles shall be determined by the type of use (use class) associated with the property. If a combination of parking ratios applies, the number of required spaces shall be the sum total of the requirements for each type of use established.
- For purposes of interpretation of this section, “GFA” shall mean gross floor area of buildings as measured from exterior wall to exterior wall.
- In computing parking requirements, fractional numbers shall be rounded off to the nearest whole number, fractions of one-half (0.5) or more being counted as one (1) full space.
- Except as otherwise expressly provided in this chapter, all parking spaces shall conform to the applicable Engineering Standard Details pertaining to minimum off-street parking dimensions.

Use Class	Required Spaces
Automotive- Parts Sales	4 spaces per 1,000 square feet of GFA.
Automotive- Repair & Modification	3.5 spaces per 1,000 square feet of GFA, or 5 spaces, whichever is greater.
Business & Financial Services	4 spaces per 1,000 square feet of GFA.
Commercial Retail Centers – Large [Two or more commercial uses or commercial businesses, excluding those found in a mixed-use project, that contain 10,000 square feet or more of gross floor area]	(1) Restaurants within retail centers with 40 percent or less of GFA devoted to restaurant uses: 4 spaces per 1,000 square feet of GFA. (2) Restaurants within retail centers with 40 percent or more of GFA devoted to restaurant uses must comply with applicable parking requirements on page two.

[Click here](#) to reference the full Code online.

Use Class	Required Spaces
Community & Religious Assembly	Requires a parking demand study.
Convenience Stores	4 spaces per 1,000 square feet of GFA.
Dances & Fitness Studios- Large & Small	4 spaces per 1,000 square feet of GFA.
Day Care Centers	1 space per employee, plus 1 space per 10 children or adult clients, plus 1 space for loading and unloading children or adult clients onsite.
Educational Institutions- Business	0.82 space per student, or 20 spaces per 1,000 square feet of GFA for instruction area, whichever results in a greater number of spaces, plus 4 spaces per 1,000 square feet of GFA for office area.
Hotels & Motels	(1) 0.8 space per guest room. (2) 8 spaces per 1,000 square feet of GFA for banquet/meeting room. (3) 8 spaces per 1,000 square feet of GFA for full-service, semi-enclosed, walk-up and fast-food restaurants. (4) 5.5 spaces per 1,000 square feet of GFA for take-out restaurants integrated into the hotel complex. (5) 1 space per 1,000 square feet of retail space plus 0.25 space for each employee working in the guest room areas.
Industry	<i>Industrial:</i> 1.55 spaces per 1,000 square feet of GFA, which may include a maximum of 10% office space, plus, if the percentage of office space exceeds 10% of the GFA, 4 spaces per 1,000 square feet of GFA for the floor area in excess of 10%. <i>Outdoor Uses:</i> 0.4 space per 1,000 square feet of lot area devoted to outdoor uses, excluding parking areas and vehicular access-ways, or 1 space per 2 maximum contemplated number of employees to be engaged in the outdoor operation, whichever results in a greater number of spaces.
Markets- Large & Small	4 spaces per 1,000 square feet of GFA.
Medical & Dental	6 spaces per 1,000 square feet of GFA.
Offices	<i>3 stories or lower:</i> 4 spaces per 1,000 square feet of GFA. <i>More than 3 stories:</i> 3 spaces per 1,000 square feet of GFA.
Personnel Services- General & Restricted	4 spaces per 1,000 square feet of GFA.
Restaurants- General	<i>20 seats or less:</i> 5.5 spaces per 1,000 square feet of GFA. <i>More than 20 seats:</i> 10 spaces per 1,000 square feet of GFA. <i>Restaurants within a Commercial Retail Center-Large:</i> See parking requirements for Commercial Retail Center-Large (page 1).
Restaurants- Full Service	<i>Stand alone:</i> 15 spaces per 1,000 square feet of GFA. <i>Restaurants within a Commercial Retail Center-Small:</i> 8 spaces per 1,000 square feet of GFA. <i>Restaurants within a Commercial Retail Center-Large:</i> See parking requirements for Commercial Retail Center-Large (page 1).
Retail Sales- General	<i>General:</i> 4 spaces per 1,000 square feet of GFA. <i>Art Galleries:</i> 3.3 spaces per 1,000 square feet of GFA. <i>Furniture, Carpet & Flooring:</i> 2.25 spaces per 1,000 square feet of GFA.
Warehousing & Storage- Enclosed	<i>Buildings with 100,000 square feet or less of GFA:</i> 1.55 spaces per 1,000 square feet of GFA, which may include a maximum of up to 10% office space. <i>Buildings with more than 100,000 square feet of GFA:</i> 1 space per 1,000 square feet of GFA, which may include a maximum of up to 10% office space. <i>If the percentage of office space exceeds 10% of the GFA:</i> 4 spaces per 1,000 square feet of GFA for the floor area of office space in excess of 10%.