

§ 153.348 NUMBER OF REQUIRED OFF-STREET PARKING SPACES.

Unless modified and approved as part of a site and building plan approval process, the number of required off-street parking spaces shall be as follows.

(A) Single-family dwelling: at least one enclosed parking space for each dwelling unit, except that two spaces shall be required for dwelling units in the R-1C District. A private garage shall constitute a parking space. One private garage per dwelling unit in the R-1C District shall be provided as part of the overall parking space required. No person in any district shall convert a private garage to living space unless other acceptable provisions are made to provide the required parking space.

(B) Two-family dwelling: at least one enclosed parking space per unit except that one and one-half spaces shall be required for each dwelling unit in the R-2 District. A private garage shall constitute a parking space in any district. At least one garage per dwelling unit in the R-2 District shall be provided as part of the overall parking space required. No person shall convert a private garage to living space unless acceptable provisions are made to provide the required parking space.

(C) Townhouses/single-family attached housing: at least two parking spaces per unit, plus at least one parking space per two units shall be provided in common lots for visitor parking use in excess of 1,000 square feet of floor space in the principal structure.

(D) For R Districts that permit structures housing three or more dwelling units without a conditional use permit, two parking spaces shall be provided per dwelling unit. At least half of the required spaces shall be enclosed. All enclosed parking spaces shall be designed with sufficient access area to allow temporary parking of vehicles on the access way without interfering with access to other required spaces.

(E) Athletic fields: at least one parking space for every six seats of design capacity.

(F) Auto repair, bus terminals, taxi terminals, boat and marine sales, bottling companies, shop for trade employing six people or less, garden supply stores, building material sales, motor vehicle sales and rental. At least six parking spaces, plus one additional space for every 800 square feet of floor area over 1,000 square feet.

(G) Bingo halls: at least one parking space for every three and one-half seats based on the design capacity of the hall.

(H) Bowling alley: at least eight parking spaces for every alley.

(I) Churches, theaters, auditoriums and mortuaries: at least one parking space for every three and one-half seats based on the design capacity of the main assembly hall. In stadiums, churches and other places of public assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each 22 inches of the seating facility shall be counted as one seat for the purpose of determining required parking.

(J) Community centers, post offices, health clubs, physical or cultural studios, pool halls, libraries, private clubs, lodges or museums: at least ten spaces plus one for every 300 square feet of floor area in excess of 2,000 square feet of floor area in the principal structure.

(K) Day care centers: at least four spaces plus one for every 500 square feet in excess of 1,000 square feet of floor space in the principal structure.

(L) Furniture store, appliance store, warehouse under 15,000 square feet of floor area, auto sales, kennels and studios: at least one parking space for every 500 square feet in excess of the first 500 square feet of floor area in the principal structure.

(M) Golf courses, tennis clubs and public swimming pools: at least 20 spaces plus one for every 300 square feet in excess of 1,000 square feet of floor space in the principal structure.

(N) Hospitals: at least one parking space for every three hospital beds.

(O) Manufacturing, fabrication or processing of a product or material: at least four off-street parking spaces, plus one additional space for each 800 square feet of building. One additional off-street parking space shall be provided for every 2,500 square feet or fraction thereof of land devoted to outside storage.

(P) Motel, motor hotel or hotel: at least one parking space for every guest room.

(Q) Motor fuel stations: see § [153.382\(C\)](#).

(R) Office buildings and professional offices having less than 6,000 square feet of floor area: one parking space per 200 square feet of floor area.

(S) Office buildings and professional offices having 6,000 square feet or more of floor area, banks, savings institutions: at least one parking space for every 250 square feet of floor area.

(T) Food and beverage establishments:

<i>Use</i>	<i>Parking Requirement*</i>
Coffee shop, tea house	1 space per 175 square feet floor area
Restaurant with or without on-sale wine, strong beer or non-intoxicating malt liquor	1 space per 125 square feet floor area
Establishment with on-sale intoxicating liquor	1 space per 100 square feet floor area
Establishment with on-sale intoxicating liquor and entertainment	1 space per 75 square feet floor area
Restaurant, carry-out	1 space per 225 square feet floor area

Restaurant, fast food	1 space per 110 square feet floor area
*Parking spaces shall not exceed occupancy load as determined by the Building Official	

(U) Retail sales and service establishments:

(1) For buildings that are 10,000 square feet or less, at least one off-street parking space for every 200 square feet of floor area;

(2) For buildings that are between 10,000 and 100,000 square feet, at least 50 off-street parking spaces, plus one space for every 250 square feet of floor area over 10,000 square feet; and

(3) For buildings over 100,000 square feet, at least 360 off-street parking spaces, plus one space for every 300 square feet of floor area over 100,000 square feet.

(V) Schools: high school through post-secondary: at least one parking space for every seven students based on design capacity plus one for every three classrooms.

(W) Skating rink, dance hall, public auction house, golf driving range, miniature golf and similar uses: at least 15 off-street parking spaces, plus one additional space for every 300 square feet of floor area over 2,000 square feet.

(X) Warehouse over 15,000 square feet of floor area, storage handling of bulk goods: at least one parking space for every 2,000 square feet of floor area.

(Ord. 01-08, passed - -; Ord. 05-06, passed - -; Ord. 07-27, passed - -; Ord. 10-08, passed - -; Ord. passed 10-11-1963)