

Sec. 35.2-62.4. - Required Recommended number of parking spaces.

- (a) Schedule of Parking Space ~~Requirements~~ **Recommendations**. Exhibit VI-2 establishes the minimum ~~requirements~~ **recommendations** for all districts ~~except B-4~~. LBCS (see Article III for a description of the Land Based Classification Structure) code references follow the uses in parentheses where applicable
1. ~~The required number of spaces may be increased based on projected parking demands pursuant to issuance of a conditional use permit (see section 35.2-11, Applications Requiring Public Hearings Before City Council).~~
 2. ~~The required number of spaces may be reduced by the City Planner if the applicant provides credible information documenting that the use will require fewer spaces and the City Planner determines that the reduction will not reduce the viability of future use of the site.~~

Exhibit VI-2: Minimum Number of Parking Spaces ~~Required~~ **Recommended**

Use	Minimum Number of Spaces
Residential Uses	
Residential dwellings (1100-1130)	one (1) per dwelling unit
Uses accessory to residential uses in addition to required recommended spaces per dwelling unit:	
accessory dwelling	one (1) per dwelling unit
roomers and boarders (1321-1322)	one (1) per boarder
tourist homes or bed and breakfast (1310)	one (1) for each guest bedroom
home occupation	one (1) if client visits are part of occupation
Institutional Uses	
Places of worship (6600)	one (1) for each four (4) fixed seats included; benches shall be deemed to have capacity of one (1) person per twenty (20) linear inches of bench
Arenas, auditoriums, and stadiums (5170-5180)	1. One (1) parking space per three (3) spectator seats. 2. One (1) parking space per ten (10) square feet of additional places for spectators provided by the establishment. 3. One (1) parking space per employee.
Art galleries, libraries, museums (4242 & 5200)	three (3) per one thousand (1000) square of floor space, exclusive of utility areas

Use	Minimum Number of Spaces
Clubs, lodges and other recreational facilities (6830)	one (1) per each four (4) persons of the rated capacity of the building
Fraternities and sororities with residential component (1323)	one (1) parking space per employee, plus one (1) parking space per site resident, plus one (1) parking space per fifty (50) square feet of floor area.
Schools, public and private, elementary and junior high (6120)	two (2) per three (3) teachers and other employees
High schools, public and private (6120)	two (2) per three (3) teachers and employees plus one (1) per ten (10) students
Colleges (6130)	two (2) per three (3) teachers and employees plus one (1) per five (5) students up to one hundred (100) on campus and commuting students. For colleges exceeding one hundred (100) on campus and commuting students the parking need shall be estimated by the petitioner and approved as part of a conditional use permit pursuant to section 35.2-11 or approved through the site plan approval process in the IN-2 district.
Group homes (6522-6523)	two (2) per home plus one (1) per eight (8) residents plus one (1) per three (3) staff members
Hospitals (6530)	one (1) per three (3) patient beds, plus one (1) per resident doctor, plus one (1) per three (3) three other employees
Nursing homes (1200)	one (1) per three (3) beds, plus one (1) per resident doctor, plus one (1) per each three (3) staff members
Other institutional and special uses and facilities (1200)	one (1) per each four (4) persons of the rated capacity of the building
Commercial uses	
Offices for business, banking, professional and similar uses (2210, 2230-2250, 2411-2414)	two (2) per one thousand (1000) square feet of gross floor area, exclusive of utility area
Retail sales and services (2100)	two (2) per one thousand (1000) square feet of gross floor area plus one (1) for each three (3) employees on duty at any one time
Commercial and trade schools (6140 & 6568)	one (1) per five (5) students and one (1) per two (2) employees

Use	Minimum Number of Spaces
Hotels and motels (1330)	one (1) per guest room plus one (1) for each three (3) employees on duty at any one time
Mortuaries and funeral parlors (6710)	one (1) for each four (4) fixed seats included; benches shall be deemed to have capacity of one (1) person per twenty (20) linear inches of bench
Restaurants, night clubs, taverns, places of assembly (including theaters) (2500, 5110, 5160 & 5111)	one (1) per each four (4) persons of the rated capacity of the building plus one (1) for each three (3) employees on duty at any one time
Automobile service stations (2117)	two (2) per three (3) employees on main shift plus two (2) for each service bay
Warehouse (3600)	two (2) per three (3) employees on main shift
All others	one (1) per each four (4) persons of the rated capacity of the building
Industrial uses	
Manufacturing, wholesale and other industrial uses (3000—3599)	two (2) per three (3) employees on main shift

- (b) ~~Uses Not Listed. For uses not listed in Exhibit VI-2, or where the City Planner and property owner agree the minimum required standards would create excess parking, the City Planner shall determine the appropriate minimum requirements in accordance with the TRC recommendation.~~
- (c) ~~Two or More Uses on The Same Lot. Where two or more uses occur on the same lot, the minimum parking requirement~~ **recommendation** ~~shall be the sum of the requirements for each individual use calculated separately; except that the City Planner, may reduce the minimum parking space requirements in accordance with the TRC recommendation, upon finding that the timing of parking demands for the uses results in less demand for parking spaces.~~
- (d) ~~Shared Parking. Shared parking may be approved by the technical review committee (TRC) during final site plan review. Uses sharing parking need not be located on the same lot, but shall be located within the same block or an adjacent block. In approving shared parking, the TRC shall require the following:~~
 - 1. ~~Shared parking shall be connected to the uses it serves by pedestrian facilities.~~
 - 2. ~~That the applicant shows through a study of peak parking needs for all proposed uses involved, that shared parking is feasible and that the number of spaces proposed is adequate to meet the projected parking demand at all hours;~~

3. That the design and location of parking areas is convenient for sharing by customers, patrons, and residents of all properties involved;
 4. That a shared parking agreement that establishes ongoing access to the shared parking for all users, responsibilities for parking lot maintenance and limits on hours of operation has been executed between all property owners involved and is binding on all tenants; and
 5. That the agreement shall be recorded and shall not be terminated without approval of the Zoning Administrator.
- (e) Mass Transit Provision. The City Planner may reduce the minimum parking space requirements by a suitable amount in accordance with the TRC recommendation where:
1. Mass transit is available;
 2. Facilities are provided in the form of shelters and/or benches; and
 3. The facilities are adjacent to or within 1,000 feet of a development and connected to the building entrance by pedestrian facilities.
- (f) Special Conditions in the B-4 District. In the B-4 district the minimum off-street parking requirements shall not apply because of the impracticability of providing such parking spaces on the basis of individual uses in highly congested areas. However, developers of new buildings are strongly encouraged to provide parking spaces up to the minimum cited in these regulations.