

Parking Calculator

Requirement

The number of off-street parking spaces provided shall be in accordance with Table 21A.44.060F, Schedule of Minimum Off-Street Parking Requirements and shall apply to all buildings and structures erected and all uses of land established after April 12, 1995. (Section 21A.44.060)

Determination

In the event that 21A.44.060F does not specify the number of parking spaces for a specific use, the Zoning Administrator shall determine the number of spaces required. In making this determination, the Zoning Administrator shall consider the following criteria.

- 1 The number of parking spaces required for a use listed in Table 21A.44.060F that is the most similar to the proposed use in terms of the parked vehicles that are anticipated to be generated
- 2 The square footage to be occupied by the proposed use
- 3 The number of employees and patrons that are anticipated for the proposed use

Parking space requirements based on the number of employees or users shall be based on the maximum number of employees or users on the premises at any one time. (Section 21A.44.060B)

Exemptions

Nonresidential uses in buildings less than one thousand (1,000) square feet and located on a lot in the commercial districts or the downtown districts (D-2 and D-3 only) shall be exempt from the requirement of providing off-street parking. The exemption shall be applied to the least generating use on the lot. Only one exemption shall be allowed per lot. (Section 21A.44.060C)

Residential

Bed and breakfast establishment

1 parking space per room

Congregate care facility

1 parking space for each living unit containing 2 or more bedrooms 3/4 parking space for each 1 bedroom living unit

Fraternity, sorority or dormitory

1 parking space for each 2 residents, plus 1 parking space for each 3 full-time employees. Note: The specific college or university may impose additional parking requirements

Group home

1 parking space per home and 1 parking space for every 2 support staff present during the most busy shift

Hotel or motel

1 parking space for each 2 separate rooms, plus 1 space for each dwelling unit

Multiple-family dwellings

(1) 2 parking spaces for each dwelling unit containing 2 or more bedrooms (2) 1 parking space for 1 bedroom and efficiency dwelling (3) 1/2 parking space for single room occupancy dwellings (600 square foot maximum) (4) 1/2 parking space for each dwelling unit in the R-MU, D-1, D-2 and D-3 Zones

Rooming house

1 parking space for each 2 persons for whom rooming accommodations are provided

Single-family attached dwellings (row and townhouse) and single-family detached dwellings

1 parking space for each dwelling unit in the SR-3 Zone 1 parking space for each dwelling in the D-1, D-2 and D-3 Zones 2 parking spaces for each dwelling unit in all other zones where residential uses are allowed 4 outdoor parking spaces maximum for single-family detached dwellings

Transitional treatment home/halfway house

1 parking space for each 4 residents and 1 parking space for every 2 support staff present during the most busy shift

Two-family dwellings and twin home dwellings

2 parking spaces for each dwelling unit

Institutional

Assisted living facility

1 parking space for each 4 employees, plus 1 parking space for each 6 infirmity or nursing home beds, plus 1 parking space for each 4 rooming units, plus 1 parking space for each 3 dwelling units

Auditorium; accessory to a church, school, university or other institution

1 space for each 5 seats in the main auditorium or assembly hall

Daycare, child and adult

2 spaces per 1,000 square feet of gross floor area

Funeral services

1 space per 4 seats in parlor plus 1 space per 2 employees plus 1 space per vehicle used in connection with the business

Hospital

1.80 parking spaces per hospital bed

Places of worship

1 parking space for each 5 seats in the main auditorium or assembly hall

Sanitarium, nursing care facility

1 parking space for each 6 beds for which accommodations are offered, plus 1 parking space for each 4 employees other than doctors, plus 1 parking space for each 3 dwelling units

Schools

K-8th grades

1 parking space for each 3 faculty members and other full-time employees

Senior high school

1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students

College/university

1 parking space for each 3 faculty members, plus 1 parking space for each 3 full time employees, plus 1 parking space for each 10 students

Vocational/trade school

1 space per 1 employee plus 1 space for each 3 students based on the maximum number of students attending classes on the premises at any time

Homeless shelters

1 parking space for each employee

Recreation, cultural, entertainment

Art gallery/museum/house museum

1 space per 1,000 square feet gross floor area

Bowling alley

2 spaces per lane

Club/lodge

6 spaces per 1,000 square feet of gross floor area

Dance/music studio

1 space for every 1 employee

Gym/health club/recreation facilities

3 spaces per 1,000 square feet of gross floor area

Library

1 space per 1,000 square feet of gross floor area

Sports arena/stadium

1 space per 10 seats

Swimming pool, skating rink or natatorium

1 space per 5 seats and 3 spaces per 1,000 square feet of gross floor area

Tennis court

2 spaces per court

Theater, movie and live

1 space per 4 seats

Commercial/manufacturing

Bus facility

1 space per 2 employees plus 1 space per bus

Durable goods, furniture, appliances, etc.

1 space per 500 square feet gross floor area

General manufacturing

1 space per 3 employees plus 1 space per company vehicle

Radio/TV station

3 spaces per 1,000 square feet

Warehouse

2 spaces per 1,000 square feet of gross floor area for the first 10,000 square feet plus 1/2 space per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates

Wholesale distribution

1 space per 1,000 square feet of gross floor area for the first 10,000 square feet, plus 1/2 per 2,000 square feet floor area for the remaining space. Office area parking requirements shall be calculated separately based on office parking rates

Retail goods & services

Auto repair

1 space per service bay plus 3 stalls per 1,000 square feet for office and retail areas

Car wash

3 stacked spaces per bay or stall, plus 5 stacking spaces for automated facility

Drive through facility

5 stacking spaces on site per cashier, teller or similar employee transacting business directly with drive through customers at any given time in addition to the parking required for that specific land use

Outdoor display of live plant materials

1 parking space per 1,000 square feet of display area

Outdoor display of merchandise for sale, other than live plant materials

2 parking spaces per 1,000 square feet of display area

Restaurants, taverns and private clubs

6 spaces per 1,000 square feet gross floor area

Retail goods establishment

3 spaces per 1,000 square feet gross floor area

Retail service establishment

2 spaces per 1,000 square feet gross floor area

Retail shopping center over 5,000 square feet GFA

2 spaces per 1,000 square feet gross floor area

Office & related uses

Financial establishments

2 spaces per 1,000 square feet

General office

3 spaces per 1,000 square feet gross floor area for the main floor plus 1 1/4 spaces per 1,000 square feet gross floor area for each additional level, including the basement

Medical/dental offices

5 spaces per 1,000 square feet gross floor area

Offices, research related

3 spaces per 1,000 square feet gross floor area

Miscellaneous

Kennels (public) or public stables

1 space per 2 employees

All other uses

3 spaces per 1,000 square feet