

Addendum Change

23-4D-4040 Parking Requirements

- (A) **Parking Required.** Required off street parking in the Mixed-Use Zones is provided in Table 23-4D-4040(A) (Parking Standards for Commercial Zones).
- (B) **Parking Reductions.** See Section 23-4E-3060 (Off-street Motor Vehicle Parking Adjustments) for standards for parking adjustment from Table A (Parking Standards for Mixed-Use Zones).
- (C) **Parking Location Standards for MU2A–MU5A Zones.**
 - (1) **Off-Street Parking Location Standards.**
 - (a) Prohibited between the front property line and the portion of the building facade that satisfies the building placement requirements of Subsection (D) (Building Placement and Form) in the zone standards.
 - (b) Allowed between building and side property line, with screening in compliance with Division 23-4E-3 (Parking and Loading).
 - (2) **Exceptions to Off-Street Parking Location Standards.** For sites 400 feet deep or less, off-street parking may be located between the building frontage and the property line if at least 60 percent of the property's net frontage length is built up to the lot line.
 - (3) **Parking Location Standards – Corner Sites.** Surface parking is prohibited within the rectangular area formed by the setback lines as measured 100' back from the curb line corners (or the intersection of the curb line tangents), unless:
 - (a) A landscaped buffer is provided between the sidewalk and parking area in compliance with Division 23-4E-4 (Landscape); and
 - (b) 100% of the building frontage that faces the primary street is built to the property line.
- (D) **Maximum Number of Parking Spaces.** Developments over 10,000 square feet in floor area or containing 25 or more residential units shall not exceed the double the minimum number of parking spaces required. Maximum is calculated before any applicable parking reductions. Maximum does not apply to zones or land uses that require no off-street parking.

Table 23-4D-4040(A) Off-street Parking Requirements for Mixed-Use Zones

Use Type	Number of Required Off-street Parking Spaces
(1) Residential	
Accessory Dwelling Unit - Residential	none required
Accessory Dwelling Unit - Commercial	None required
Bed and Breakfast	1 plus 0.8 per bedroom
Cooperative Housing	1 plus 1 per every 4 bedrooms
Group Residential	1 plus 1 per every 3 bedrooms
Home Occupations	none required
Senior/ Retirement Housing	0.8 per unit
Other allowed Residential uses	1 per unit

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Table 23-4D-4040(A) Off-street Parking Requirements for Mixed-Use Zones (continued)	
Use Type	Number of Required Off-street Parking Spaces
(2) Residential Support	
Emergency Shelter	As determined by the the Director
Residential Care Facility	0.8 per bedroom
Transitional and Supportive Housing	1 plus 1 per every 4 bedrooms
(3) Services	
Commercial Blood Plasma Center	1 per 350 sf
Drive Through, Retail, or Service Facility	None required
Funeral/Mortuary Home	1 space per each 5 persons capacity
Hospital	1 per every 4 beds, plus 1 per 500 sf
Hotel/Motel	1 per every 2 bedrooms, plus 1 per 500 sf of meeting space
Medical Services	1 per 350 sf
Personal Storage	1 per 1,000 sf
Other allowed Service uses	1 per 500 sf
(4) Office	
Office, General (non-medical)	1 per 500 sf
(5) Civic and Public Assembly	
Government	1 per 500 sf
Library, Museum, or Public Art Gallery	1 per 500 sf
Meeting facility (public or private)	1 per 500 sf
School	
Business, or Trade	1 space per staff member, plus 1 space for each 4 students enrolled
College or University	1 space per staff member, plus 1 space for each 4 students enrolled
Private Primary	1 space per staff member
Private Secondary	1 space per staff member, plus 1 space for each 4 students enrolled in grades 11 and 12
Public Primary	1 space per staff member
Public Secondary	1 space per staff member, plus 1 space for each 4 students enrolled in grades 11 and 12
Other allowed Civic and Public Assembly	As determined by the Director
(6) Restaurant and Bars	
Bar/Nightclub (level 1 and 2)	
First 2,500 sf of area	1 per 150 sf
For each square foot greater than 2,500 sf up to 10,000 sf	1 per 125 sf
For each square foot greater than 10,000 sf	1 per 100 sf
Micro-Brewery/Micro-Distillery/Winery	1 per 150 sf of tasting area, plus 1 per 1,000 sf of production area
Mobile Food Sales	None required

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Table 23-4D-4040(A) Off-street Parking Requirements for Mixed-Use Zones (continued)	
Use Type	Number of Required Off-street Parking Spaces
Restaurant	
First 2,500 sf of area	1 per 150 sf
For each square foot greater than 2,500 sf	1 per 125 sf
For Restaurants that provide no customer service or dining area	1 per 325
Drive Through	None required
(7) Retail	
Commercial Food Preparation	1 per 1000 sf
Food Sales	1 per 350 sf
Mobile Retail Sales	none required
Other allowed Retail uses	1 per 500 sf
(8) Entertainment and Recreation	
Adult Entertainment	1 per 500 sf
Recreational Vehicle Park	1 plus 1 per camping site
Studio: art, dance, martial arts, music	1 per 500 sf
Other allowed Entertainment and Recreation uses	As determined by the Director
(9) Industrial	
All allowed Industrial uses	1 per 1,000 sf of manufacturing, warehouse plus 1 per 250 sf of office or business area
(10) Agriculture	
All allowed Agriculture uses.	As determined by the Director
(11) Automobile Related	
Automobile Sales, Rental, and Storage	1 per 500 sf indoor sales floor, plus 1 per 750 sf outdoor sales lot
Automobile Repair	4 per service bay, plus 1 per 350 sf office space
Commercial Vehicle Storage and Dispatch	1 per 350 sf office/dispatch space
Gas Station	1 per each 2 fueling bays, plus 2 queue spaces per each fueling bay
Heavy Equipment Sales	
Sales, Rental, and Storage	1 per 1,000 sf, plus 1 per 250 sf of office or business area
Repair	1 per 1,000 sf, plus 1 per 250 sf of office or business area
Parking Facility	None required
Recreational and Sports Vehicle Sales, Rental, and Storage	1 per 500 sf indoor sales floor, plus 1 per 750 sf outdoor sales lot
(12) Innovation and Technology	
All allowed Innovation and Technology uses	1 per 275 sf
(13) Other	
All allowed Other uses	As determined by Director