

TOWN OF KIAWAH ISLAND

ORDINANCE 2025-23

AN ORDINANCE TO AMEND THE TOWN OF KIAWAH ISLAND LAND USE PLANNING AND ZONING ORDINANCE ARTICLE II. - ZONING, DIVISION 4 – SUPPLEMENTAL REGULATIONS, SEC. 12-128. - ACCESS, PARKING AND LOADING REGULATIONS. TO MODIFY MINIMUM PARKING STANDARDS.

WHEREAS, the Town of Kiawah Island recognizes the need to modify minimum parking standards to aid in the design and location of proper access, parking, and loading areas in order to maintain safe and efficient traffic flow and to ensure adequate parking facilities for developments.

WHEREAS, to further protect the public interest, the Town seeks to establish a body which makes provisions to protect and improve the unique character of the Town of Kiawah Island.

WHEREAS, the text amendment would be consistent with the purposes and intent of the adopted Comprehensive Plan and would not be detrimental to the public health, safety, and welfare of the Town of Kiawah Island; and

WHEREAS, the Planning Commission held a meeting on September 10, 2025 and December 3, 2025 at which time a presentation was made by staff, and an opportunity was given for the public to comment on the text amendment request; and

WHEREAS, the Planning Commission, after consideration of the staff report, subsequently voted to recommend to Town Council that the proposed amendment be approved;

WHEREAS, Town Council held a Public Workshop on September 23, 2025 providing the public an opportunity to comment on the proposed amendment; and

WHEREAS, Town Council held a Public Hearing on October 14, 2025 providing the public an opportunity to comment on the proposed amendment.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COUNCIL OF THE TOWN OF KIAWAH ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF SAID COUNCIL:

Section 1 Purpose

The purpose of this Ordinance is to amend Sec. 12-128. - Access, Parking and Loading Regulations.

Section 2

Ordinance

(1) The Town hereby amends Article II. - Zoning, Division 4 – Supplemental Regulations, Sec. 12-128. - Access, Parking and Loading Regulations. as shown in the attached “Exhibit A” which is hereby incorporated herein by reference.

Section 3

Severability

If any part of this Ordinance is held to be unconstitutional, it shall be construed to have been the legislative intent to pass said Ordinance without such unconstitutional provision, and the remainder of said Ordinance shall be deemed to be valid as if such portion had not been included. If said Ordinance, or any provisions thereof, is held to be inapplicable to any person, group of persons, property, kind property, circumstances or set of circumstances, such holding shall not affect the circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other persons, property, or circumstances.

Section 4

Effective Date and Duration

This Ordinance shall be effective upon its enactment by the Town Council for the Town of Kiawah Island.

PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF KIAWAH ISLAND ON THIS ___ DAY OF ___ 2025.

Bradley D. Belt, Mayor

ATTEST:

By:

Petra Reynolds, Town Clerk

1st Reading: October 14, 2025

2nd Reading:

Sec. 12-128. Access, parking and loading regulations.

The following regulations are intended to aid in the design and location of proper access, parking, and loading areas in order to maintain safe and efficient traffic flow, to promote environmental stewardship and stormwater runoff best management practices and to ensure adequate parking facilities for developments.

- (1) *Access/driveways.* The following regulations shall apply to all development to prevent the proliferation of poorly spaced driveways that can result in reduced safety and carrying capacity of community streets, except that the distances may be varied in accordance with section 12-163 to permit the construction of a single, safe access where no other access to a lot is possible.
 - a. Generally, any lot having access to more than one type of street shall provide access on the street designed for the lowest traffic volume.
 - b. Nonresidential properties having access to a minor and collector street may construct a single driveway on the collector street, provided that the driveway complies with the standards herein.
 - c. There shall be only one curb cut for an individual lot or parcel. ~~Town-Planning Director~~ approval shall be required for more than one curb cut to an individual lot or parcel from any street, where there is a compelling reason.
 - d. No lot or development parcel shall directly access Kiawah Island Parkway and the arterial portions of Governor's Drive and Flyway Drive.
 - e. Private residential driveways shall be a minimum of ten feet in width and provide a vertical clearance of a minimum of 13.5 feet. Nonresidential driveways shall be a minimum of 18 feet in width and provide a vertical clearance of a minimum of 13.5 feet.
 - f. All new driveways permitted after XXXX 2026, shall be constructed of pervious materials.
- (2) *Spacing between driveways and intersections.* The centerline of driveways shall be separated from the centerline of other driveways and intersections in accordance with the following table 4D, excepting lots platted prior to adoption of the ordinance from which this article is derived and where relief is needed to protect essential natural features, such as specimen trees and dunes:

Table 4D. Driveway Separation Regulations	
Road Type	Minimum driveway separation
Arterial	Driveways prohibited
Collector	75 feet
Minor	No spacing limitation

- a. No driveway shall be permitted providing access to an arterial street if the property has access to a collector or minor street.
 - b. On minor streets, no driveway should be permitted within 60 feet of an intersection, except when relief is needed due to an existing tree, unusual lot configuration, wetlands or other topographical or geographic feature of the lot.
 - c. When channelized right turn lanes are used, the Planning Director shall determine the minimum spacing between the driveways and intersections based on AASHTO standards as modified by site-specific conditions.
- (3) *Parking and loading.* This section specifies the minimum parking and loading standards for the Town. Where strict interpretation of these standards creates a unique hardship, an individual may seek a variance pursuant to section 12-163.

- a. *Minimum parking requirements.* Each use shall provide the number of parking spaces specified in table 4F in subsection (3)c of this section and comply with the following:
1. The Planning Director shall determine the number of parking spaces required for uses not referenced in table 4F in subsection (3)c of this section by first applying the standard for the most similar use or uses as listed in the table. If there is no similar use, the Planning Director may make a determination or may request that the applicant undertake a parking study.
 2. Any fraction of a parking space required under this article shall be counted as a full parking space.
 3. Handicapped spaces shall be provided as required by the Americans with Disabilities Act (ADA) standards shown below in table 4E in subsection (3)b of this section, or as requirements are amended by Federal Law.
 4. Parking requirements shall be based on gross leasable area.
 5. Off-street parking facilities shall be provided for any new building constructed and for any new use established, for any addition or enlargement of an existing building or use, or for any change of occupancy or manner of operation that would result in additional parking spaces being required; provided, however, if insufficient parking exists on a lot or parcel, then the number of spaces required to meet the needs of both the existing and new buildings or uses shall be provided.
 6. Facilities being used for off-street parking on the effective date of this article shall not be reduced in capacity to less than the number of spaces prescribed, nor shall they be altered in design or function to less than the minimum standards prescribed herein.
 7. For sites with more than one use, or for adjacent sites served by a common parking facility, the parking requirement shall be the total number of spaces required for each site or use.
- b. *Accessible parking for physically disabled persons.* Handicapped spaces shall be provided as required by the Americans with Disabilities Act (ADA) standards shown in the following table 4E:

Table 4E. Minimum Number of Accessible Spaces for Physically Disabled Persons			
Total Parking Spaces Provided	Minimum Number of Spaces		
	Accessible	Van Accessible	Car Accessible
1—25	1	1	0
26—50	2	1	1
51—75	3	1	2
76—100	4	1	3
101—150	5	1	4
151—200	6	1	5
201—300	7	1	6
301—400	8	1	7
401—500	9	2	7
501—1,000	2 percent of total spaces	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
Over 1,000	20 + 1 per each 100 spaces over 1,000		

- c. *Minimum dimensions.* All parking spaces reserved for persons with disabilities shall comply with the parking space dimension standards of this section, provided that access aisles shall be provided immediately abutting such spaces, as follows:
1. *Car accessible spaces.* Car accessible spaces shall have at least a five-foot-wide access aisle located abutting the designated parking space.
 2. *Van accessible spaces.* Van accessible spaces shall have at least an eight-foot-wide access aisle located abutting the designated parking space.
 3. *Proximity to main entrance.* All accessible spaces shall be in close proximity to the main entrance of the facility being served.

Table 4F. Off-Street Parking Requirements	
Type of Development	Required No. of Parking Spaces ⁽¹⁾
Residential	
Single-family detached	2 spaces per dwelling unit (DU) ⁽²⁾
Duplex	2 spaces per dwelling unit <u>plus one guest space per unit</u>
Patio homes	2 spaces per 2-bedroom per dwelling unit
Townhouses	2.5-spaces per 3 or more bedroom per dwelling unit <u>plus 0.5 guest spaces per unit</u>
Multiple-family	<u>Spaces per bedroom type and as required for associated uses</u> 1.5-spaces per efficiency or 1 bedroom per dwelling unit
<u>Studio or 1 Bedroom</u>	<u>1.5 spaces per unit</u>
<u>2+ Bedroom</u>	<u>2 spaces per unit</u>
<u>Guest Parking</u>	<u>1 space for every four units</u>
Hotels	
Guestrooms	1.25 spaces per room <u>Guestrooms, conference area, employees and as required for associated uses</u> <u>1 space per guestroom</u> 1 space per 4 persons allowed under maximum occupancy
Conference area (part of hotel structure)	<u>1 space per 300 square feet of Gross Floor Area for public meeting, assembly and or banquet rooms</u> <u>plus 1 space per 75 square feet of indoor seating area, plus 1 per 200 square feet of outdoor seating area</u>
<u>Associated Uses</u>	50-75 percent of parking required for other uses <u>(restaurants, bar, office, retail, pool, etc.)</u>
<u>Employees</u>	<u>1 space per employee on the largest shift</u>
Other uses⁽²⁾	
General office	1 space per 300 square feet of GLA
Real estate sales/leasing	1 space per 100 square feet of GLA
Doctor/dentist office	1 space per 100 square feet of GLA
Retail/service	1 space per 250 square feet of GLA
Restaurant	1 space per 75 square feet of indoor seating area, plus 1 per 200 square feet of outdoor seating area
Religious activities and public assembly	1 space per 50 square feet of assembly area
Convention center (not accessory to hotel)	1 space per 4-300 square feet of Gross Floor Area <u>persons allowed under maximum posted occupancy</u> , plus 1 per employee in of the largest <u>shift</u>
Community services	1 space per 2 employees plus 1 per company car parked on the premises

Recreational	
Driving range	1.5 spaces per tee
Golf courses	4 spaces per hole, plus 50 percent of the other uses, plus 1 space per employee on the largest shift ⁽³⁾
Tennis courts	2 spaces per court, plus 50 percent of the other uses, plus 1 space per employee on the largest shift ⁽³⁾
Marinas	3 spaces per 4 slips, plus 50 percent of the other uses ⁽³⁾
Swimming pool	1 space per 300 square feet pool and deck area
Food and beverage	1 space per 75 square feet of indoor seating area, plus 1 space per 200 square feet of food service area
Other recreational facilities, indoor	1 space per 300 sq. ft
Parks (note: in addition to any other uses in this table)	1 space per 2 acres with minimum of 3 spaces
Mixed use parking	Calculated per individual use as set forth in this table
⁽¹⁾ The Planning Director may determine that parking in addition to any of the parking set forth in this table is necessary in the form of overflow parking on pervious surfaces.	
⁽²⁾ <u>Parking requirements for guest or associated uses may be satisfied by enclosed garage or surface parking.</u>	
⁽²⁾ Single-family residences shall have adequate turnaround space along driveways so that vehicles do not need to back into or out of driveways.	
⁽³⁾ Other uses may include accessory meeting rooms/convention facilities and accessory restaurants.	

d. *Parking design standards.* The following are minimum design standards, the Planning Director may require modifications to parking lot design to ensure the safety of pedestrians, bicyclists and motorists:

1. All off-street parking shall be located outside of required landscape buffer areas and behind front building lines.
2. Parking facilities constructed, or reconstructed greater than 50 percent of their original size, subsequent to the effective date of the ordinance from which this article is derived shall conform to these design standards.
3. All required parking facilities shall be maintained for the duration of the use requiring such facilities. Parking facilities shall be used exclusively for the temporary parking of passenger automobiles, motor vehicles or light trucks not exceeding one ton in capacity, and shall not be used for the sale, display or storage of merchandise, or for the storage or repair of vehicles or equipment.
4. All required parking facilities shall be located on the same site as the use for which such facilities are required, except that off-site parking may be allowed for employees, resort and recreational uses provided they meet the following standards. If any one of the following applicable standards cannot be met, special exception approval by the Board of Zoning Appeals shall be required pursuant to Sec. 12-161.:
 - a. A parking plan illustrating the minimum number of off-street parking spaces requirements between the sites are met.
 - b. A maximum of thirty percent (30%) of the required parking spaces may be off-site however; off-site parking may not be used to satisfy the off-street parking minimum requirements for residential uses.

- c. Required parking spaces reserved for persons with disabilities shall not be located off site.
- d. Shared or off-site parking must be located within 500 feet from the primary entrance of the use served unless a dedicated shuttle bus service is provided to the remote parking area.
- e. Shared parking areas must be connected by a continuous network of sidewalks and pedestrian crosswalks.
- f. A written agreement between the property owners of record must be submitted to the Planning Director for recording. Recording of the parking agreement with the Register of Deeds must take place before the issuance of a zoning permit, building permit or Certificate of Occupancy for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this Article.

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- 5. On street head-in parking is prohibited.
- 6. Angled parking is prohibited.
- 7. Required parking for residential uses shall be provided within an enclosed garage or underneath the principal residential structure.
- 8. Each standard parking space shall consist of an independently accessible rectangular or trapezoidal area.
- 9. Each parking space shall have a vertical clearance of at least 7.5 feet.
- 10. Each parking and loading area shall have adequate drives, aisles, and turning and maneuvering areas for access and usability, and shall at all times have access to a street or alley.
- 11. The minimum parking facility design standards are listed in table 4G in this subsection.
- 12. All required surface parking facilities shall be constructed of a pervious surface. This includes newly constructed or additions to existing parking facilities and replacement parking facilities. Replacement parking facilities shall be defined as substantial improvements where any combination of repairs, reconstruction, alteration or improvements exceed 50% of the total surface parking facility area as determined by the Planning Director. Designated service drives and loading zones which shall be identified during site plan review process are exempt and may use impervious surface materials.
- 13. Where applicable, the Planning Director may require overflow parking spaces in addition to those required in table 4F in subsection (3)c of this section. All overflow parking spaces shall be of a pervious surface.
- 14. Required parking spaces shall not have direct access to a street or highway. Access to required parking spaces shall be provided by on-site driveways. Off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way.

Table 4G. Minimum Parking Facility Design Standards

Parking Pattern (degrees)	Maneuvering Lane Width (feet)		Parking Space Dimensions (feet)		Total Width of Two Tiers of Spaces and Maneuvering Lane (feet)	
	One-Way	Two-Way	Width	Length	One-Way	Two-Way
0 (parallel)	11	18	8.5	25	28	35
30—50	12	20	9	18	48	56
54—75	13	22	9	18	49	58
76—90	N/A	24	9	18	N/A	60

- e. *Markings.* In paved parking areas, each off-street parking space shall be identified by surface markings at least four inches in width. Marking shall be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking and storage of vehicles.
- f. *Off-street loading requirements.*
 1. *Spaces required.* For every nonresidential use there shall be provided sufficient space to accommodate the maximum number of trucks that will be loading, unloading, or standing at any one time.
 2. *Size of space.* Each off-street loading space shall be of a size commensurate with the buildings to be accommodated. In no case shall required off street loading space encroach upon off street parking space required by this article.
 3. *Location.* All required off street loading spaces shall be located on the same lot as the building which they are intended to serve.
 4. *Entrances and exits.* Off-street loading entrance and exit drives shall be located at least 25 feet from any street intersection.
 5. *Loading spaces adjacent to sidewalks.* Where a loading space is adjacent to a public sidewalk or other public pedestrian way, it shall be so located, arranged, and improved with curbs or other barriers, as to provide adequate protection for pedestrians.
 6. *Maneuvering areas.* All off street loading spaces shall be provided with adequate off street maneuvering areas.

Gross Floor Area (square feet)	Loading and Unloading Spaces Required
0—1,999	None
2,000—4,999	1 space at the discretion of the Planning Director
5,000—19,000	1 space
20,000—99,000	1 space, plus one space for each 20,000 square feet or portion thereof in excess of 20,000 square feet
100,000 or more	5 spaces, plus one space for each 40,000 square feet or portion thereof in excess of 100,000 square feet

- g. *Parking, loading and vehicular use area landscaping.* See section 12-129, Tree Preservation and Landscaping Standards.
- h. *Paving and drainage.*

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1. For all uses ~~except single family dwellings~~, parking and loading facilities shall be surfaced and maintained with ~~asphaltic concrete or other permanent hard surfacing~~ material sufficient to prevent mud, dust, loose material and other nuisances. ~~Pervious materials may be allowed as approved by the Planning Director.~~ Parking areas underneath the footprint of existing and proposed structures shall be exempt from this requirement. (Pervious surfaces permit infiltration or percolation of stormwater into the ground a rate greater than 0.1 inch/hour.)
 2. All parking and loading facilities shall be designed, graded and provided with permanent storm drainage facilities that prevent standing water on any parking area, and do not increase the flow of water onto adjacent properties, streets or alleys. ~~These facilities may include Low Impact Development solutions such as Bioretention Areas.~~

(Code 1993, § 12A-405; Ord. No. 94-12, § 2(12A-404), 9-26-1994; Ord. No. 2005-08, § 12A-405, 10-12-2005; Ord. No. 2025-02, § 2(Exh. B), 3-4-2025)

Sec. 12-63. Description of zoning districts and regulations.

The purpose and intent of this section is to specify zoning categories and standards for all classes of use, e.g., residential, resort, commercial, etc. Standards include permitted density, lot size and coverage, and supplemental regulations.

- (1) Any property previously zoned special development shall fall under the PD zoning.
- (2) In determining the maximum number of dwelling units or hotel rooms per acre, all water bodies and all land below mean high-water level on the original or "grassroots" site are to be excluded. This requirement serves to reduce overcrowding and over-development of residential, resort, commercial and other sites. Maximum density/intensity is a limit on development rights, and not a grant of vested rights.
- (3) Lot coverage is defined in article IV, definitions, of this ordinance. Maximum percentage lot coverage is specified for each zoning district: however, the following items shall be excluded from lot coverage as determined by the Planning Director:
 - a. At grade boardwalks and landscape retaining walls below three feet in height; or
 - b. The access drive located on the "pole" of a flag lot as defined by this ordinance.

Allowable increase for residential districts. The maximum lot coverage for the R1, R2, and R3 districts may be increased for specific pervious elements as follows:

Maximum Lot Coverage as Shown in the Residential District	Allowable increase as percentage of the Maximum Lot Coverage
50 percent	±0 2.5 percent
40 percent	±5 5 percent
33 percent	±0 10 percent

The only items that qualify for allowable increase in maximum lot coverage as determined by the Planning Director are:

- a. ~~Driveways not defined by this ordinance that utilize pervious materials.~~
- b. Pervious walks and patios.
- c. Raised courtyards and planters created by walls three feet or less above the adjacent grade.

Where an OCRM critical line is located on the property, the setback and buffer requirements of the waterfront development standards, section 12-76, shall apply.

- (4) The following apply to the residential zoning districts:
 - a. For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line. Cul-de-sac lots shall have a minimum width of 25 feet at the street line. The minimum width of any flag lot may be reduced to 20 feet, provided that the minimum width specified in the table is provided at the front building setback line.
 - b. The minimum yard requirements shall be increased to 30 feet from any lot or parcel boundary which abuts a golf course, lagoon, marsh, and/or open area.
 - c. Height of single-family detached homes is measured from the Federal Emergency Management Agency's base flood elevation determined for the individual home site.

(5) The following apply to the nonresidential zoning districts:

- a. For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line. Cul-de-sac lots shall have a minimum width of 25 feet at the street line.
- b. Nonresidential structures may have the height in stories shown in the corresponding zoning district lot standards table, provided that the highest roof ridge of the building does not exceed the height shown from the Federal Emergency Management Agency's base flood elevation determined for that individual structure.
- c. Canopies connected to the main building shall be set back a minimum of 20 feet from any property line.

(Code 1993, § 12A-203; Ord. No. 2005-08, § 12A-203, 10-12-2005; Ord. No. 2015-04 , § 2, 4-14-2015)

Sec. 12-374. Definitions.

- (a) The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Relevant Definitions

Driveway means a minimum ten-foot wide vehicular travel way of any surface treatment (pervious or impervious) from the property line to ~~the~~any garage. This includes guest parking and required back-up and turn-around areas required for safe vehicular movement as determined by the Planning Director.

Impervious surface means any material which prevents, impedes or slows infiltration or absorption of stormwater directly into the ground at the rate of absorption of vegetation bearing soils, including buildings, asphalt, concrete, gravel and other surfaces as determined by the Planning Director.

Lot coverage means the total percentage of lot area that is impervious to stormwater, including buildings, decks, walls, driveways, walkways, and other impervious surfaces as defined by this ordinance and determined by the Planning Director.

Parking lot means an open area providing off-street parking for the motor vehicles of residents, tourists, customers, or employees on a temporary, daily, or overnight basis.

Bioretention areas (rain gardens) means shallow depressed areas that are filled with a sandy soil and/or gravel media and are planted with vegetation used to reduce stormwater runoff rates, volumes and pollutant loads.

Pervious surface means an unimproved portion of land maintained in its natural condition or an improved portion of land covered by a material that permits infiltration or percolation of stormwater into the ground at a rate greater than 0.1 inch/hour.

Service drive means a designated drive aisle that is used for delivery and service by trucks and larger vehicles.

Minimum Parking Standards of Various Communities

5.5.40 - Number of Motor Vehicle Parking Spaces Required

A. General to All Zones.

1. **Motor Vehicle Parking Spaces Required.** The number of parking spaces required shall be determined by the Table 5.5.40.B (Number of Motor Vehicle Parking Spaces Required) below. Uses not listed below shall use the parking requirement for the most similar use, as determined by the Director.
2. **Allowable Increases and Reductions in Number of Parking Spaces.** The Director may allow up to a 20-percent increase or a 20-percent reduction in the required number of parking spaces if an applicant can show, through a parking demand study, that additional or fewer parking spaces are required. The parking demand study shall be approved by the County Traffic and Transportation Engineer. All approved additional parking spaces shall have a pervious surface.

Table 5.5.40.B: Number of Motor Vehicle Parking Spaces Required	
Use	Number of Required Spaces
Agricultural	
Agricultural Support Services	1 per 400 interior SF plus 1 per 1,000 outdoor SF
Residential ¹	
Dwelling: Single-Family:	
Detached	3.0 per unit
Attached	2.0 per unit plus 0.25 guest space per unit
Dwelling: Two-Family (Duplex)	3.0 per unit
Dwelling: Multi-Family/Unit:	
Studio	1.25 per unit
1 Bedroom	1.5 per unit

2-3 Bedroom	2.0 per unit plus 0.25 guest space per unit
4+ Bedroom	<u>2.5</u> per unit plus 0.25 guest space per unit
Dwelling: Accessory/Secondary Unit	1.0 per unit
Community Residence	1.0 per bedroom
Home Office/Home Business/Cottage Industry	1 per employee
Live/Work	Residential Requirement plus 1 per 300 GSF of work area
Retail & Restaurants	
General Retail, except for the following:	1 per 300 GSF
Floor Area Over 25,000 SF	1 per 250 GSF
Drive-Through Facilities	5 stacking spaces per drive-through, including service window, plus base use requirement.
Adult Oriented Business	1 per 150 GSF
Bar, Tavern, Nightclub	1 per 150 GSF
Gas Station/Fuel Sales	1 per pump plus requirement for general retail
Restaurant, Café, Coffee Shop:	1 per 100 GSF including outdoor dining areas

Drive-Through Facilities	5 stacking spaces per drive-through, including service window and menu board areas, plus base use requirement.
Vehicle Sales and Rental	1 per 1,500 GSF plus <u>2.5</u> per service bay
Offices & Services	
General Offices & Services, except the following:	1 per 300 GSF
Drive-Through Facilities	5 stacking spaces per drive-through, including service window, plus base use requirement.
Banks	1 per 222 GSF 5 stacking spaces per drive-through, including service window, plus base use requirement.
Animal Clinic/Hospital	1 per 300 GSF
Animal Services/Kennel	1 per 300 GSF
Daycare Center	1 per employee plus 1 off-street drop-off/pick-up space per 10 students
Lodging, except the following:	1 per room
Bed and Breakfast (5 rooms or less) ²	2 spaces plus 1 per guest room
Medical Clinics/Offices	1 per 222 GSF
Hospitals	1 per 2 beds plus 1 per 4 employees
Vehicle Services: Maintenance & Repair	1 per 1,000 GSF plus <u>2.5</u> per service bay

Recreation, Education, Public Assembly	
Community Oriented Cultural Facility	1 per 3 seats (fixed seats); 1 per 300 GSF (no fixed seats)
Community Public Safety Facility	1 per 300 GSF
Institutional Care Facility	1 per 2 beds plus 1 per 4 employees
Meeting Facility/Place of Worship	1 per 3 seats or per 6 feet of pews, whichever is greater (fixed seats); 1 per 300 GSF(no fixed seats)
Recreation Facility: Commercial Indoor, except:	1 per 300 GSF
Theaters/Cinemas	1 per 3 seats
Recreation Facility:	
Recreation Center	1 per 250 GSF
Parks and Playgrounds	Based on what is necessary and reasonable based on data submitted by the applicant and approved by the Director
Golf Courses and Related Facilities	3 per hole
Marina	1 per 2 boat slips plus 1 per 4 dry storage spaces
Campground/Recreational Vehicle Park	1 per recreational vehicle pad and/or campsite plus required spaces for accessory uses
Tennis, Racquetball, or Handball Courts	2 per court

Other Commercial Outdoor	1 per 4 people at maximum capacity plus 1 space per employee at maximum shift
School, Public or Private:	
Grades K-8	2 per classroom
Grades 9-12	1 per 4 employees and students
Colleges and Universities	1 per 4 employees and students
Studio: Art, Dance, Martial Arts, etc.	1 per 300 GSF
Transportation, Communication, Infrastructure	
Transportation Terminal	1 per 200 GSF
Industrial	
Light Industrial	1 per 500 GSF
General Industrial	1 per employee at maximum shift plus 1 for each commercial vehicle
Mining/Resource Extraction	1 per employee plus 1 for each commercial vehicle
Warehousing and Distribution	1 per 2,000 GSF
¹ Residential parking space requirements can be satisfied by garage or covered spaces.	
² Application to the Community Preservation Districts in Appendix A.	

2. Parking Adjustments.

a.

Transit. A parking reduction of up to 10 percent in conventional zones, and 20% in transect zones, may be approved by the Director for any use within one-quarter mile of an active bus stop or other transit stop (i.e. ferry terminal).

- b. **Shared Parking Simplified.** For two use types, shared parking shall be calculated as follows. The sum of the required parking for the two use types from Table 5.5.40.B (Number of Motor Vehicle Parking Spaces Required), shall be divided by the factor listed in the table below. If the use is not listed below, or the uses have different peak hour parking demands, then the shared parking shall be based on Subsection 5.5.40.A.2.c. below.

Table 5.5.40.A: Shared Parking Factor for Two Uses				
	Residential	Lodging	Office	Retail
Residential	1.0	<u>1.1</u>	<u>1.4</u>	<u>1.2</u>
Lodging	<u>1.1</u>	1.0	1.7	<u>1.3</u>
Office	<u>1.4</u>	1.7	1.0	<u>1.2</u>
Retail	<u>1.2</u>	<u>1.3</u>	<u>1.2</u>	1.0

- c. **Shared Parking Study.** The Director may grant a reduction in the parking requirements set forth in this Section based upon the findings of a parking study submitted by an applicant that provides an analysis of peak parking demand for the entire development and that justifies the shared use of parking spaces for separate uses. A Shared Parking Study may be submitted in the following cases:
 - (1) When three or more use types share parking;
 - (2) When a use type is not listed in Table 5.5.40.A (Shared Parking Factor for Two Uses); and
 - (3) When uses in the same or adjoining development have different peak hour parking demand and seek to share parking.
- d. **Special Housing Projects.** The Director may grant a reduction in the parking requirements set for in this Section where the special nature of a certain housing development (e.g. housing projects inhabited by persons with low or no automobile ownership) does not

require the amount of parking listed in Table 5.5.40.B (Number of Motor Vehicle Parking Spaces Required).

- e. **Golf Cart Parking.** Where it can be demonstrated that a sizable percentage of parking demand will be utilized by golf carts, the Director may permit a substitution at a rate one golf cart vehicle parking space for one motor vehicle parking space. Golf cart parking spaces shall have a minimum length of 10 feet and a minimum width of 5 feet.
- f. **Other Parking Reductions.** The parking requirements set forth in this Section may be reduced by up to 20% with approval by the Director if a lower requirement is documented and certified by a transportation engineer.
- g. The Director shall consider the following in determining whether a reduction is warranted:
 - (1) The likelihood that the reduced number of parking spaces can satisfy demand;
 - (2) The amount of time during the year when the number of spaces provided may be insufficient and the amount of resulting parking overflow;
 - (3) The impact of periodic overflows upon the public streets and other parking facilities; and
 - (4) The nature of surrounding land uses, character of surrounding road system, and nearby circulation pattern.
- g. Unless requested by Director, the burden to demonstrate that a reduction in parking requirements is warranted shall rest with the applicant.

B. Specific to Transect Zones.

1. **On-Street Parking Spaces.** Spaces adjacent to the lot may count towards the required residential guest parking and non-residential use parking requirements.
2. **Bicycle Parking Substitution.** Required vehicular parking spaces may be reduced at a rate of one vehicular parking space for every one bicycle parking space provided. Reduction in parking shall not exceed a maximum of 20 percent of the required motor vehicle parking spaces

(Ord. No. 2016/18, 6-27-16; Ord. No. 2020/32, 9-28-20)

§9.3.2 Off-Street Parking Schedule A

Unless otherwise expressly allowed, off-street parking spaces shall be provided in accordance with the following table.

Table 9.3.2, Off-Street Parking Schedule	
USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
RESIDENTIAL	
Congregate Living	1 per 3 beds
Farm Labor Housing (Dormitory)	0.5 per bed
Adult/Child Group Home or Residential Care Facility	1 per 3 beds, plus 1 per employee in single shift
Short-Term Rental Property (Hosted Homestay (HHS), Residential Home Rental (RHR), Vacation Home Rental (VHR), and Commercial Home Rental (CHR)	1 per available bedroom
Multi-Family	1.5 per 1-bedroom unit; 2 per 2-bedroom unit; 2.5 per 3-bedroom and larger units
Retirement Housing	0.75 per 1-bedroom unit; 1 per 2-bedroom unit; 1.5 per 3-bedroom and larger units
Single Family: Detached and attached, including dwelling groups, duplexes and manufactured housing units.	2 per dwelling unit
CIVIC/INSTITUTIONAL	
Cemetery	1 per full time employee
Court of Law	1 per employee plus 1 per every 3 seats of seating available to the public in the courtroom
College or University Facility	1 per 100 square feet classroom plus 1 per 300 square feet office/administrative plus 1 per 3 beds
Community Recreation	1 per 250 square feet of gross floor area
Convalescent Services	1 per 5 beds
Historical Sites, Libraries, Archives or Museums	1 per 300 square feet
Adult or Child Day Care Facilities	1 per employee plus 1 per 5 children/adults
Counseling Service	1 per 150 square feet
Hospital	1 per 2 beds plus 1 per 300 square feet of floor area of administrative and medical offices
Nature Exhibition or Botanical Gardens	1 per employee in single shift plus 2 spaces per acre
Parks & Recreation	1 per 5,000 square feet of land area plus outdoor recreation requirements
Postal Service, United States	1 per 150 square feet of floor area
Railroad Freight Depot	1 per 2,400 square feet
Recycling Collection, Drop-Off	1 per recycle collection container
Public Assembly: Including Conference Centers, Concert Halls, Religious Assemblies, Professional, Labor or Political Organizations and Social Clubs or Lodges	1 per 5 fixed seats or 1 per every three (3) persons in structures with non-fixed seating of the maximum occupancy load as established by building code. The number of spaces required may be reduced a maximum of 50% if the assembly area is located within 500 feet of any public or commercial parking lot where sufficient spaces are available by parking agreement.
Intermediate Care Facility for the Mentally Retarded	1 per bed plus 1 per employee in single shift
Health Care Related Services: Including Home Health Agency, Laboratory, Outpatient Services and Rehabilitation facilities	1 per 200 square feet of gross floor area with a minimum of 4 spaces
Safety Services	1 per 2 employees
Pre-School or Educational Nursery	1 space per 6 students for which the facility is licensed plus 1 per employee
School, Primary	1 space for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.)
School, Secondary	1 space for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.) plus 1 per 8 students
Personal Improvement Education	1 per every 3 students plus 1 per employee
Utility Service, Major	1 space per employee plus 1 per stored vehicle
Utility Service, Minor	None

Table 9.3.2, Off-Street Parking Schedule	
USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Zoo	10 plus 1 per employee in single shift
COMMERCIAL	
Agricultural Sales/Service	1 per 500 square feet of floor area plus 4 per acre outdoor sales/display/storage area
Pet Stores, Grooming Salons, or Small Animal Boarding	1 per 300 square feet of floor area
Bar or Lounge	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area
Business or Trade School	1 per 100 square feet classroom plus 1 per 300 square feet business/administrative office
Communication: Including data processing and publishing services	1 per 300 square feet of floor area
Heavy Construction Service, General Contractor, or Special Trade Contractors	1 per 400 square feet indoor floor area plus 4 spaces per acre outdoor storage/display/sales area
Convenience Store	1 per 200 square feet of floor area
Charter Boat or Other Recreational Watercraft Rental Services	1 per rental boat or watercraft plus 1 per employee
Construction Tools, Commercial or Industrial Equipment Rental	1 per 250 square feet of floor area not including storage areas
Heavy Duty Truck or Commercial Vehicle Rental or Leasing	1 per rental vehicle plus 1 per employee in single shift
Banks and Financial Services	1 per 300 square feet of floor area, also see drive-thru requirements
Food Sales and Grocery Stores	1 per 175 square feet
Funeral Services	1 per 4 seats or 1 per employee, whichever is greater
Hair, Nail or Skin Care Service	2 per employee or work station, whichever is greater
Hotel-Motel	1 per room plus spaces as required for associated restaurants, bars, and offices
Kennel	1 plus 1 per employee
Liquor Sales, Beer or Wine Sales	1 per 200 square feet of floor area
Marina	1 space per 200 sq. ft. of office area plus 1 per 3 wet slips and 1 per 5 dry stack storage
Boat Yard	1 per employee
Office, Medical	1 per 150 square feet of floor area
Outpatient Clinic	1 per 200 square feet of floor area with a minimum of 4 spaces
Office, Business/Professional/Administrative	1 per 300 square feet of floor area
Office, Resort Real Estate	1 per 200 square feet of floor area
Office, Parole or Probation	1 per employee plus 1 per 200 square feet of floor area
Office/Warehouse Complex	1 per employee in shift plus 1 per 2000 square feet of office space
Convention Center or Visitors Bureau	4 per 1000 square feet of floor area
Parking, Lot or Garage	1 per employee
Pawn Shop	1 per 200 square feet of floor area
Personal Improvement Service	1 per 200 square feet of floor area
Recreational Vehicle Park or Campground	1 per employee plus 1 per recreational vehicle and camp site
Recreation and Entertainment, Indoor	1 per 3 seats or 1 per 200 square feet of floor area, whichever is greater
Recreation and Entertainment, Outdoor	1 per 200 square feet of public activity area plus, Swimming Pool-1 per 200 square feet of water surface area Tennis-2 spaces per court Basketball- 5 spaces per court Athletic Field- 15 spaces per diamond or field
Fishing or Hunting Guide Service	5 per employee
Fishing or Hunting Lodge (Commercial)	1 per visitor plus 1 per 5 members
Recreation or Vacation Camp	1 per employee plus 1 per camp vehicle or camp site
Golf Courses or Country Clubs	1 per employee plus 4 per golf green, plus 1 per 4 seats for accessory restaurant or bar use
Repair Service, Consumer	1 per 300 square feet of floor area
Catering Service	1 per 400 square feet of floor area
Restaurant, Fast Food	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area+vehicle stacking spaces per Article 9.3.8
Restaurant, Fast Food (no inside seating)	1 per employee plus 1 per 200 square feet outdoor seating area+vehicle stacking spaces per Article 9.3.8
Restaurant, General	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area

Table 9.3.2, Off-Street Parking Schedule	
USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Retail Sales+Service, General	1 per 300 square feet indoor floor area+5 spaces per acre outdoor storage/display/sales area
Shopping Center (mixed retail, office, food sales, restaurant)	1 space per 200 square feet
Nonstore Retailers	1 per employee plus 2 spaces for deliveries
Building Materials or Garden Equipment and Supplies Retailers	1 per 200 square feet of floor area not including storage plus 1 per employee
Services to Buildings and Dwellings	1 per employee plus 1 space for deliveries
Scrap and Salvage Service	1 per employee plus 2 per acre
Self-Service Storage/Mini Warehouse	3 spaces plus 1 space per employee and 1 space per 100 units
Gasoline Service Station	1 per 200 square feet of gross floor area plus vehicle stacking spaces per Article 9.3.8
Truck Stop	1 per employee plus truck space parking plus any parking required in this table when restaurant or motel is included.
Stable (Boarding or Commercial for Hire)	1 per 2 stalls
Vehicle Repair, Consumer	2 per employee or service bay
Vehicle Sales or Vehicle Rental or Leasing	1 per 2,500 square feet of display, 1 per 250 square feet indoor enclosed floor space
Vehicle Parts, Accessories or Tire Stores	1 per 300 square feet of floor area (10 space minimum)
Vehicle Storage	1 per 2 employees
Veterinary Services	3 spaces per each veterinarian or allied professional
INDUSTRIAL	
Repair Service, Commercial	1 per 400 square feet office area plus 1 per 2 employees
Dry Cleaning Plant, Carpet Cleaning Plant or Commercial Laundry	1 per employee plus 1 per 3 washing/drying machines if provided for customer use
Photo Finishing Laboratory	1 per 200 square feet of floor area
Manufacturing and Production	1 per 400 square feet of office area plus 1 per 2 employees
Warehouse and Distribution Facilities	1 per 300 square feet office area plus 1 per 600 square feet for 1 st 12,000 square feet warehouse/storage area plus 1 per 900 square feet for remaining warehouse/storage area (over 12,000 square feet)
Wholesale Sales	1 per 600 square feet for 1 st 12,000 square feet+1 per 900 square feet for remaining area (over 12,000 square feet)
AGRICULTURAL AND OTHER USES	
Animal Production	None
Aviation	1 space per 5 aircraft tie down or storage plus 1 space per 4 seats in waiting room areas
Sightseeing Transportation, Land or Water	1 per 2 seats of sightseeing vehicle
Taxi or Limousine Service	1 per employee plus one per vehicle that provides service
Urban Transit Service	1 per 100 square feet of public waiting area plus 1 per two employees and 1 per transit vehicle
Water Transportation	1 per two seats of transportation vehicle plus 1 per employee
Communications Towers	None
Crop Production	None
Agricultural Processing	1 per employee
Roadside Stands	3 per stand
Horticulture, Greenhouse or Hydroponics Production	1 per employee
Commercial Timber Operations	None
Lumber Mills, Planing or Saw Mills	1 per employee plus 1 per commercial vehicle plus 1 per 400 square feet of floor area
Recycling Center or Waste Related Use	1 per employee
Resource Extraction	1 per 2 employees

§ 166.06-04 Off-street Parking Standards.

(A) *Parking plan required.* A parking plan shall be submitted with every application for a site plan, § 162.03-06; preliminary subdivision plat, § 162.03-07(D); planned development, § 162.03-02; or zoning permit, § 162.03-13, whichever is appropriate, for any development that is required to provide more than three off-street parking spaces. The plan shall accurately designate the required parking spaces, access aisles, and driveways, and the relation of the off-street parking facilities to the uses or structures such facilities are designed to serve.

(B) *Minimum number of spaces required.* Unless otherwise expressly stated in this section, off-street parking spaces shall be provided in accordance with Table 166.07, Minimum Off-Street Parking Standards, below.

TABLE 166.07: MINIMUM OFF-STREET PARKING STANDARDS		
DU = Dwelling Unit SF = Square Footage (1)		
USE CATEGORY	USE TYPE	PROPOSED PARKING STANDARDS
TABLE 166.07: MINIMUM OFF-STREET PARKING STANDARDS		
DU = Dwelling Unit SF = Square Footage (1)		
USE CATEGORY	USE TYPE	PROPOSED PARKING STANDARDS
RESIDENTIAL USES		
Household Living	Multi-family dwelling	1 per bedroom
	Single-family dwelling	
	Two-family dwelling	
	Townhouse	
	Residential unit over nonresidential use	
Group Living	Family day care home	1 per employee + 1 per every 5 children or 1 per every 3 adults
	Group day care home	
	Rooming house	1 + 1 per bedroom
INSTITUTIONAL USES		
Schools	School (elementary or junior high)	1 per every 2 classrooms + 1 per employee
	School (high school)	1 per classroom + 1 per every 5 students
Institutions	Community or neighborhood center	Greater of: 1 per 300 sf or 1 per every 4 persons of maximum fire-rated capacity
	Fraternal organization	Greater of: 1 per every 300 sf or 1 per every 3 persons of maximum fire-rated capacity
	Government facility	1 per every 300 sf of floor area used by the public + 1 per every 600 sf of floor area not used by the public

	Medical treatment facility	2 per patient bed + _____ administrative area
	Religious or civic institution, 5,000 sf or more	1 per every 4 persons of maximum fire-rated capacity in the assembly or sanctuary area
	Religious or civic institution, less than 5,000 sf	1 per every 4 persons of maximum fire-rated capacity in the assembly or sanctuary area + the minimum number of spaces required for any accessory use

NOTES:

(1) DU = dwelling unit; SF & sf = square feet; GFA = gross floor area.

TABLE 166.07: MINIMUM OFF-STREET PARKING STANDARDS

DU = Dwelling Unit SF = Square Footage (1)

USE CATEGORY	USE TYPE	PROPOSED PARKING STANDARDS
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TABLE 166.07: MINIMUM OFF-STREET PARKING STANDARDS

DU = Dwelling Unit SF = Square Footage (1)

USE CATEGORY	USE TYPE	PROPOSED PARKING STANDARDS
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INSTITUTIONAL USES (Cont'd)

Public Park or Open Space	Public park/recreation facility	See § 166.06-04(C), Uses with Variable Parking Demand
Marine-Related	Docks	1 per berth, slip or mooring station + 4 double spaces for trailers
	Marinas	1 per berth, slip, or mooring station + 1 per employee + 8 double spaces for trailers
	Piers	1 per employee on largest shift + 1 per every 25 linear feet of pier + the minimum number of spaces required for any accessory use
Utilities	Telecommunications facility, collocation	1 per service provider with equipment on-site
	Telecommunications facility, freestanding	
	Utility, major	1 per employee on largest shift
	Utility, minor	See § 166.06-04(C), Uses with Variable Parking Demand

COMMERCIAL USES

Animal Care	All	1 per every 300 sf
Day care	All	1 per every 5 children up to 50, then 1 per every 10 children

Commercial Indoor Recreation	All	Greater of: 1 per every 300 SF or 4 persons of maximum fire-rated capacity
Commercial Outdoor Recreation	All	1 per employee + -Athletic field: 1 per every 5,000 sf of land area -Courts (basketball, racquetball, tennis, volleyball, etc.): 3 per court -Swimming pool: 1 per every 75 sf of water area -Associated structures: 1 per every 3 persons of maximum fire-rated capacity
Offices	All	1 per every 300 SF
Parking	Municipal parking lot	None
	Private parking lot	
Restaurants	All	Greater of: 1 per every 200 sf (including outdoor waiting/seating/dining areas) or 1 per every 3 persons of maximum fire-rated capacity for both indoor and outdoor areas + 1 per every 2 employees

NOTES:

(1) DU = dwelling unit; SF & sf = square feet; GFA = gross floor area.

TABLE 166.07: MINIMUM OFF-STREET PARKING STANDARDS

DU = Dwelling Unit SF = Square Footage (1)

USE CATEGORY	USE TYPE	PROPOSED PARKING STANDARDS
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TABLE 166.07: MINIMUM OFF-STREET PARKING STANDARDS

DU = Dwelling Unit SF = Square Footage (1)

USE CATEGORY	USE TYPE	PROPOSED PARKING STANDARDS
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COMMERCIAL USES (Cont'd)

Retail Sales and Services	Bar, nightclub, or similar establishment	1 per every 100 SF
	Adult entertainment establishment	Greater of: 1 per every 3 persons of maximum fire-rated capacity or 1 per every 200 SF
	Pool hall	1 per every 100 SF
	Private club (seating capacity less than 300 in main activity area)	Greater of: 1 per every 300 sf or 1 per every 3 persons of maximum fire-rated capacity
	Private club (seating capacity 300 or greater in main activity area)	Greater of: 1 per every 300 sf or 1 per every 3.5 persons of maximum fire-rated capacity

	Retail use with gasoline sales	1 per every 150 SF
	Type I retail	1 per every 250 SF
	Type II retail (15,000 - 60,000 sf GFA)	1 per every 300 SF
	Type II retail (60,000 - 100,000 sf GFA)	1 per every 400 SF
	Type II retail (greater than 100,000 sf GFA)	
	Type III retail	1 per every 450 SF
Storage	Outdoor storage (no greater than 3,000 sf)	1 per every 750 SF
	Outdoor storage (greater than 3,000 sf)	1 per every 1,000 SF
	Self-storage	1 per every 50 units + minimum amount required for all accessory uses
Tourist Accommodations	Bed and breakfast inn	2 + 1 per sleeping room
	Convention facilities	1 per every 3 persons of maximum fire-rated capacity
	Hotel or motel	1 per every guest room + 1 per employee on largest shift + 75% of the spaces required for all accessory uses
NOTES: (1) DU = dwelling unit; SF & sf = square feet; GFA = gross floor area.		

(C) *Uses with variable parking demand characteristics.* Uses that reference this subsection in Table 166.07, Minimum Off-Street Parking Standards, have widely varying parking demand characteristics, making it difficult to establish a single off-street parking standard. Upon receiving a development application for a use subject to this subsection, the Zoning Administrator shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking standards on the basis of a parking study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE), or other acceptable estimates as approved by the Zoning Administrator, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.

(D) *Mixed uses.* Unless otherwise approved, lots containing more than one use shall provide parking spaces in an amount equal to the total of the standards for all individual uses. This provision shall not limit the ability to submit an alternative parking plan (See § 166.06-09) to reduce the minimum number of required off-street parking spaces in recognition of different operating hours or peak business periods.

(E) *Maximum number of spaces permitted.* For any use categorized as a Commercial Use in Table 166.07, Minimum Off-Street Parking Standards, off-street vehicle parking spaces shall not be provided in an amount that is more than 125% of the minimum standards established in Table 166.07, Minimum Off-Street Parking Standards, except in the Downtown Commercial (DC) District, where the number of off-street parking spaces may exceed 125% of the minimum standards.

(Ord. 05-10, passed 3-23-10)

Sec.16-5-107. - Parking and Loading Standards

A. Purpose and Intent

The purpose of this section is to ensure provision of parking and loading facilities in proportion to the generalized parking and loading demand of the different *uses* allowed by this *Ordinance*. The standards in this section are intended to provide for adequate off-street parking and loading while allowing the flexibility needed to accommodate alternative solutions. The standards are also intended to achieve *Town* policies of supporting *development* and redevelopment and avoiding excessive paved surface areas.

B. Applicability

1. All *development* shall provide off-street parking and loading areas in accordance with the standards of this section.
2. Any change in *use* of an existing *development* that does not involve *expansion* or remodeling subject to paragraph 3 below, shall comply with the standards this section as applied to the new *use*, to the *maximum extent practicable*.
3. Except as otherwise provided in Sec. 16-7-105, Nonconforming Site Features, any *expansion* or remodeling of an existing *use* or *structure* that results in an increase in the number of *dwelling units*, square feet, rooms, seats, or other unit on which calculation of the minimum number of required parking or loading spaces is based shall provide additional off-street parking and loading spaces as required by *application* of the standards of this section to such increase, to the *maximum extent practicable*.

C. Use of Parking and Loading Areas

Off-street parking areas required by this section shall be used solely for the parking of licensed motorized vehicles in operating condition. Required parking spaces and loading berths may not be used for the display of goods for sale, or the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, *mobile homes*, *building* materials, equipment, or supplies.

D. Parking Space Requirements**1. Minimum Number of Parking Spaces**

Except as otherwise expressly provided elsewhere in this *Ordinance*, *development* shall provide the minimum number of off-street parking spaces in accordance with Table 16-5-107.D.1, Minimum Number of Parking Spaces, based on the *principal use(s)* involved and the

extent of *development*. Required off-street loading spaces, spaces in *buildings* used for *auto repairs* or *car washes*, and stacking spaces in *driveways* serving *drive-through* and related *uses* shall not be counted as meeting parking space requirements.

TABLE 16-5-107.D.1: MINIMUM NUMBER OF PARKING SPACES			
USE CATEGORY/USE TYPE		MINIMUM NUMBER OF PARKING SPACES ^{1,2,3}	
		CR DISTRICT	ALL OTHER DISTRICTS
RESIDENTIAL USES			
<i>Family Compound</i>		n/a	2 per du
<i>Family Subdivision</i>		n/a	2 per du
<i>Group Living</i>		n/a	1 per 3 rooms
<i>Mixed-Use</i>	Residential	1.125 per du	1.5 per du
	Nonresidential	1 per 650 GFA	1 per 500 GFA
Multifamily	1 bedroom	1 per du	1.4 per du
	2 bedrooms	1.25 per du	1.7 per du
	3 or more bedrooms	1.5 per du	2 per du
<i>Recreation Vehicle (RV) Parks</i>		n/a	1 per 300 GFA of office and clubhouse
Single-Family		n/a	2 per du + 1 per 1,250 GFA over 4,000 GFA
<i>Workforce Housing*</i>		See Sec. 16-5-107.D.2	See Sec. 16-5-107.D.2

PUBLIC, CIVIC, INSTITUTIONAL, AND EDUCATIONAL USES			
<i>Aviation and Surface Transportation Uses</i>		n/a	See Sec. 16-5-107.D.2
<i>Aviation Services Uses</i>			
<i>Cemeteries</i>		n/a	1 per 225 GFA of office area + 1 per 500 GFA of <i>maintenance</i> facilities
<i>Community Service Uses</i>		1 per 525 GFA	1 per 400 GFA
<i>Education Uses</i>	Colleges and High Schools	7.5 per classroom	10 per classroom
	Elementary and Junior High/Middle Schools	3 per classroom	4 per classroom
	Other <i>Education Uses</i>	See Sec. 16-5-107.D.2	See Sec. 16-5-107.D.2
<i>Government Uses</i>	Fire Stations	3 per bay + 1 per 300 GFA of office space	4 per bay + 1 per 200 GFA of office area
	Other	1 per 300 GFA of office area	1 per 200 GFA of office area
<i>Major Utilities</i>		1 per 2,000 GFA	1 per 1,500 GFA
<i>Minor Utilities</i>		n/a	n/a
<i>Public Parks</i>		See Sec. 16-5-107.D.2	See Sec. 16-5-107.D.2

<i>Religious Institutions</i>		1 per 4 seats in main assembly area	1 per 3 seats in main assembly area
Telecommunication Antenna, Collocated or Building Mounted		n/a	n/a
<i>Telecommunication Towers, Monopole</i>		1	1
HEALTH SERVICES			
All Health Services	<i>Hospitals</i>	n/a	2 per bed + 1 per 200 GFA of office area
	<i>Nursing Homes</i>	n/a	1 per 3 beds
	Other	n/a	1 per 225 GFA
RESORT ACCOMMODATIONS			
<i>Bed and Breakfasts</i>		1 per 1.5 guest rooms	1 per guest room
<i>Hotels</i>		1 per 1.5 guest rooms	1 per guest room
<i>Interval Occupancy</i>	1 bedroom	1 per du	1 per du
	2 bedrooms	1.25 per du	1.25 per du
	3 or more bedrooms	1.5 per du	1.5 per du
COMMERCIAL RECREATION			
<i>Indoor Commercial Recreation Uses</i>		1 per 7 <i>persons</i> + 1 per 300 GFA of office or similarly used area	1 per 3 <i>persons</i> + 1 per 200 GFA of office or similarly used area

Outdoor Commercial Recreation Uses Other than Water Parks	Golf Courses, Miniature Golf Courses, or Driving Ranges	1 per 2.5 holes	1 per hole
	Stadiums	1 per 5 spectator seats	1 per 4 spectator seats
	Other	1 per 4 <i>persons</i> max. occupancy + 1 per 300 GFA of office or similarly used area	1 per 3 <i>persons</i> max. occupancy + 1 per 200 GFA of office or similarly used area
Water Parks		See Sec. 16-5-107.D.2	See Sec. 16-5-107.D.2
OFFICES			
Contractor Offices		1 per 450 GFA of office/administrative area	1 per 350 GFA of office/administrative area
Other Offices		1 per 500 GFA	1 per 350 GFA
COMMERCIAL SERVICES			
Adult entertainment uses		n/a	1 per 100 GFA
Animal Services		n/a	1 per 225 GFA
Bicycle Shops		1 per 250 GFA	1 per 200 GFA
Convenience Stores		1 per 250 GFA	1 per 200 GFA
Eating Establishments		1 per 150 GFA and outdoor eating area	1 per 100 GFA and outdoor eating area
Grocery Stores		1 per 250 GFA	1 per 200 GFA

<i>Landscape Businesses</i>	n/a	1 per 200 GFA
<i>Liquor Stores</i>	1 per 250 GFA	1 per 200 GFA
<i>Nightclubs or Bars</i>	1 per 100 GFA	1 per 70 GFA
<i>Open Air Sales</i>	1 per 250 GFA of sales/display area	1 per 200 GFA of sales/display area
<i>Shopping Centers</i>	1 per 500 GFA	1 per 335 GFA
<i>Tattoo Facilities</i>	n/a	1 per 200 GFA
<i>Other Commercial Services</i>	See Sec. 16-5-107.D.2	See Sec. 16-5-107.D.2
VEHICLE SALES AND SERVICES		
<i>Auto Rentals</i>	See Sec. 16-5-107.D.2	See Sec. 16-5-107.D.2
<i>Auto Repairs</i>	n/a	2 per service bay + 1 per 200 GFA of office or waiting area
<i>Auto Sales</i>	n/a	See Sec. 16-5-107.D.2
<i>Car Washes</i>	n/a	10 per wash unit for automatic wash + 5 per bay for manual wash
<i>Gas Sales</i>	See Sec. 16-5-107.D.2	See Sec. 16-5-107.D.2
<i>Taxicab Services</i>	n/a	1 per 200 GFA of office or waiting area
<i>Towing Services</i> or Truck or Trailer Rentals	n/a	1 per 200 GFA of office or waiting area

<i>Watercraft Sales, Rentals, or Services</i>	n/a	1 per 200 GFA
INDUSTRIAL USES		
<i>Grinding</i>	n/a	1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area
<i>Light Industrial, Manufacturing, and Warehouse Uses</i>	n/a	1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area
<i>Seafood Processing Facilities</i>	n/a	1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area
<i>Self-Service Storage</i>	n/a	1 per 15,000 GFA of storage and office area
<i>Waste-Related Services Other than Waste Treatment Plants</i>	n/a	1 per 2,500 GFA
<i>Waste Treatment Plants</i>	n/a	1 per 2,500 GFA
<i>Wholesale Sales</i>	n/a	1 per 1,000 GFA
OTHER USES		

Agriculture Uses	Stables or Riding Academies	n/a	1 per 5 stalls
	Other		n/a
Boat Ramps, Docking Facilities, and Marinas		n/a	1 per 200 GFA of enclosed floor space not used for storage + 1 per 3 wet slips + 1 per 5 dry storage slips

NOTES: du = **dwelling units**; GFA = square feet; n/a = not applicable

1. When computation of the number of required parking spaces results in a fraction, the result shall be rounded to the nearest whole number.
2. Where the minimum off-street parking space requirement is based on **persons** or seats, all computations shall be based on the maximum design capacity of the **building**, facility, or area, as determined by its occupant load as established in accordance with the **Building Code**.
3. Except as otherwise provided in this section, where the minimum off-street parking space requirement is based on **gross floor area**, any structured parking shall not be counted as part of the **gross floor area**.

(Revised 12-5-2017 - Ordinance 2017-19; revised 8-18-2020 - Ordinance 2020-19; revised 11-4-2020 - Ordinance 2020-26; revised 7-20-2021 - Ordinance 2021-15; revised 3-7-2023 - Ordinance 2023-04)

2. Uses with Variable Parking Demand Characteristics and Unlisted Uses

For some listed **uses**, Table 16-5-107.D.1, Minimum Number of Parking Spaces, refers to this subparagraph because the **use** has widely varying parking and loading demand characteristics, making it difficult to establish a single appropriate off-street parking or loading standard. On receiving an **application** proposing such a **use**, or proposing a **use** not expressly listed in Table 16-5-107.D.1, Minimum Number of Parking Spaces, the **Official** is authorized to:

- a. Apply the minimum off-street parking space requirement specified in Table 16-5-107.D.1, Minimum Number of Parking Spaces, for the listed **use** that is deemed most similar to the proposed **use**; or
- b.

Establish the minimum off-street parking space requirement by reference to standard parking resources published by the National Parking Association or the American Planning Association; or

- c. Establish the minimum off-street parking space requirement based on a parking demand study prepared by the *applicant* that estimates parking demand based on the recommendations of the latest edition of the Institute of Traffic Engineers (ITE) *Trip Generation Manual*, and that includes relevant data collected from *uses* or combinations of *uses* that are the same or comparable to the proposed *use* in terms of *density*, scale, bulk, area, type of activity, and location.

3. Multiple Use Development

Development containing more than one *principal use* shall provide parking spaces in an amount equal to the total of the requirements applied to all individual *principal uses*. This provision shall not limit the opportunity to reduce the minimum number of required off-street parking spaces through approval of an alternative parking plan that justifies the feasibility of *shared parking* (see Sec. 16-5-107.H.3, Shared Parking.)

4. Fleet Vehicle Storage

- a. If the *Official* determines that normal operation of a *development* requires that a number of vehicles be stored on site at any one time—including, but not limited to, *taxicab service*, auto rental, *auto sales*, towing service, and tractor or truck rental—a sufficient number of spaces or a sufficient area for vehicle storage shall be provided.
- b. No area allocated to fleet vehicle storage may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for fleet vehicle storage.

5. Maximum Number of Off-Street Parking Spaces

The number of off-street parking spaces shall not exceed 120 percent of the minimum number required for any *eating establishment use*, or 105 percent of the minimum number required for any other *use*, except as may be allowed through approval of an alternative parking plan in accordance with Sec. 16-5-107.H.2, Provision over Maximum Allowed. Any parking spaces allowed above the maximum in accordance with this section shall be *pervious*.

6. Accessible Parking Spaces for Physically Disabled Persons

In each off-street parking area, a portion of the total number of off-street parking spaces shall be spaces specifically designated, located, and reserved for *use* by *persons* with physical disabilities ("accessible parking spaces"), in accordance with the standards of the latest adopted edition of the IBC and the Americans with Disabilities Act (ADA), as amended.

7. Parallel Parking Spaces

Up to 20 percent of the required number of off-street parking spaces may be designed as parallel parking spaces.

8. Compact Parking Spaces

Up to 20 percent of the required number of off-street parking spaces may be designed and designated as compact parking spaces. Compact parking spaces shall be grouped where possible and located where they can be readily identified by compact vehicle drivers, and designated by signage or pavement marking incorporating the word "COMPACT" with letters at least 12 inches high.

9. Temporary Parking for Passenger Drop-Off and Pick-Up

Uses that involve the frequent stopping of vehicles (including taxis, limousines, vans, and passenger vehicles) to drop-off or pick-up passengers (e.g., schools, recreation/entertainment facilities, *hotels*)—and especially *nightclubs*, bars, or *eating establishments* that serve alcohol—are encouraged to supplement required parking with a designated area for temporary parking and the dropping off or picking up of passengers. Such spaces shall comply with parking space dimension standards.

(Revised 3-7-2023 - Ordinance 2023-04)

10. Use of Parking Spaces as Electric Vehicle (EV) Charging Station

All *multifamily* and nonresidential *development* shall provide one *electric vehicle (EV) charging station per site*. If the development requires over 100 parking spaces, the electric vehicle (EV) charging station shall have a sign that states that only electric vehicles being charged can park in that particular parking space. If the square footage of an existing building on a site is being increased by more than 50% then the applicant will be required to provide an EV charging station on site.

(Revised 5-17-2016 - Ordinance 2016-07; revised 12-5-2017 - Ordinance 2017-19)

E. Parking Space and Aisle Dimensions

1. Parking Space Dimensions

The size of a parking space for one vehicle shall encompass a rectangular area having dimensions of not less than those shown in Table 16-5-107.E.1, Minimum Parking Space Dimensions, for the type and location of parking space.

TABLE 16-5-107.E.1: MINIMUM PARKING SPACE DIMENSIONS

TYPE OF PARKING SPACE	WIDTH	LENGTH
Standard	9 ft ¹	18 ft
Compact	9 ft ¹	15 ft
Parallel	9 ft	22 ft

NOTES: ft = feet

1. 10 feet if the parking space adjoins a median that is located at the end of a parking bay or separates parking spaces within a row of parking.

2. Parking Bay Drive Aisle Width

- a. All parking bay *drive aisles* shall be at least 18 feet wide and no more than 22 feet wide where serving parking spaces at a 60 degree angle, and shall be at least 24 feet wide and no more than 30 feet wide if serving parking spaces at a 90 degree angle.
- b. The *Official* may require a wider *drive aisle* on determining that it is needed to facilitate the types of vehicles expected to use the *drive aisles*, or similar traffic demand requirements of the specific *development*.
- c. Parking bay *drive aisles* serving parking spaces placed at an angle of less than 90 degrees to the aisle shall be one-way unless the angle is placed so as to accommodate the direction of travel for each side of a two-way aisle.
- d. Width requirements for *drive aisles* that do not service parking are the same as outlined for *driveways* in Sec. 16-5-105.A.5.e.ii, Driveway Width.
- e. Parking spaces under buildings, where it is not feasible to provide a landscaped median on the end of a parking bay, shall be separated from adjoining parallel *drive aisles* by a painted area that is a minimum of four feet in width.

(Revised 5-17-2016 - Ordinance 2016-07)

F. Design of Parking Areas

1. Safe and Convenient Access

- a.

Off-street parking areas shall be arranged for convenient vehicular *access* between an *adjacent street* and all parking spaces to facilitate ease of mobility, ample clearance, and safety of vehicles and pedestrians. Each off-street parking space shall have adequate and unobstructed means for the ingress and egress of vehicles.

- b. Except for parking areas serving *single-family dwellings*, off-street parking areas shall be arranged so a vehicle may be parked or unparked (including backing out of parking spaces) without having to encroach onto a public *street*, multi-purpose pathway, or sidewalk.

2. Markings

- a. Each required off-street parking area and space shall be identified by surface markings arranged to provide for orderly and safe parking of vehicles. Such markings shall be maintained so as to be readily visible at all times.
- b. Spaces in parking areas with concrete and asphalt surfacing shall be marked by durable painted white lines except where accessibility requirements require that spaces be delineated in blue.
- c. Spaces in gravel parking lots shall be delineated at the end of the space by an individual block, railroad tie, or timber.
- d. Parking spaces on lock pavers may be marked by contrasting color of pavers or by durable painted white lines. (Painted yellow lines are reserved for marking no parking areas.)

3. Curbs and Wheel Stops

- a. Permanently anchored wheel stops shall be provided at the end of all parking spaces that abut a sidewalk or walkway or are not bounded by curbing.
- b. The vehicle side of the wheel stop shall be no less than 18 inches from the end of the parking space.

(Revised 12-5-2017 - Ordinance 2017-19)

G. Landscaping of Parking Lots

1. Purpose and Intent

The standards in this subsection are intended to mitigate the environmental and any visual impacts associated with a parking lot (including heat island effects, pollution, noise, and glare), and help manage stormwater runoff.

2. Applicability

Except for parking areas located within or under *structures, development* shall provide and maintain landscaped medians within the interior of parking lots in accordance with the standards in this subsection. Interior planting medians may be used for stormwater management purposes as long as they are designed as site amenities and comply with these parking lot landscaping standards.

3. Configuration and Landscaping

- a. Landscaped medians shall be provided:
 - i. To separate parking bays from each other;
 - ii. At the ends of each parking bay;
 - iii. Between a parking bay and an *adjacent* property line; and
 - iv. To separate parking spaces along a row of parking containing more than 15 parking spaces into groups of no more than ten spaces.
- b. Landscaped medians shall be at least 12 feet wide except those at the ends of a parking bay, which shall be at least 15 feet wide, and those between a parking bay and *adjacent* property line, which shall be at least six feet wide.
- c. Each landscaped median shall contain at least one *overstory tree* per 50 linear feet of median length, with the remainder of the median not used for pedestrian walkways or bicycle parking landscaped with *trees*, shrubs, or groundcover, and material such as mulch. Understory *trees* may be substituted for *overstory trees* in areas underneath overhead utilities or exterior lighting fixtures.
- d. Landscaped medians and required *overstory trees* shall be distributed and sited so as to maximize shading of pavement and pedestrian routes through the parking area.
- e. Existing *trees* and native understory vegetation shall be retained where possible. The *Official* may allow modification of the above standards as necessary to do so.

H. Off-Street Parking Alternatives

1. General; Alternative Parking Plan

The *Official* is authorized to approve an alternative parking plan that proposes alternatives to providing the minimum or maximum number of off-street parking spaces required by this section, in accordance with the standards listed below. The alternative parking plan shall be submitted with an *application* for Development Plan Review (Sec. 16-2-103.G), Small Residential Development Review (Sec. 16-2-103.H), or Corridor Review (Sec. 16-2-103.I), as appropriate.

2. Provision over Maximum Allowed

An alternative parking plan may propose to exceed the maximum number of off-street parking spaces allowed by Sec. 16-5-107.D.5, Maximum Number of Off-Street Parking Spaces, in accordance with the following standards:

a. **Parking Demand Study**

The alternative parking plan shall include a parking demand study demonstrating how the maximum number of parking spaces allowed by Sec. 16-5-107.D.5, Maximum Number of Off-Street Parking Spaces, is insufficient for the proposed *development*.

b. **Limited to Minimum Amount Required**

Additional off-street spaces allowed by this subparagraph shall be limited to the minimum number of additional spaces recommended as needed by the required parking demand study.

c. **Extra Parking to Have Pervious Surfacing**

Any additional parking spaces allowed under this subparagraph shall be constructed with *pervious* materials.

3. **Shared Parking**

An alternative parking plan may propose to meet a portion of the required minimum number of off-street parking spaces with *shared parking* in accordance with the following standards:

a. **Maximum Shared Spaces**

Up to 50 percent of the number of parking spaces required for a *use* may be used to satisfy the number of parking spaces required for other *uses*, provided the *uses* generate parking demands during different times of the day or different days of the week.

b. **Location and Pedestrian Access**

- i. *Shared parking* spaces other than those serving *development* in the CR District shall be located no more than 500 feet walking distance from the primary pedestrian entrance(s) to the *uses* served by the parking, as measured along sidewalks or other *pedestrian accessways* connecting the shared spaces and such entrance(s).
- ii. Adequate and safe pedestrian *access* shall be provided between the *shared parking* spaces and the primary pedestrian entrances to the *uses* served by the parking.
- iii.

Shared parking spaces shall not be separated from the *use* they serve by an arterial *street* unless pedestrian *access* across the arterial *street* is provided by a grade-separated pedestrian walkway or appropriate traffic controls (e.g., signalized crosswalk).

c. Justification

The alternative parking plan shall include justification of the feasibility of *shared parking* among the proposed *uses*. Such justification shall address, at a minimum, the size and type of the *uses* proposed to share off-street parking spaces, the composition of their tenants, the types and hours of their operations, the anticipated peak parking and traffic demands they generate, and the anticipated rate of turnover in parking space use.

d. Shared Parking Agreement

- i. An approved *shared parking* arrangement shall be enforced through written agreement among all the owners of *lands* containing the *uses* proposed to share off-street parking spaces.
- ii. The agreement shall provide all parties the right to joint use of the *shared parking* area for as long the *shared parking* spaces are needed to comply with this *Ordinance*, and shall be binding on subsequent owners.
- iii. The agreement shall be submitted to the *Official* for review and approval before execution.
- iv. A Certified True Copy of an approved agreement that has been recorded in the Beaufort County Register of Deeds shall be delivered to the *Official* before issuance of a *Building Permit* or Certificate of Occupancy for any *use* to be served by the *shared parking* area.
- v. Any termination of the *shared parking* agreement does not negate the parties' obligations to comply with parking requirements and thus shall constitute a violation of this *Ordinance*. No *use* served by the *shared parking* may be continued if the *shared parking* becomes unavailable to the *use* unless substitute off-street parking spaces are provided in accordance with this section.

4. Off-Site Parking

An alternative parking plan may propose to meet a portion of the required minimum number of off-street parking spaces with *off-site* parking in accordance with the following standards.

a. Maximum Off-Site Spaces

Off-site parking may be used to satisfy up to 100 percent of the number of parking spaces required for a *use* in the CR District. *Off-site* parking may be used to satisfy up to 50 percent of the number of parking spaces required for a *use* in any other district.

b. Zoning

The zoning district classification of the *off-site* parking area shall be one that allows the *use* served by *off-site* parking (and thus off-street parking accessory to such *use*).

c. Location and Pedestrian Access

- i. *Off-site* parking spaces other than those serving *development* in the CR District shall be located no more than 500 feet walking distance from the pedestrian entrance(s) to the *uses* served by the parking, as measured along sidewalks or other *pedestrian accessways* connecting the shared spaces and such entrance(s).
- ii. Adequate and safe pedestrian *access* shall be provided between the *off-site* parking spaces and the primary pedestrian entrances to the *uses* served by the parking.
- iii. *Off-site* parking spaces shall not be separated from the *use* they serve by an arterial *street* unless pedestrian *access* across the arterial *street* is provided by a grade-separated pedestrian walkway or appropriate traffic controls (e.g., signalized crosswalk).

d. Off-Site Parking Agreement

- i. If *land* containing the *off-site* parking area is not under the same ownership as *land* containing the *principal use* served, the *off-site* parking arrangement shall be established in a written agreement between the owners or long-term lessees of *land* containing the *off-site* parking area and *land* containing the served *use*.
- ii. The agreement shall provide the owner of the served *use* the right to use the *off-site* parking area for as long the *shared parking* spaces are needed to comply with this *Ordinance*, and shall be binding on subsequent owners or long-term lessees.
- iii. The agreement shall be submitted to the *Official* for review and approval before execution.
- iv. An attested copy of an approved and executed agreement shall be recorded with the Beaufort County Register of Deeds before issuance of a *Building Permit* or Certificate of Occupancy for any *use* to be served by the *off-site* parking area.
- v. Any termination of an *off-site* parking agreement or transfer of *land* containing the *off-site* parking area does not negate the *developer's* obligation to comply with parking requirements and thus shall constitute a violation of this *Ordinance*. No *use* served by the *off-site* parking may be continued if the *off-site* parking becomes unavailable unless substitute off-street parking spaces are provided in accordance with this section and this *Ordinance*.

5. Deferred Parking

An alternative parking plan may propose to defer *construction* of up to 20 percent of the required minimum number of off-street parking spaces, in accordance with the following standards:

a. **Justification**

The alternative parking plan shall include an assessment demonstrating that because of the location, nature, or mix of *uses*, there is a reasonable probability the number of parking spaces actually needed to serve the *development* is less than the minimum required by the Minimum Number of Parking Spaces table in Sec. 16-5-107.D.1.

b. **Reserve Parking Plan**

The alternative parking plan shall include a reserve parking plan identifying the amount of off-street parking being deferred and the location of the area to be reserved for future parking, if future parking is needed.

c. **Parking Demand Study**

- i. The alternative parking plan shall provide assurance that within 18 months after the initial Certificate of Occupancy is issued for the proposed *development*, an off-street parking demand study evaluating the adequacy of the existing parking spaces in meeting the off-street parking demand generated by the *development* will be submitted to the *Official*.
- ii. If the *Official* determines that the study indicates the existing parking is adequate, then *construction* of the remaining number of parking spaces shall not be required and the areas reserved for future parking shall no longer be so reserved. If the *Official* determines that the study indicates additional parking is needed, such parking shall be provided consistent with the reserve parking plan and the standards of this section.

d. **Maintenance of Reserve Areas as Open Space**

As long as areas are reserved for future parking, they shall be maintained as *open space*, without any clearing of *trees*. During such time, the reserve areas shall not count as *open space* for purposes of complying with Sec. 16-5-104, Open Space Standards, and shall count as *impervious surface* for purposes of complying with Sec. 16-5-109, Stormwater Management and Erosion and Sedimentation Control Standards.

e. **Deferred Parking Agreement**

- i.

A deferred parking agreement shall be included as part of any **development** approval which includes deferred parking. The agreement shall incorporate by reference the deferred parking plan and agreement by the owner to reserve a future parking area as **open space** consistent with the deferred parking plan, and assurances that a parking demand study will be completed in accordance with the terms of the **development** approval and this section, and additional parking provided, if determined necessary.

- ii. An attested copy of an approved and executed agreement shall be recorded with the Beaufort County Register of Deeds before issuance of a **Building Permit** or Certificate of Occupancy for any **use** subject to deferred parking.
- iii. Any termination of a deferred parking agreement does not negate the **developer's** and owner's obligation to comply with parking requirements of this **Ordinance**. Failure to comply shall constitute a violation.

6. On-Street Parking

An alternative parking plan may propose to meet a portion of the required minimum number of off-street parking spaces with on-street parking spaces, in accordance with the following standards:

- a. On-street parking may be used to satisfy up to 100 percent of the number of parking spaces required for a **use** in the CR District.
- b. The on-street parking spaces shall be located along the **development site's street frontage** or no more than 150 feet walking distance from the primary entrance(s) of the proposed **use**, as measured along sidewalks or other **pedestrian accessways** connecting the on-street spaces and such entrance(s).
- c. The on-street parking spaces are not counted towards meeting the off-street parking requirement for any other **development**; and
- d. There is no negative impact to existing or planned traffic circulation patterns.

7. Bicycle Parking

- a. All **multifamily** and nonresidential **development** shall provide bike racks sufficient to accommodate the parking of at least four bicycles for every ten vehicle parking spaces required, or major fraction thereof except that once twenty bicycle parking spaces are provided, any required bicycle parking after that shall be required at a ratio of two bicycle parking spaces for every ten vehicle parking spaces, or major fraction, thereof. An **applicant** may use developer submitted data to demonstrate fewer bicycle parking spaces should be required. If a lower number of bicycle parking spaces is accepted, the applicant shall submit a **site plan** that includes a reserve parking plan identifying the amount of bicycle parking spaces being deferred and the location of the area to be reserved for

future bicycle parking, if future bicycle parking is needed. If the proposed project does not reasonably connect to a Town multi-purpose pathway, then the required bicycle parking spaces can be reduced.

(Revised 5-17-2016 - Ordinance 2016-07)

- b. The bike racks shall be located in visible, well-lit areas and shall be in an area maintained with an all weather surface. They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic.

(Revised 5-17-2016 - Ordinance 2016-07)

- c. The required minimum number of vehicular parking spaces shall be reduced by one space for every ten bicycle parking spaces provided.
- d. If the square footage of an existing building on a site is being increased by more than 50% then the applicant will be required to meet the bicycle parking standards.

(Revised 12-5-2017 - Ordinance 2017-19)

8. Loading Areas

a. Minimum Number of Off-Street Loading Spaces

- i. Any **development** involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the **development** shall provide a sufficient number of off-street loading spaces to accommodate the delivery and shipping operations of the **development's uses** in a safe and convenient manner.
- ii. Table 16-5-107.H.8, Minimum Number of Off-Street Loading Spaces, sets forth the minimum number of loading spaces that presumptively satisfies the loading area requirement in provision i above for the listed **principal uses**. For proposed **uses** not listed in Table 16-5-107.H.8, the requirement for a **use** most similar to the proposed **use** shall apply.
- iii. The **Official** may require more loading spaces or fewer loading spaces than indicated by Table 16-5-107.H.8 on determining that the characteristics of the particular **development** warrant such addition or reduction and the general standard is met. Such a determination may be based on information submitted by an **applicant** for **development** approval or by documented analyses or case studies.

TABLE 16-5-107.H.8: MINIMUM NUMBER OF OFF-STREET LOADING SPACES	
GROSS FLOOR AREA (GFA)	MINIMUM NUMBER OF LOADING SPACES

Up to 25,000 sf	1
25,001 to 40,000 sf	2
40,001 to 100,000 sf	3
100,001 to 160,000 sf	4
Over 160,000 sf	4 + 1 per additional 80,000 GFA above 160,000 GFA
NOTES: sf = square feet	

- iv. Where a **change of use** not involving the enlargement of a **structure** is proposed on a **lot** with insufficient area to practically accommodate an off-street loading area, the **developer** need only comply with these loading area standards to the **maximum extent practicable**.
- v. No area used to comply with loading area standards may be used to comply with the parking standards, nor shall any area used to comply with parking standards be used to comply with loading area standards.

b. Dimensional Standards for Loading Areas

- i. Each loading space shall be of sufficient size to accommodate the types of delivery/shipping vehicles likely to use the loading area.
- ii. A loading space that presumptively satisfies the needs of delivery/shipping vehicles shall be at least 12 feet wide and 40 feet long, and shall have at least 14 feet of vertical clearance. The **Official** may require larger or smaller loading spaces or lesser or greater vertical clearance on determining that the characteristics of the particular **development** warrant such a variation and the general standard in subparagraph a above is met.

c. Location and Design of Loading Areas

- i. Where possible, loading areas shall be located to the rear of the **building(s)** they serve.
- ii. The loading area shall be located **adjacent** to the **building's** loading doors, in an area that promotes its practical use.
- iii.

The loading area shall be located and designed so vehicles using them can maneuver safely and conveniently to it from a public *street* and complete loading without obstructing or interfering with any public *right-of-way* or any parking space or parking lot *drive aisle*—provided, however, that a loading area may overlie a *drive aisle* if it is included as a condition of approval and the *applicant* provides a recorded memorandum of agreement that loading will not occur during normal business hours.

d. Buffering of Loading Areas

Loading areas shall be separated from *adjacent streets* and *uses* by a type D buffer in accordance with Table 16-5-103.F: Buffer Types.

I. Vehicle Stacking Distance for Drive-Through and Related Uses

1. Required Stacking Distance

Driveways on which vehicles queue up to *access* a *drive-through* facility or similar service facility, or a drop-off or pick-up zone, shall provide at least the minimum stacking distance behind the facility or zone in accordance with Table 16-5-107.I.1, Minimum Stacking Distance for Drive-Through and Related Uses.

TABLE 16-5-107.I.1: MINIMUM STACKING DISTANCE FOR DRIVE-THROUGH AND RELATED USES		
USE OR ACTIVITY ¹	MINIMUM STACKING DISTANCE	MEASURED FROM
Automated teller machine (ATM)	60 ft	Center of the teller machine
Bank or financial Institution, with <i>drive-through</i> service	60 ft per lane	Center of the teller window
Car wash and auto detailing, automatic	40 ft per bay	Bay entrance
Car wash and auto detailing, self-service	20 ft per bay	Bay entrance
Drug store or pharmacy, with <i>drive-through</i> service	60 ft per lane	Center of the window

Dry cleaning or laundry drop-off establishment with <i>drive-through</i> service	60 ft per lane	Center of the window
Gas sales	20 ft	Each end of the outermost gas pump island
Gated <i>driveway</i> /entrance	40 ft	Gate
Nursing home	60 ft	Back end of the designated drop-off/pick-up zone
Oil change/lubrication shop	40 ft per bay	Bay entrance
Restaurant, with <i>drive-through</i> service ²	80 ft	Center of the order box
School, elementary or middle	1,500—2,000 ft	Back end of the designated drop-off/pick-up zone
Other	<i>Uses</i> not specifically listed are determined by the Official based on standards for comparable <i>uses</i> , or alternatively based on a parking demand study	

NOTES: ft = feet

1. See Chapter 16-4: Use Standards.

2. Restaurants with *drive-through* service shall provide at least 80 feet of stacking distance between the center of the order box and the center of the pick-up window closest to the order box—see Figure 16-5-107.I.1: Stacking Distance for a Drive-Through Restaurant.

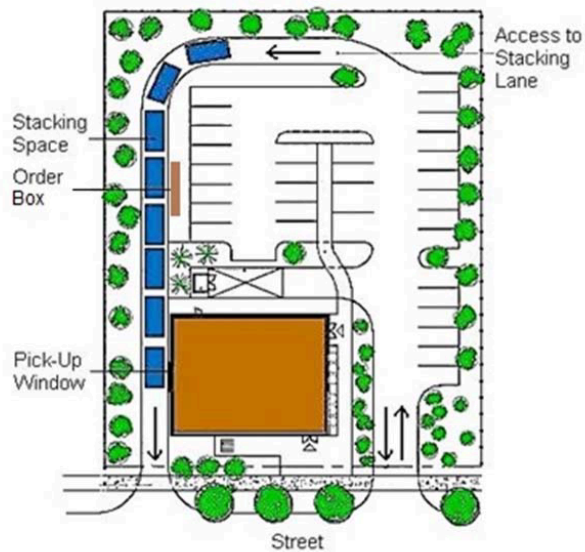


Figure 16-5-107.I.1.: Stacking Distance for a Drive-Through Restaurant

(Revised 4-18-2017 - Ordinance 2017-05)

2. Layout and Design

- a. The minimum clear width for any *drive-through* aisle shall be ten feet.
- b. Driveways providing required stacking distance shall be designed so as not to impede onsite or offsite vehicular traffic movements into or out of off-street parking spaces, or onsite or offsite bicycle or pedestrian traffic movements.
- c. *Driveways* providing required stacking distance may be required to be separated from other internal *driveways* if deemed necessary for traffic movement and safety by the *Official*.

(Revised 5-17-2016 - Ordinance 2016-07)

Sec. 5-4-112. - Required parking spaces.

The number of off-street parking spaces shall be calculated on the basis of the use of the land or principal building on a lot, according to requirements indicated in columns 2 and 3:

Column 1	Column 2	Column 3
Use or Use Category	Parking Spaces Required	Additional Requirements
Residential uses:		
One-family dwelling	One (1) space (does not have to be paved)	
Two-family dwelling	Two (2) spaces (same as above)	
Multifamily dwelling townhouse/condominium	Two (2) spaces per dwelling unit	
Boardinghouse/roominghouse	One (1) space per each sleeping room	Plus one (1) space per employee
Group dwelling	One space per each two (2) bedrooms	
Public and semipublic uses:		
Medical and dental office and outpatient clinic	One (1) space per each two hundred (200) square feet of gross floorspace (minimum of four (4) spaces)	

Church or other places of worship	One (1) space per five (5) fixed seats in main assembly hall	Or five (5) spaces per classroom, whichever is greater
Places of public assembly or recreation containing main assembly room	One (1) space per each one hundred (100) square feet of gross floor area in the main assembly room	
Country club or golf club	One (1) space per each five (5) members	Plus one (1) space/two (2) employees
Library, museum, art gallery or similar building	Ten (10) spaces	Plus one (1) space per each five hundred (500) square feet of floor area
Club, fraternity, sorority or lodge	One (1) space per sleeping room or suite	Or one (1) space/five (5) members, whichever is greater, one (1) space per each three (3) employees
Commercial uses:		
Office buildings	One (1) space per three hundred (300) feet of gross floor area (four (4) spaces minimum)	
Bank, savings and loan or similar lending establishment	One (1) space per each two hundred (200) square feet of gross floorspace	

Service or repair establishments	One (1) space per each two hundred fifty (250) square feet of gross floor area not used for storage	
Retail business not otherwise specifically mentioned	One (1) space per each two hundred fifty (250) square feet of gross retail floorspace not used for storage (three (3) spaces minimum)	Plus one (1) space per employee
Theater, nightclub, bar and similar places of assembly	Two (2) spaces per each four (4) seating accommodations	Plus one (1) space per each three (3) employees on shift of greatest employment.
Automobile service station	One (1) space per employee but in all cases, a minimum of five (5) spaces	Plus one (1) space per each grease rack or wash rack
Motel, hotel and tourist court	One (1) space per sleeping room or suite	Plus one (1) space per each three (3) employees
Furniture, home furnishings, appliance, machinery, equipment, automotive farm and boat sales and service	One (1) space per three hundred (300) square feet of retail floor area (three (3) spaces minimum)	Except that automobile sales and service must have ten (10) spaces minimum
Shopping center	Five and one-half (5½) spaces per one thousand (1,000) square feet of gross leaseable area	

Restaurant	One (1) space per each four (4) seats	Plus one (1) space per each three (3) employees on shift of greatest employment
Drive-in restaurant	One (1) space per each thirty-five (35) square feet of gross building area	Plus one (1) space per each three (3) employees on shift of greatest employment
Take-out restaurant	One (1) space per each one hundred (100) square feet of gross building area	Plus one (1) space per each three (3) employees on shift of greatest employment

(Code 1994, § 5-4-112)

Sec. 5-4-117. - Number of off-street loading spaces required.

The number of off-street loading spaces shall be calculated on the basis of the use of the land or principal building on a lot, according to the requirements indicated in this section.

Type of Use	Square Feet in Total Floor Area (in square feet)	Spaces Required
Retail and personal service establishments	0—1,999	None
	2,000—24,999	1
	For each additional 25,000	1 additional
Wholesale, manufacturing, governmental and institutional (incl. places of public assembly), educational institution, recreation, business, service, terminal and similar business uses	0—24,000	None
	25,000—49,999	1
	50,000—99,000	2
	100,000—249,000	3
	250,000—999,000	4
	1,000,000 or more	5
Offices or office buildings	0—4,999	None
	5,000—9,999	1
	10,000—20,000	2
	For each additional 50,000	1 additional

Multifamily dwelling project, mobile home development, hotel motel, tourist home, or similar establishment	0—9 units	None
	10—20 units	1
	For each additional 10 units	1 additional

(Code 1994, § 5-4-117)

DIVISION 2. - OFF-STREET PARKING

Subdivision I. - In General

Secs. 126-1326—126-1340. - Reserved.

Subdivision II. - Residential Uses

Sec. 126-1341. - Required parking spaces.

(a) No development permit shall be issued for any dwelling unit, or for any addition to or expansion of a dwelling unit, unless parking spaces, in compliance with all requirements of this article, are provided as follows:

Use	Required Parking Spaces
Single-family dwellings	2 for each dwelling unit.
Duplexes	1.5 for each dwelling unit.
Multifamily development, and unified cluster housing, including resort housing use	1.25 for each dwelling unit.
Residential dwelling units at a mixed-use development	No minimum off-street parking space requirement

(b) In the Resort Housing District, off-street parking shall not exceed two per dwelling unit pursuant to subsection 126-637(b)(1)f.

(Ord. No. 85-26, § 1(I.E.23(a)), 11-27-1985; Ord. No. 23-005, § 2, 2-7-2023; Ord. No. 24-005, § 2, 3-5-2024)

Secs. 126-1342—126-1360. - Reserved.

Subdivision III. - Nonresidential Uses

Sec. 126-1361. - Required parking spaces.

No development permit shall be issued for any nonresidential use or structure, or for any addition to or expansion thereof, unless parking spaces, in compliance with all requirements of this section, are provided as follows:

Use	Required Parking Spaces
Permitted uses	Off-street parking is required for approval and renewal of a business tax receipt. A site plan that provides off-street parking in compliance with location and design standards is required for new development or redevelopment devoted to permitted use(s).
Conditional uses	In determining the required number of parking spaces pursuant to this section, the planning commission shall consider all available evidence, qualified opinion, and documentation available relating to the number of parking spaces reasonably required, interpreting and applying such information in light of the peculiarities of the city, its traffic intensity and patterns, and the extent and type of commercial traffic in the city.

<p>Restaurants</p>	<p>The following shall be used as a guide only:</p> <p>15 spaces plus 1 space for each 3 seats in excess of 20 seats.</p> <p>For bar/lounge area, 1 space for each 2 seats. Thirty linear inches of counter space shall be considered as 1 seat.</p>
<p>Food stores, delicatessens, carry-out food sales and fast-food restaurants</p>	<p>The following shall be used as a guide only:</p> <p>8 spaces.</p> <p>For bar/lounge area, 1 space for each 2 seats. Thirty linear inches of counter space shall be considered 1 seat.</p>

(Ord. No. 85-26, § 1(I.E.23(b)(1)), 11-27-1985; Ord. No. 96-01, § 1, 1-16-1996; Ord. No. 97-01, § 1, 1-21-1997; Ord. No. 06-022, § 21, 2-20-2007; Ord. No. 24-019, § 2, 9-9-2024)

Sec. 126-1362. - Bike parking.

- (a) *Intent.* Bike parking is encouraged at all nonresidential development, especially those with direct access to the shared use path.
- (b) *Conditional use guidelines.* Each ten bike parking spaces provided, shall be considered the equivalent of one vehicular parking space.

(Ord. No. 85-26, § 1(I.E.23(b)(2)), 11-27-1985; Ord. No. 24-019, § 2, 9-9-2024)

Editor's note— Formerly entitled "Required spaces for other nonresidential uses," which was amended as herein set out by Ord. No. 24-019.

Sec. 126-1363. - Allowance for fewer than required spaces.

The planning commission may, but need not, permit any development to have fewer parking spaces than required in this subdivision if it finds that:

- (1)

The developer has, demonstrated, by clear and convincing evidence, that the required number of parking spaces will not be reasonably necessary for the proposed use in the foreseeable future;

- (2) The proposed development includes sufficient open area reserved for all the required parking spaces to be later provided, if deemed necessary by the planning commission, in conformance with all requirements and limitations of this Land Development Code, including developed area limitations, setbacks, etc.; and
- (3) The development permit is conditioned upon the property owner providing all required parking spaces within 90 days after they are deemed to be necessary by the planning commission.

(Ord. No. 85-26, § 1(I.E.23(b)(3)), 11-27-1985)

Sec. 126-1364. - Shared parking requirements.

A shared parking agreement may be submitted in lieu of a parking demand study/analysis and approved by the city manager or designee for off-street parking on contiguous lots under different ownership under the following conditions:

- (a) A minimum ten-year lease agreement between the property owners must be provided. The agreement must be reviewed by the city attorney for form and legal sufficiency and recorded in the official records of Lee County. Any changes to the agreement must be reviewed by the city attorney and the agreement re-recorded.
- (b) Properties must comply with zoning and land use restrictions in the district in which the property is located (i.e., a residentially zoned parcel shall not be used for parking for a commercial use).
- (c) Properties associated with a shared parking agreement must be contiguous.
- (d) An intra-connectivity driveway is required between the contiguous properties. If staff determines an interconnectivity driveway is not feasible, an intra-connectivity pathway may satisfy this standard.
- (e) Separate drainage must be maintained on each property, i.e., through installation of a culvert(s) at the intra-connectivity driveway or pathway.

(Ord. No. 85-26, § 1(I.E.23(b)(4)), 11-27-1985; Ord. No. 86-06, § 1, 4-1-1986; Ord. No. 24-019, § 2, 9-9-2024)

Editor's note— Formerly entitled "Combined parking requirements," which was amended as herein set out by Ord. No. 24-019.

Sec. 126-1365. - Expansion or change of commercial use.

- (a) No expansion of a commercial use of any lot, parcel, premises, or structure, or any part thereof, shall be lawful unless the expanded use is in compliance with the parking space requirements set forth in this subdivision. In a commercial development under unified ownership, which development is conforming in all respects with the requirements of this subdivision, no change of use may occur, or additional use be established, which would cause the development as a whole to have fewer parking spaces than hereby required. If a commercial development under unified ownership does not have sufficient parking spaces, as required by this subdivision, no additional use may be established, and no change of use may occur unless the new use requires the same or a lesser number of parking spaces under this subdivision as the use being replaced.
- (b) In a commercial development which has been divided into cooperative or condominium units, no change of use of any such unit may occur unless such unit has been allocated, or has been deemed to have been allocated, a sufficient number of parking spaces as required hereunder for such use, or unless the new use requires the same or a lesser number of parking spaces under this subdivision as the use being replaced. No additional use may be established in any such unit unless the unit has been allocated, or has been deemed to have been allocated, sufficient parking spaces for all uses thereof.

(Ord. No. 85-26, § 1(I.E.23(b)(5)), 11-27-1985; Ord. No. 86-06, § 1, 4-1-1986)

Secs. 126-1366—126-1380. - Reserved.

§ 12-10-10 PARKING REQUIREMENTS SCHEDULES.

Off-street parking requirements shall be determined in accordance with the following schedules.

(A) Schedule A applies to properties within Vail's "Commercial Core Areas" (as defined on the Town of Vail Core Area parking maps I and II, incorporated by reference and available for inspection in the office of the Town Clerk):

Use	Parking Requirements
Use	Parking Requirements
Accommodation unit	0.7 space per accommodation unit. Hotels with conference facilities or meeting rooms 0.7 space per accommodation unit, plus 1.0 space per 330 square feet of seating floor area devoted to conference facilities or meeting rooms
Banks and financial institutions	3.7 spaces per 1,000 square feet of net floor area
Dwelling unit	1.4 spaces per dwelling unit
Dwelling unit with 1 attached accommodation unit	1.4 spaces per dwelling unit
Dwelling unit with more than 1 attached accommodation unit	1.4 spaces per dwelling unit plus 0.7 space for each additional attached accommodation unit
Eating and drinking establishments	1.0 space per 250 square feet of seating floor area; minimum of 2 spaces
Fractional fee club unit	0.7 space per fractional fee club unit. Hotels with conference facilities or meeting rooms 0.7 space per fractional fee club unit, plus 1.0 space per 330 square feet of seating floor area devoted to conference facilities or meeting rooms
Medical and dental offices	2.7 spaces per 1,000 square feet of net floor area
Other professional and business offices	2.7 spaces per 1,000 square feet of net floor area
Recreational facilities, public or private	Parking requirements to be determined by the Planning and Environmental Commission
Retail stores, personal services and repair shops	2.3 spaces per 1,000 square feet of net floor area
Theaters, meeting rooms, conference facilities	1.0 space per 165 square feet of seating floor area
Timeshare units	0.7 space per timeshare unit. Hotels with conference facilities or meeting rooms 0.7 space per timeshare unit, plus 1.0 space per 330 square feet of seating floor area devoted to conference facilities or meeting rooms
Any use not listed	Parking requirements to be determined by the Planning and Environmental Commission

(B) Schedule B applies to all properties outside Vail's "Commercial Core Areas" (as defined on the Town of Vail Core Area parking maps I and II, incorporated by reference and available for inspection in the office of the Town Clerk):

Use	Parking Requirements
Use	Parking Requirements
Accommodation unit	0.4 space per accommodation unit, plus 0.1 space per each 100 square feet of gross residential floor area, with a maximum of 1.0 space per unit
Banks and financial institutions	1 space per 200 square feet of net floor area
Eating and drinking establishments	1 space per 120 square feet of seating floor area
Fractional fee club unit	0.7 space per fractional fee club unit. Hotels with conference facilities or meeting rooms 0.7 space per fractional fee club unit, plus 1.0 space per 330 square feet of seating floor area devoted to conference facilities or meeting rooms
Hospitals	1 space per patient bed, plus 1.0 space per 150 square feet of net floor area
Limited service lodge unit	0.7 space per limited service lodge unit
Medical and dental offices	1 space per 200 square feet of net floor area
Multiple-family dwellings	
If a dwelling unit's gross residential floor area is 500 square feet or less	1.5 spaces
If a dwelling unit's gross residential floor area is more than 500 square feet, but less than 2,000 square feet	2 spaces
If a dwelling unit's gross residential floor area is 2,000 square feet or more	2.5 spaces
Other professional and business offices	1 space per 250 square feet of net floor area
Quick service food/convenience stores	1.0 space per each 200 square feet of net floor area for the first 1,000 square feet of net floor area: 1.0 space per 300 square feet for net floor area above 1,000 square feet
Recreational facilities, public or private	Parking requirements to be determined by the Planning and Environmental Commission
Retail stores, personal services and repair shops	1 space per each 300 square feet of net floor area
Single-family and two-family dwellings	
If a dwelling unit's gross residential floor area is less than 2,000 square feet	2 spaces

If a dwelling unit's gross residential floor area is 2,000 square feet or more, but less than 4,000 square feet	3 spaces
If a dwelling unit's gross residential floor area is 4,000 square feet or more, but less than 5,500 square feet	4 spaces
If a dwelling unit's gross residential floor area is 5,500 square feet or more	5 spaces
Theaters, meeting rooms, convention facilities	1 space per 120 square feet of seating floor area
Timeshare units	0.7 space per timeshare unit. Hotels with conference facilities or meeting rooms 0.7 space per timeshare unit, plus 1.0 space per 330 square feet of seating floor area devoted to conference facilities or meeting rooms
Any use not listed	Parking requirements to be determined by the Planning and Environmental Commission

(Ord. 8(1973) § 14.601; Ord. 26(1982) § 6; Ord. 9(2000) § 2; Ord. 14(2004) § 10; Ord. 18(2005) § 2; Ord. 24(2005) § 3; Ord. 2(2006) § 2; Ord. 2(2007) § 3)

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6.10.350 Alternatives.

A. Exceptions. The standards may be modified subject to the provisions of the introduction section of the citywide design standards. In addition to those provisions, the city shall also find:

1. The environmental impact will be lessened by the lesser improvement; and
2. Traffic safety for vehicles and pedestrians will be enhanced by the lesser improvement; and
3. The lesser improvement will substantially meet the intent of the requirement.

B. Modification of the Parking Demand Ratios.

1. In lieu of the parking demand ratios required by this article, an applicant may submit to the city (and referred to TRPA) a technically adequate parking analysis to reduce the ratios. A parking analysis shall include:

- a. A parking demand ratio estimate.
- b. Proposed measures or programs (if any) that will be incorporated into the project that are not based on use. Such measures are to be included in a transportation management plan, which would outline such transit incentives as reduced or free bus passes for tenants/employees, shelters, and if not on a bus route, shuttle systems and the like.
- c. Schedule of funding and cost of implementation of transportation management plan measures.
- d. Any additional information as deemed necessary.

2. The city shall process this parking analysis as a use permit, along with the appropriate conditions, to reduce the parking demand ratios when it finds:

- a. Adequate off-street parking will be provided for the proposed use as determined by a parking analysis;
- b. The environmental impact of the use will be lessened by the reduction in parking spaces (staff may condition the use permit);
- c. Traffic safety for other vehicles and pedestrians will be enhanced by the lesser requirement.

3. In addition to the above, if the parking analysis is done to establish a shared parking facility, the city shall also find:

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- a. The uses have different peak periods;
- b. The parking demand will not overlap;
- c. The parking facility will meet peak demand;
- d. The property owners are willing to sign reciprocal agreements for “shared parking” approved as to form and substance by the city. (Ord. 903; Ord. 1152 § 2. Code 1997 § 5-46)

6.10.360 Nonconforming aprons, driveways and parking areas.

A. Definition. “Nonconforming apron, drive or parking area” means one which was lawfully existing on the adoption date of the ordinance codified in this article and does not conform to the standards contained within this article.

B. Standards.

1. Standard: Continuation. A nonconforming apron, driveway and parking area may be continued, except as provided in this section or otherwise provided by law.
2. Standard: Enlargement. No person shall enlarge a nonconforming apron, driveway or parking area in any manner which increases its noncompliance.
3. Standard: Expansion, Addition or Change of Use. No person shall expand, add to or change the use of a commercial building that results in the increase in the number of parking spaces without bringing the apron, driveway and increased number of parking spaces into conformance.
4. Standard: Minor Maintenance and Repair Permitted. The minor maintenance and repair of any nonconforming portion of an apron, drive or parking area is permitted. Minor maintenance and repair are those which maintain and repair an existing apron, drive or parking space including such activities as pothole patching, seal coating and crack repair. Minor maintenance is considered that maintenance and repair which preserves the existing condition of the apron, drive or parking area.
5. Standard: Major Maintenance and Repair Not Permitted. The major maintenance and repair of any nonconforming portion of an apron, drive or parking area is not permitted. Major maintenance and repair is considered that maintenance and repair which improves the existing condition of the apron, drive or parking area. Examples of major maintenance and repair include the removal and replacement of nonconforming portions of an apron, driveway or parking lot material that is not considered a pothole, or the resurfacing of an apron drive or parking area not considered a seal coat.

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Note: Installation, repair or replacement of walkways whether separate or contiguous to a driveway, within the 10-foot setback of any property line fronting a city travelway, is not allowed. (Ord. 903; Ord. 1152 § 2. Code 1997 § 5-47)

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6.10.370 Resulting fractions.

When calculating the number of off-street automobile parking spaces required by this section for any particular use, building or structure, or integrated group of uses, buildings or structures, any resulting fraction less than one-half shall be disregarded and any fraction one-half or greater shall be construed as requiring one additional parking space. (Ord. 903; Ord. 1152 § 2. Code 1997 § 5-48)

6.10.380 Employee parking.

Each use shall be responsible for developing a program for employee parking at the time of use or project approval. Said program may include such methods as providing additional parking spaces, development of a transit management plan, creating an off-site parking plan, development of staggered work schedules and the like. (Ord. 903; Ord. 1152 § 2. Code 1997 § 5-49)

6.10.390 Use definitions.

Use the TRPA Code of Ordinances, Chapter 18, for use definitions. (Ord. 903; Ord. 1152 § 2. Code 1997 § 5-50)

6.10.400 Maximum limit.

The maximum number of spaces permitted is 1.25 times the minimum number listed under SLTCC [6.10.410](#), with the only exceptions being for single-family, mobile home and summer house. (Ord. 903; Ord. 1152 § 2. Code 1997 § 5-51)

6.10.410 Parking ratios.

A. Residential	
Employee housing	Use multiple-family dwelling rate
Multi-person dwelling (dormitories,	1 space/2 beds; and

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boarding or rooming houses)	1 space/10 beds (guest parking)
Nursing and personal care	1 space/3 beds; and 1 space/employee
Residential care	1 space/4 beds; and 1 space/live-in employee; and 1 space/5 beds (guest parking)
B. Tourist Accommodation	
Bed and breakfast facilities	Use hotel/motel rate
Hotel, motel and other transient dwelling units (applies to both redevelopment and nonredevelopment projects)	1 space/guest room or unit; and 1 space/6 employees
Time sharing (hotel/motel design)	Use hotel/motel rate
Time sharing (residential design)	Use hotel/motel rate
C. Commercial	
1. Retail	
Auto, mobile home and vehicle dealers	1 space/500 s.f. gross site area

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Building materials and hardware	1 space/300 s.f. GFA; and 1 space/2,000 s.f. gross site area
Eating and drinking places	1 space/150 s.f. GFA; or 1 space/4 customers or seats
Food and beverage retail sales	1 space/150 s.f. GFA
Furniture, home furnishings, and equipment	
Furniture	1 space/500 s.f. nonstorage area; and 1 space/1,000 s.f. storage area
Other	1 space/300 s.f. GFA
General merchandise stores	1 space/300 s.f. GFA
Mail order and vending	1 space/500 s.f. nonstorage area; and 1 space/1,000 s.f. storage area
Nursery	1 space/employee; and

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	1 space/300 s.f. GFA
Outdoor retail sales (art and craft shows)	1.5 space/vendor; and 1 space/vendor for vendor parking
Service stations	1 space/300 s.f. retail/office area; and 2 spaces/service bay (this space does not include the space within the bay)
2. Entertainment	
Amusements and recreation services	
Arcade	1 space/150 s.f. GFA
Bowling	5 spaces/lane (includes accessory uses)
Health spa/gym	1 space/300 s.f. GFA; and 1 space/200 s.f. GFA with organized classes
Ice/roller rink	1 space/employee; and 1 space/250 s.f. GFA

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Tennis (indoor/ outdoor) and racquet ball, etc.	1 space/employee; and 3 spaces/court
Theater	1 space/3 seats
Other	1 space/35 s.f. GFA
Privately owned assembly and entertainment	
Auditorium	1 space/employee; and 1 space/150 s.f. GFA; or 1 space/3 seats
Cabaret	1 space/employee; and 1 space/3 seats
Convention	1 space/employee; and 1 space/400 s.f. GFA
3. Services	
Animal husbandry services	1 space/200 s.f. GFA outside of kennel
Auto repair and service	1 space/300 s.f. retail/office area; and 2 spaces/service bay (this space does not include the

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	space within the bay)
Broadcasting studios	1 space/400 s.f. GFA
Business support services	1 space/400 s.f. GFA
Contract construction services	1 space/1,500 s.f. GFA storage; and 1 space/300 s.f. GFA office
Financial services	1 space/200 s.f. GFA
Health care services	1 space/150 s.f. GFA; and 1 space/2 employees
Laundries and dry-cleaning plant	1 space/400 s.f. nonstorage area; and 1 space/1,000 s.f. storage area
Personal services	
Laundromat	1 space/150 s.f. GFA
Other	1 space/250 s.f. GFA
Professional offices	1 space/250 s.f. GFA

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Repair services	1 space/400 s.f. nonstorage area; and 1 space/1,000 s.f. storage area
Sales lots	1 space/1,000 s.f. GSA
Schools, business and vocation	1 space/150 s.f. GFA
Schools, preschool	1 space/employee; and 1 space/5 students
Secondary storage	1 space/1,000 s.f. storage area
4. Light Industrial	
Batch plants	1 space/500 s.f. nonstorage area; and 1 space/1,000 s.f. storage area
Food and kindred products	1 space/500 s.f. nonstorage area; and 1 space/1,000 s.f. storage area
Fuel and ice dealers	1 space/500 s.f. nonstorage area; and

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	1 space/1,000 s.f. storage area
Industrial services	1 space/400 s.f. GFA
Printing and publishing (newspaper offices shall be computed as professional offices)	1 space/500 s.f. nonstorage area; and 1 space/1000 s.f. storage area
Recycling and scrap	1 space 400 s.f. GFA
Small scale manufacturing	1 space/400 s.f. GFA
5. Wholesale/Storage	
Storage yards	1 space/500 s.f. nonstorage area; and 1 space/1,000 s.f. storage area
Vehicle and freight terminals	1 space/employee; and 1 space/bay (does not include bay space)
Vehicle storage and parking	1 space/1,000 s.f. storage area
Warehousing	
Mini warehouse	1 space/employee

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Other	1 space/1,000 s.f. GFA
Wholesale and distribution	1 space/nonstorage area; and 1 space/1,000 s.f. storage area
D. Public Service	
1. General	
Churches	1 space/3 seats in the chapel or sanctuary and related rooms; and 1 space/400 s.f. gross floor area in all other related buildings
Collection station (temp. collection area, no sorting)	1 space/500 s.f. nonstorage area; and 1 space/1,000 s.f. storage area
Cultural facilities	1 space/employee; and 1 space/250 s.f. GFA
Day-care centers	1 space/employee; and 1 space/five students

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Government offices	1 space/250 s.f. GFA
Hospitals	1 space/3 employees; and 1 space/2 beds; or 1 space/1,000 s.f. GFA, whichever provides the greater number; and 1 space/300 s.f. GFA of emergency room area
Local assembly and entertainment	Use privately owned assembly and entertainment rate
Local public health and safety facilities	1 space/employee; and 1 space/1,000 s.f.
Power generating	1 space/employee; or 1 space/maintenance vehicle
Publicly owned assembly and entertainment	Use privately owned assembly and entertainment rate
Public utility centers	3 spaces/2,500 s.f. facility area

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Regional public health and safety facilities	1 space/employee; and 1 space/1,000 s.f.
Schools (the city does not regulate the parking requirements for schools; the state of California and the TRPA do)	
College	1 space/employee; and 1 space/2 full-time students; and 1 space/4 seats in auditorium, stadium or gymnasium; and 1 space/100 s.f. nonclassroom meeting area
Kindergarten through secondary	
Elementary	1 space/employee; and 1 space/500 s.f. nonclassroom area
High school	1 space/employee; and 1 space/3 students; and 1 space/4 seats auditorium, etc.; and

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	1 space/100 s.f. nonclassroom meeting area
E. Recreation	
1. Urban Recreation	
Recreation centers	1 space/employee; and 1 space/300 s.f. GFA
Participant sports facilities	
Swimming	1 space/employee; and 1 space/75 s.f. pool area
Tennis	3 spaces/1 court
Other	Case-by-case
Sports assembly	1 space/3 seats; and 1 space/employee
2. Developed Outdoor Recreation	
Developed campgrounds	1 space/employee; and 1 space/10 campsites or cabins (guest parking)
Golf courses	

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Driving range	1 space/employee; and 1 space/tee
Executive (par 3)	1 space/employee; and 40 spaces/nine holes
Other	1 space/full-time employee; and 10 spaces/hole
Group facilities	1 space/1,000 s.f. park area
Marinas	1 space/employee; and 1 space/3 moorings or slips
Recreational vehicle	1 space/1 employee; and 1 space/RV site; and 1 space/10 RV sites (guest parking)
F. All Other Uses	
All other uses	Case-by-case

Notes:

1. Where used above, “employee” refers to the number of employees for the largest shift.
2. For the purpose of this article, “floor area” in the case of offices, merchandise or service types of uses, shall mean the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons, clients or patients, including

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areas occupied by fixtures and equipment used for display or sales of merchandise. It shall include all areas for public and nonpublic purposes, including, but not limited to, storage, incidental repair, processing or packaging of merchandise, shop windows, offices incidental to the management or maintenance of stores or buildings, toilets or restrooms, utilities, or dressing, fitting or alteration rooms.