

4. Minimum Required Off-Street Vehicle Parking Spaces, and Stacking Spaces

A. Table of Required Off-Street Parking Spaces

Except as may be allowed by subsection 6100.5 and 6100.6, all uses must provide the minimum amount of off-street parking spaces indicated in Tables 6100.2 and 6100.3 below. (Proposed options are in **bold**, *italics*, and contained in parentheses)

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces		
Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
AGRICULTURAL AND RELATED USES		
Agricultural and Related Uses		
Agricultural Operation	No minimum requirement	No minimum requirement
Agritourism	<p>When by right: No minimum requirement</p> <p>When by administrative permit: Subject to the Zoning Administrator's determination that a parking plan demonstrates adequate parking is provided on-site</p> <p>When by SE: Based on a review of each proposal to include such factors as the number of spaces required to accommodate employees and visitor parking.</p>	<p>When by right: No minimum requirement</p> <p>When by administrative permit: Subject to the Zoning Administrator's determination that a parking plan demonstrates adequate parking is provided on-site.</p> <p>When by SE: Based on a review of each proposal to include such factors as the number of spaces required to accommodate employees and visitor parking.</p>
Farm Winery, Limited Brewery, or Limited Distillery	<p>When by right: No minimum requirement</p> <p>When by SE: Based on a review of each proposal to include such factors as the number of spaces required to accommodate employees and visitor parking.</p>	<p>When by right: No minimum requirement</p> <p>When by SE: Based on a review of each proposal to include such factors as the number of spaces required to accommodate employees and visitor parking.</p>
Stable, Riding or Boarding	As determined by the Director, based on a review of each proposal to include such factors as the number of spaces to accommodate employees, horse trailers, students, customers, and guests anticipated to be on-site at any one time, and the availability of areas on-site that can be used for auxiliary parking in times of peak demand.	Based on a review by the Board or BZA of each proposal to include such factors as the number of spaces to accommodate employees and visitor parking and the availability of areas on-site that can be used for auxiliary parking in times of peak demand.
RESIDENTIAL USES		
Household Living		
Dwelling, Multifamily	1.6 spaces per unit	1.3 spaces per unit (<i>1.3 up to 1.6 spaces per unit</i>)
Dwelling, Single-Family Attached	2.7 spaces per unit where only 1 such space is required to have convenient access to the street	2.7 spaces per unit of which 0.2 spaces per unit is located on common property and available for visitor or shared use (<i>Options for Board's consideration: 2.7 spaces per unit or 2.7 spaces per unit of which up to 0.7 spaces per unit is located on common property and available for visitor or shared use</i>)

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
Dwelling, Single-Family Detached and Accessory Living Unit	2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street, where only 1 such space is required to have convenient access to a street Accessory living unit (administrative permit): 1 additional space	2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street Accessory living unit (administrative permit): 1 additional space
Dwelling, Stacked Townhouse	2.3 spaces per unit where only 1 such space is required to have convenient access to the street	2.3 spaces of which 0.3 spaces per unit is located on common property and available for visitor or shared use (<i>Options for Board's consideration: 2 spaces per unit or up to 2.7 spaces per unit of which up to 0.7 spaces per unit is located on common property available for visitor or shared use</i>)
Group Residential Facility	Applicable rate for the dwelling unit type	Applicable rate for the dwelling unit type
Live-Work Development	Applicable office rate or as reduced by the Board	Applicable residential rate
Manufactured Home	1.5 spaces per unit	1.5 spaces (2 spaces) per unit
Group Living		
Congregate Living Facility	1 space per 3 residents, plus 1 additional space for each employee on major shift	1 space (No minimum up to 3 spaces) per 3 residents
Group Household	See subsection 4102.3.F	See subsection 4102.3.F
Religious Group Living	1 space per 2 sleeping accommodations based on the occupancy load of the building, plus 1 additional space for each manager or employee on major shift	1 space (No minimum up to 3 spaces) per 3 residents
Residence Hall	1 space per guest accommodation	1 space (No minimum up to 3 spaces) per 3 residents
PUBLIC, INSTITUTIONAL, AND COMMUNITY USES		
Community, Cultural, and Educational Facilities		
Adult Day Support Center	1 space per 4 adults, based on the maximum number of adults licensed to attend the center, or other amount as the Board may require as part of an approved rezoning or special exception	2 spaces (No minimum up to 3 spaces) per 1,000 square feet of gross floor area
Alternate Use of Public Facility	See most similar use	See most similar use
Child Care Center	Maximum daily enrollment of 99 children or less: 0.19 spaces per child Maximum daily enrollment of 100 or more children: 0.16 spaces per child	2 spaces (No minimum up to 3 spaces) per 1,000 square feet of gross floor area
Club, Service Organization, or Community Center	1 space per 3 persons based on the occupancy load, plus 1 space per employee on major shift	6 spaces (No minimum up to 8 spaces) per 1,000 square feet of gross floor area

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
College or University	Determined by the Director based on 1 space per faculty and staff member and other full-time employee on major shift, plus a sufficient number of spaces to accommodate the anticipated number of students and visitors who will drive to the institution at any one time, including consideration of the occupancy load of all classroom facilities, auditoriums and stadiums, the availability of mass transportation, and the availability of areas on-site that can be used for auxiliary parking in times of peak demand.	Applicable office rate for classroom and office facilities; all other facilities associated with the use are subject to the requirements for the most similar use
Community Swim, Tennis, and Recreation Club	<p>Community Pool: 1 space for every 7 persons lawfully permitted in the pool at one time, plus 1 space per employee on major shift. The Director may reduce this standard based on the number of members who are within a reasonable walking distance of the pool.</p> <p>Tennis Club: 4 spaces per court, plus required spaces for affiliated uses, such as restaurants.</p> <p>Recreation Club without swimming or tennis: determined by the Director</p>	<p>Community Pool: 1 space for every 7 persons lawfully permitted in the pool at one time. The Director may reduce this standard based on the number of members who live within a reasonable walking distance of the pool. <i>(Option: Determined by the Director or no minimum requirement)</i></p> <p>Tennis Club: 2 spaces per court</p> <p>Recreation Club without swimming or tennis: determined by the Director</p>
Convention or Conference Center	1 space per 3 persons based on the occupancy load, plus 1 space per employee on major shift	5 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area
Cultural Facility or Museum	1 space per 300 square feet of gross floor area	3 spaces per 1,000 square feet of gross floor area
Public Use	<p>Determined by the Director based on the number of spaces required to accommodate employees, public use vehicles anticipated to be on-site at any one time, visitor parking, and the availability of areas on-site that can be used for auxiliary parking in times of peak demand. The number of spaces required for government office use may not be less than that required for office.</p> <p>Library: 7 spaces per 1,000 square feet of gross floor area</p> <p>Park: See Quasi-Public Park, Playground, or Athletic Field</p> <p>School: See School, Private</p>	<p>Library: 4 spaces (No minimum up to 7 spaces) per 1,000 square feet of gross floor area</p> <p>Park: See Quasi-Public Park, Playground, or Athletic Field</p> <p>School: See School, Private</p> <p>All Other Public Uses: Determined by the Director based on the number of spaces required to accommodate employees, public use vehicles anticipated to be on-site at any one time, visitor parking, and the availability of areas on-site that can be used for auxiliary parking in times of peak demand. The number of spaces required for government office use may not be less than that required for office.</p>
Religious Assembly	1 space per 4 seats in the principal place of worship	1 space per 3 seats (1 space per 4 seats) in the principal place of worship when located in R district or 1 space per 4 seats in the principal place of worship when

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center	The sum of the parking requirements for each use	located in a P, C or I district 1 space per 3 seats (1 space per 4 seats) in the principal place of worship when located in R district or 1 space per 4 seats in the principal place of worship when located in a P, C or I district
School, Private	Determined by the Director based on the occupancy load of all classroom facilities, auditoriums and stadiums, proposed special education programs, and student-teacher ratios, and the availability of areas on-site that can be used for auxiliary parking in times of peak demand; but in no instance less than: Elementary or Intermediate: 1 space per faculty and staff member and other full-time employee on major shift, plus 4 spaces for visitors; or High School: 0.3 space per student, based on the maximum number of students attending classes at any one time	Elementary and Intermediate School: 1 space per faculty member and other full-time employee on major shift plus 4 spaces for visitors High School: 1 space per faculty member and other full-time employee on major shift, plus 5 spaces per 100 students based on total maximum enrollment (Option: 1 space per faculty member and other full-time employee on a major shift and 0.3 spaces per student)
Specialized Instruction Center	2 spaces per each 3 employees on major shift, plus a sufficient number of spaces to accommodate all persons anticipated to be on-site at any one time under normal operating conditions.	2 spaces per each 3 employees on major shift
Funeral and Mortuary Services		
Cemetery	As determined by the Director, based on a review of each proposal to include such factors as the number of spaces required to accommodate employees and visitor parking.	1 space per 1,000 square feet of gross floor area, except funeral homes located on the site are parked at the funeral home requirement.
Crematory	1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment	1 space per 1,000 square feet of gross floor area
Funeral Home	1 space per 4 seats in the main chapel or parlor, plus 1 space per 2 employees on major shift, plus 1 space for each vehicle used in connection with the business	1 space per 4 seats in the main chapel or parlor
Health Care		
Adult Day Care Center	1 space per 4 adults, based on the maximum number of adults licensed to attend the center, or other amount as the Board may require as part of an approved rezoning or special exception	2 spaces (No minimum up to 3 spaces) per 1,000 square feet of gross floor area
Continuing Care Facility	0.75 spaces per separate unit or bed approved on the development plan	0.75 spaces per separate unit or bed approved on the development plan

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
Independent Living Facility	1 space per 4 dwelling units, plus 1 space per 1 employee or staff member on major shift, or such greater number as the Board may require	0.75 spaces <i>(No minimum up to 1.3 spaces)</i> per unit
Medical Care Facility	<p>Hospital: 2.9 spaces per bed licensed by the State, plus additional or fewer spaces as deemed necessary based on specific analysis for each site.</p> <p>Institution providing intensive special medical or mental care:</p> <p>1 space per 2 patients, based on the occupancy load, plus 1 space per employee or staff member on major shift</p> <p>Assisted Living or Nursing Facility: 1 space per 3 residents, plus 1 additional space for each employee</p>	<p>Hospital: 2.9 spaces per bed licensed by the State</p> <p>Institution providing intensive special medical or mental care:</p> <p>1 space per 2 patients</p> <p>Assisted Living or Nursing Facility: 1 space per 3 residents</p>
Transportation		
Airport	1 space per employee on major shift, plus 1 space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of vehicles anticipated to be on-site at any one time	Determined by the Director based on an analysis of expected parking demand
Helipad	A minimum of 5 spaces for commercial helistops and a minimum of 2 spaces for non-commercial helistops	No minimum requirement
Transit Facility	No minimum requirement, or as determined by the Board or Director	No minimum requirement
Utilities		
Solar Power Facility	1 space per 1.5 employees on major shift, plus 1 space per company vehicle	No minimum requirement
Utility Facility, Heavy	1 space per 1.5 employees on major shift, plus 1 space per company vehicle	No minimum requirement
Utility Facility, Light	1 space per 1.5 employees on major shift, plus 1 space per company vehicle	No minimum requirement
Wireless Facility	No minimum requirement	No minimum requirement
COMMERCIAL USES		
Animal-Related Services		
Animal Shelter	<p>5,000 square feet of gross floor area or less: 10 spaces</p> <p>Greater than 5,000 square feet of gross floor area: 10 spaces; plus additional spaces as determined by the Director, based on the number of spaces required to accommodate employees and visitors anticipated to be on-</p>	<p>2 spaces per 1,000 square feet of gross floor area</p> <p>Gross floor area does not include any outdoor exercise or dog run area that is enclosed by a roof or fencing material.</p>

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
	<p>site at any one time. Gross floor area does not include any outdoor exercise or dog run area that is enclosed by a roof or fencing material.</p>	
Kennel	<p>5,000 square feet of gross floor area or less: 10 spaces Greater than 5,000 square feet of gross floor area: 10 spaces; plus additional spaces as determined by the Director, based on the number of spaces required to accommodate employees and visitors anticipated to be on-site at any one time. Gross floor area does not include any outdoor exercise or dog run area that is enclosed by a roof or fencing material.</p>	<p>2 spaces per 1,000 square feet of gross floor area Gross floor area does not include any outdoor exercise or dog run area that is enclosed by a roof or fencing material.</p>
Pet Grooming Establishment	<p>1 space per 200 square feet of gross floor area</p>	<p>4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area</p>
Veterinary Hospital	<p>5,000 square feet of gross floor area or less: 10 spaces Greater than 5,000 square feet of gross floor area: 10 spaces; plus additional spaces as determined by the Director, based on the number of spaces required to accommodate employees and visitors anticipated to be on-site at any one time. Gross floor area does not include any outdoor exercise or dog run area that is enclosed by a roof or fencing material.</p>	<p>2 spaces per 1,000 square feet of gross floor area</p>
Food and Lodging		
Bed and Breakfast	<p>2 spaces per single-family dwelling, where only 1 such space is required to have convenient access to a street; plus 1 space per guest room</p>	<p>Applicable single family dwelling rate plus 1 space per guest room</p>
Catering	<p>1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment</p>	<p>1 space per 1,000 square feet of gross floor area or 1 space per employee on major shift, whichever is less</p>
Hotel or Motel	<p>1 space per rental unit, plus 4 spaces per 50 rental units, plus required spaces for restaurants, assembly rooms, and affiliated facilities as determined by the Director.</p>	<p>1 space (No minimum up to 1.5 spaces) per rental unit or guest room</p>
Restaurant	<p>Unless otherwise provided in subsection 6100.4.D: Gross floor area of less than 5,000 square feet: 10 spaces per 1,000 square feet and 10 spaces per 1,000 square feet of outside seating area in excess of 20 outdoor seats. Gross floor area of more than 5,000 square feet: 11 spaces</p>	<p>8 spaces (No minimum up to 10 spaces) per 1,000 square feet of gross floor area</p>

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Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
	per 1,000 square feet and 11 spaces per 1,000 square feet of outside seating area in excess of 32 outdoor seats. Spaces designated for curb-side pickup cannot be counted toward the minimum required number of parking spaces.	
Restaurant, Carryout	Unless otherwise provided in subsection 6100.4.D: 6.5 spaces per 1,000 square feet of gross floor area	4 spaces (<i>No minimum up to 5 spaces</i>) per 1,000 square feet of gross floor area
Restaurant with Drive-Through	Unless otherwise provided in subsection 6100.4.D: Gross floor area of less than 5,000 square feet: 12 spaces per 1,000 square feet, plus 12 spaces per 1,000 square feet of outside seating area in excess of 20 outdoor seats. Gross floor area of more than 5,000 square feet: 12 spaces per 1,000 square feet, plus 12 spaces per 1,000 square feet of outside seating area in excess of 32 outdoor seats. Stacking spaces: 11 for the drive-through window, with a minimum of 5 spaces designated for the ordering station. Such spaces must be designed to not impede pedestrian or vehicular circulation on the site or on any abutting street. Spaces designated for curb-side pickup cannot be counted toward the minimum required number of parking spaces.	6 spaces (<i>No minimum up to 12 spaces</i>) per 1,000 square feet of gross floor area
Retreat Center	1 space per rental unit, plus 4 spaces per 50 rental units, plus required spaces for restaurants, assembly rooms, and affiliated facilities as determined by the Director.	1 space (<i>0.75 up to 1.5 spaces</i>) per rental unit or guest room
Office and Financial Institutions		
Alternative Lending Institution	4 spaces per 1,000 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area
Drive-Through Financial Institution	4 spaces per 1,000 square feet of gross floor area for customer service, lobby, and teller area, plus additional space as required for any associated offices. Stacking spaces: 8 in front of the first window and 2 in front of each additional window; except that 5 may be permitted in front of each of the first 2 windows, provided that both windows remain open when the drive-through facility is operational.	4 spaces per 1,000 square feet of gross floor area
Financial Institution	4 spaces per 1,000 square feet of gross floor area for customer service, lobby, and teller area, plus required spaces for any associated offices	4 spaces per 1,000 square feet of gross floor area

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Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
Office	<p>50,000 square feet of gross floor area or less: 3.6 spaces per 1,000 square feet</p> <p>Greater than 50,000 but less than 125,000 square feet of gross floor area: 3 spaces per 1,000 square feet</p> <p>125,000 square feet of gross floor area or more: 2.6 spaces per 1,000 square feet</p> <p>The size of the office building is based on the definition of gross floor area as set forth in Article 9. Where more than one office building is located on a lot, gross floor area is based on each individual building and not on the total gross floor area of all buildings on the lot. Gross floor area as qualified in Subsection 6100.3 is used to determine the required number of parking spaces.</p> <p>Buildings connected by structures such as atriums, awnings, breezeways, carports, garages, party walls, or plazas are not considered one building.</p>	<p>50,000 square feet of gross floor area or less: 3 spaces (<i>No minimum up to 3.6 spaces</i>) per 1,000 square feet</p> <p>Greater than 50,000 square feet of gross floor area: 2 spaces (<i>No minimum up to 3 spaces</i>) per 1,000 square feet</p>
Office in a Residential District	3.6 spaces per 1,000 square feet	3 spaces (<i>No minimum up to 3.6 spaces</i>) per 1,000 square feet
Personal and Business Services		
Business Service	1 space per 300 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area
Household Repair and Rental Service	1 space per 200 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area
Massage Therapy Establishment	1 space per 200 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area
Personal Service	1 space per 200 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area
Recreation and Entertainment		
Banquet or Reception Hall	1 space per 3 persons based on the occupancy load; plus 1 space per employee on major shift	8 spaces (<i>No minimum up to 10 spaces</i>) per 1,000 square feet of gross floor area
Campground	As determined by the Board or BZA	No minimum requirement
Commercial Recreation, Indoor	<p>Generally: 1 space per 3 persons based on the occupancy load; plus 1 space per employee on major shift</p> <p>Bowling Alley: 4 spaces per alley, plus 1 space per employee on major shift, plus such additional spaces as may be required herein for affiliated uses such as restaurants</p> <p>Commercial Swimming Pool: 1 space per 4 persons lawfully permitted in the pool at one time, plus 1 space per employee on major shift</p> <p>Theater: 0.3 space per seat or similar vantage</p>	<p>Generally: 4 spaces per 1,000 square feet of gross floor area</p> <p>Bowling Alley: 2 spaces per alley (<i>Option: No minimum up to 4 spaces per 1,000 square feet of gross floor area</i>)</p> <p>Commercial Swimming Pool: 1 space per 4 persons lawfully permitted in the pool at one time</p> <p>Theater: 1 space per 3 seats (<i>No minimum up to 1 space per 5 seats</i>)</p>

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
	accommodation	
Commercial Recreation, Outdoor	<p>Generally: 1 space per 3 persons based on the occupancy load plus 1 space per employee on major shift</p> <p>Swimming Pool, Commercial: 1 space per 4 persons lawfully permitted in the pool at one time, plus 1 space per employee on major shift</p>	<p>Generally: 4 spaces per 1,000 square feet of gross floor area</p> <p>Commercial Swimming Pool: 1 space per 4 persons lawfully permitted in the pool at one time</p>
Entertainment, Adult	0.3 space per seat	1 space per 3 seats (<i>No minimum up to 5 seats</i>)
Entertainment, Public	1 space per 3 persons based on the occupancy load, plus one space per employee on major shift	8 spaces (<i>No minimum up to 10 spaces</i>) per 1,000 square feet of gross floor area
Golf Course or Country Club	1 space per 4 members based on maximum anticipated membership	As determined by Board based on anticipated membership and employees on major shift
Health and Exercise Facility, Large	1 space per 3 persons based on the occupancy load, plus 1 space per employee on major shift	4 spaces (<i>No minimum up to 5 spaces</i>) per 1,000 square feet of gross floor area
Health and Exercise Facility, Small	1 space per 3 persons based on the occupancy load, plus 1 space per employee on major shift	4 spaces (<i>No minimum up to 5 spaces</i>) per 1,000 square feet of gross floor area
Marina, Commercial	As determined by the Director, based on a review of each proposal to include such factors as the number of spaces required to accommodate employees of the greatest shift, visitor parking, maximum number of members and the number of boat slips.	No minimum requirement
Marina, Private Noncommercial	As determined by the Director, based on a review of each proposal to include such factors as the number of spaces required to accommodate employees of the greatest shift, visitor parking, maximum number of members and the number of boat slips.	No minimum requirement
Quasi-Public Park, Playground, or Athletic Field	<p>Neighborhood Parks:</p> <p>Determined by the Director based on access to the park and the walking distance to the park from the surrounding development; the location of the park and the density of the surrounding development served; and</p>	<p>No minimum requirement.</p> <p><i>(Option: No minimum requirement for Neighborhood Parks and Urban Parks. Remainder of parks, Determined by the Director)</i></p>

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Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
	<p>the type and size of the proposed recreation uses or facilities.</p> <p>Urban Parks: No parking is required, provided such parks consist of urban style plazas, miniparks, and greenways, including trails, located within, contiguous to, or immediately across the street from urban, suburban and community business centers as defined in the plan, are oriented to pedestrian or bicycle use by the resident work force and adjacent residents, and provide open space and pedestrian oriented amenities.</p> <p>Community, District, Countywide and Regional Parks: As determined by the Director, based on the parking requirements for the most similar type of use or facility set forth herein.</p>	
Smoking Lounge	1 space per 3 persons based on the occupancy load; plus 1 space per employee on major shift	4 spaces (No minimum up to 6 spaces) per 1,000 square feet of gross floor area
Stadium or Arena	0.3 space per seat or similar vantage accommodation	1 space per 3 seats (No minimum up to 5 seats)
Zoo or Aquarium	As determined by the Board or BZA	As determined by the Board or BZA
Retail Sales		
Convenience Store	<p>6.5 spaces per 1,000 square feet of gross floor area</p> <p>Spaces designated for curb-side pickup cannot be counted toward the minimum required number of parking spaces</p>	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area
Drive-Through, Other	As required for the most similar use, plus 5 stacking spaces in front of each drive-through window	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area
Drive-Through Pharmacy	1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet, plus 5 stacking spaces in front of each drive-through window	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area
Drug Paraphernalia Establishment	1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area

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Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
Garden Center	<p>Commercial Districts: 1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet</p> <p>Residential Districts: 1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet, plus 1 space per 500 square feet of outdoor sales/display area to include greenhouses used for the sales/display of plant materials, plus 1 space per employee on major shift and company/commercial vehicle and sufficient space for the parking of any related equipment for landscape contracting services as an accessory component; or as modified by the Board based on the specific characteristics of the garden center use such as the size, scale, or type of accessory uses, when it is demonstrated that fewer parking spaces would adequately serve the site.</p>	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area plus 2 spaces per 1,000 square feet of greenhouse sales area and outdoor sales/display area
Pawnshop	1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area
Retail Sales, General	<p>Generally: 1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet</p> <p>Furniture or Carpet Store: 1 space per 500 square feet of net floor area, plus 1 space for each employee on major shift</p>	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area
Retail Sales, Large	<p>Generally: 1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet</p> <p>Furniture or Carpet Store: 1 space per 500 square feet of net floor area, plus 1 space for each employee on major shift</p>	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area
Vehicle-Related Uses		

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Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
Car Wash	4 spaces per bay or stall; plus 1 space per employee for a self-service establishment, or 1 space per employee on major shift, plus sufficient area for 10 stacking spaces per bay or stall for an automated establishment	As determined by the Board
Commercial Off-Street Parking	No minimum requirement	No minimum requirement
New Vehicle Storage	No minimum requirement	No minimum requirement
Truck Rental Establishment	1 space per 500 square feet of enclosed sales and rental floor area, plus 1 space per 2,500 square feet of open sales and rental display lot area, plus 1 space per employee on major shift, but never less than 5 spaces. When the enclosed office, sales, and rental area or employees are shared with another use for which parking has been provided, only the open sales and rental display area is required to be separately parked.	2 spaces per 1,000 square feet of enclosed sales and rental floor area
Vehicle Fueling Station	2 spaces per service bay, plus 6.5 spaces per 1,000 square feet of gross floor area devoted to the retail use, but never less than 5 spaces	2 spaces (No minimum up to 5 spaces) per service bay, plus 4 spaces per 1,000 square feet of gross floor area devoted to retail sales
Vehicle Repair and Maintenance, Heavy	2 spaces per service bay, plus 1 space per employee on major shift	2 spaces per service bay
Vehicle Repair and Maintenance, Light	1 space per 200 square feet of net floor area, plus 2 spaces per service bay, plus 1 space per employee on major shift	2 spaces per service bay
Vehicle Sales, Rental, and Service	1 space per 500 square feet of enclosed sales and rental floor area, plus 1 space per 2,500 square feet of open sales and rental display lot area, plus 2 spaces per service bay, plus 1 space per employee on major shift, but never less than 5 spaces	2 spaces per 1,000 square feet of enclosed sales and rental floor area
Vehicle Transportation Service	Based on the size and maximum number of company vehicles stored on-site with a minimum of 1 space per 1 employee on major shift, plus 1 space per company vehicle stored on-site.	1 space per 1 employee on major shift

INDUSTRIAL USES

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
Freight Movement, Warehousing, and Wholesale Distribution		
Data Center	1 space per 1.5 employees on major shift, plus 1 space per company vehicle	2 spaces (No minimum up to 3 spaces) per 1,000 square feet of gross floor area of office space associated with the use
Freight Distribution Hub	1 space per 1.5 employees on major shift, plus 1 space per company vehicle but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee on a major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Goods Distribution Hub	1 space per 1.5 employees on major shift, plus 1 space per company vehicle but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee on a major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Self-Storage	3.2 spaces per 1,000 square feet of gross floor area of office space associated with the use plus 1 space per employee on major shift, and 2 spaces for a resident manager. The width of travel aisles for vehicular access and loading and unloading are subject to the approval of the Director	3 spaces (No minimum up to 3 spaces) per 1,000 square feet of gross floor area of office space associated with the use
Warehouse	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee on a major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Wholesale Facility	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee on a major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Industrial Services and Extraction of Materials		
Building Materials Storage and Sales	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee on major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Contractor's Office and Shop	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee on major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Extraction Activity	As determined by the BZA	As determined by the BZA
Petroleum Products Storage Facility	1 space per 1.5 employees on major shift, plus 1 space per company vehicle	1 space per employee on major shift or 1 space per 1,000 square feet of gross floor area, whichever is less

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
Specialized Equipment and Heavy Vehicle Sale, Rental, or Service	1 space per 500 square feet of enclosed sales and rental floor area, plus 1 space per 2,500 square feet of open sales and rental display lot area, plus 2 spaces per service bay, plus 1 space per employee on major shift, but never less than 5 spaces	1 space per 1,000 square feet of enclosed sales and rental floor area, plus 1 space per 2,500 square feet of open sales and rental display lot area
Storage Yard	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee on major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Vehicle Storage or Impoundment Yard	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee on major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Production of Goods		
Craft Beverage Production Establishment	1 space per 4 seats where seating is at tables, plus 1 space per 2 seats where seating is at a counter, plus 1 space per 2 employees. This rate applies to outdoor seating in excess of 20 outdoor seats for an establishment with a gross floor area of less than 5,000 square feet, or to outdoor seating in excess of 32 outdoor seats for an establishment with a gross floor area of 5,000 square feet or more	8 spaces (No minimum up to 10 spaces) per 1,000 square feet of gross floor area, excluding area devoted to the production and processing of craft beverages
Production or Processing	1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment	1 space per employee on a major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Production or Processing, Heavy	1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment	1 space per employee on a major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Small-Scale Production Establishment	<p>C-3, C-4, C-5, C-6, C-7, C-8, PDH, PDC, PRM, and PRC Districts: 1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment, but with a minimum of 1 space per 1,000 square feet of gross floor area</p> <p>I-3 District: 1 space per employee on major shift, plus 1</p>	1 space per employee on a major shift or 1 space per 1,000 square feet of gross floor area, whichever is less

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement
	space per company vehicle and piece of mobile equipment	
Waste and Recycling Facilities		
Junkyard	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employees on a major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Mixed Waste Reclamation Facility	1 space per 1 employee on major shift, plus 1 space per company vehicle	1 space per employees on a major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Recycling Center	1 space per 1 employee on major shift, plus 1 space per company vehicle	1 space per employees on a major shift or 1 space per 1,000 square feet of gross floor area, whichever is less
Solid Waste Disposal Facility	1 space per 1 employee on major shift, plus 1 space per company vehicle	1 space per employees on a major shift or 1 space per 1,000 square feet of gross floor area, whichever is less