

TABLE 37.080
TABLE OF OFF-STREET PARKING REQUIREMENTS

(Amended 12/12/00; 05/08/01; 10/25/05; 12/14/10; 01/13/15; 01/26/16; 08/09/16; 06/09/20; 08/23/22; 11/15/22; 06/11/24; 05/13/25; 09/09/25; 09/08/26)

USE	PARKING SPACES REQUIRED
RESIDENTIAL USES	
Single-Family Dwelling	2 stalls per dwelling unit, and both stalls must be within a fully enclosed garage. Lots with less than 50' of frontage shall provide additional off-street parking stall(s) at a rate of one space for every three dwelling units.
Two-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit. 1 stall per unit to be within a fully enclosed garage.
Three-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit. 1 stall per unit to be within a fully enclosed garage.
Four-Family Dwelling (see Sec. 12.130 B)	2 stalls per dwelling unit. 1 stall per unit to be within a fully enclosed garage.
Multi-Family Dwellings – One bedroom or less (>4 dwelling units) (see Sec. 12.130 B)	1 stall per dwelling unit which must be within an enclosed garage or parking structure 1 additional parking stall per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units.
Multi-Family Dwellings – Two or more Bedrooms (>4 dwelling units) (see Sec. 12.130 B)	2 stalls per dwelling unit, one of which must be within an enclosed garage or parking structure. 1 additional parking space per 3 dwelling units. All additional off-street parking must be within 300 feet of the assigned units.
Townhouses (see Sec. 12.130 B)	2 stalls per dwelling unit, one of which must be within an enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2.5 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 250 feet of the assigned units.
Condominiums (see Sec. 12.130 B)	2 stalls per dwelling unit, one of which must be within a fully enclosed garage or underground parking structure. 1 additional parking space per 3 dwelling units if unit is adjacent to on street parking. 1 additional parking space per 2 dwelling units if unit is not adjacent to on street parking. All additional off-street parking must be within 200 feet of the assigned units.

USE	PARKING SPACES REQUIRED
Clubhouse	1 space per 300 square feet of clubhouse area 1 stall per 200 square feet of pool area (if applicable) The accessibility to on-street parking and lower density of housing next to the clubhouse may allow for a reduction in the number of stalls. The applicant shall provide justification for a reduction and the Traffic Engineer will give a recommendation. All parking reductions shall require Planning Commission approval.
Manufactured Home	2 stalls per dwelling unit.
Group Homes	1 stall per each 4 residents plus 1 for each 2 employees during regular hours.
Nursing Home	1 stall for each 4 patient beds plus 1 for each employee during regular hours.
Assisted Living Facility	1 stall for each 2.25 patient beds.
Retirement Home/Center	1 stall for every 1.5 sleeping unit plus 1 for each employee during regular hours.
PUBLIC/CIVIC USES	
Churches	1 stall for every 4 seats in the assembly area.
Civic/Public Buildings/Public Facilities/Museums	As approved by the Zoning Administrator following recommendation by the Reviewing Departments.
Elementary Schools	2 ½ stalls per Classroom.
Junior High Schools	3 stalls per Classroom.
High Schools	1 stall per Staff member, plus 10% of Staff parking for Visitors, plus spaces for 40% of student population at capacity or current enrollment whichever is greater.
Parks, Playgrounds, Sports Fields, Open Space, Golf Courses, Trails and Greenways	As approved by the Zoning Administrator following recommendation by the Reviewing Departments.
NON RESIDENTIAL/OTHER USES	
Athletic Instruction, including Dance, Gymnastics, and Martial Arts	1 stall per each 300 square feet of gross floor area.
Automobile Sales	1 stall per each 500 square feet of gross showroom area plus 1 space per employee in addition to inventory stalls.
Automobile Service and Repair	4 stalls per service bay.
Bed And Breakfast Inn	1 stall per each sleeping unit plus 1 for each employee during regular hours.

USE	PARKING SPACES REQUIRED
Commercial Recreational Facility – Without tournament seating	1 stall per each 500 square feet of gross floor area.
Commercial Recreational Facility – With tournament seating	1 stall per each 500 square feet of gross floor area plus 1 stall per each 3 seats at maximum capacity.
Corporate Offices, Professional Offices, Business Offices and Financial Institutions	1 stall for each 300 square feet of gross floor area.
Day-care (in home)	2 stalls.
Day-care (commercial)	1 stall per each 300 square feet of gross floor area.
Preschool (Commercial) with Integrated Therapeutic Services	1 parking stall per employee on the largest shift, plus 5 visitor spaces, or as otherwise approved by the Planning Commission based on a parking demand study.
Funeral Homes	20 stalls or 1 stall for each 30 square feet in all assembly areas.
Hospitals	1 stall for each two patient beds plus 1 space for each employee during regular working hours.
Hospitals – Small Animal	1 stall for each 300 square feet of gross floor area.
Hotels/Motels	1 stall for each sleeping unit plus 1 space for each employee during regular working hours.
Manufacturing, Industrial, Wholesale establishments	1 stall for each person employed during regular working hours and adequate spaces for all company owned vehicles and visitors.
Medical Clinics	1 space for each 250 square feet of gross floor area.
Night Club	1 stall for each 300 square feet of gross floor area.
Personal Services	1 stall for each 300 square feet of gross floor area.
Plant Nursery with Outdoor Display	10 stalls per acre.
Research and Development Facilities/Medical or Dental Laboratory	1 stall for each 300 square feet of gross floor area.
Restaurants Dine-in/Brew Pub	1 stall for each 2.5 seats plus 0.5 spaces per employee on the largest shift (minimum of 5 employee spaces).
Restaurants – Drive-thru (Food establishment with large proportion of take-out business)	1 stall per 150 square feet of gross floor area (does not include drive thru stalls or waiting areas).
Retail Stores	1 stall for each 300 square feet of gross floor area.
Schools – Vocational and Technical	1 stall for each employee plus 1 stall per each 3 students at maximum capacity.

USE	PARKING SPACES REQUIRED
Short Term Rentals	1 stall per bedroom, not in tandem configuration.
Sports Fields, Sporting Facilities, Arenas	1 stall for every 3 seats at maximum capacity or as approved by the Planning Commission.
Theaters, Sports Arenas, Public Assembly Areas	1 stall for each 3 seats at the maximum seating capacity or as approved by the Planning Commission.
Other non-residential uses not otherwise listed	1 stall per each 500 square feet of gross floor area or as approved by the Planning Commission.
MIXED USES	
Mixed Use – Residential/Commercial	Required parking based on total of combined uses with up to 30% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.
Transit Oriented Development – As defined by Chapter 38 of the Development Code	Required parking based on total of combined uses with up to 50% reduction upon Planning Commission approval and a recommendation by a licensed traffic engineer. In cases with more than one owner or where uses exist with different peak use periods, a shared parking agreement may be required.