

# LAND USE AND DEVELOPMENT

## 102 Attachment 3

**SCHEDULE C**  
**MINIMUM NUMBER OF PARKING SPACES**

INSTRUCTIONS: The minimum number of parking spaces are determined by comparing the parking requirements for the zone district with the parking requirement for the use; whichever standard results in the greater parking requirement applies.

BR = bedroom(s)      GFA = gross floor area      GLA = gross leasable area      sf = square feet  
\* = If the number of bedrooms is unknown, this requirement shall apply.

ZONE DISTRICT	MINIMUM NUMBER OF PARKING SPACES	
R-1	Residential: as required by use	Non-residential: as required by use
R-2	Residential: as required by use	Non-residential: as required by use
R-3	Residential: as required by use	Non-residential: as required by use
G	Residential: as required by use	Non-residential: as required by use
SC	Residential: as required by use	Non-residential: as required by use
PO-R	Residential: as required by use	Non-residential: 1/200 sf GFA
B-1	Residential: as required by use	Non-residential: none required
B-2	Residential: as required by use	Non-residential: 1/250 sf GFA
B-3	Residential: as required by use	Non-residential: 1/250 sf GFA
B-4	Residential: as required by use	Non-residential: 1/250 sf GFA
B-5	Residential: as required by use	Non-residential: 1/250 sf GFA
B-6	Residential: as required by use	Non-residential: see redevelopment plan.
I-1	Residential: use not permitted	Non-residential: 1/400 sf GFA
I-2	Residential: use not permitted	Non-residential: 1/400 sf GFA
CG	Residential: as required by use	Non-residential: as required by use
H	Residential: as required by use	Non-residential: as required by use

USE	SIC #	MINIMUM NUMBER OF PARKING SPACES			
<b>RESIDENTIAL</b>					
Single family detached	NA	2 BR - 1.5	3 BR - 2.0	4 BR - 2.5*	5 BR - 3.0
Single family, patio home	NA	2 BR - 1.5	3 BR - 2.0	4 BR - 2.5*	5 BR - 3.0
Duplex	NA	2 BR - 1.5	3 BR - 2.0	4 BR - 2.5*	
Two-family, except duplex	NA	2 BR - 1.5	3 BR - 2.0	4 BR - 2.5*	
Triplex	NA	1 BR - 1.8	2 BR - 2.3*	3 BR - 2.4	
Quadriplex	NA	1 BR - 1.8	2 BR - 2.3*	3 BR - 2.4	
Townhouse	NA	1 BR - 1.8	2 BR - 2.3*	3 BR - 2.4	
Garden apartment	NA	1 BR - 1.8	2 BR - 2.0*	3 BR - 2.1	
Mid-rise apartment	NA	Studio - 1.8	1 BR - 1.8	2 BR - 2.0*	3 BR - 2.1
High rise apartment	NA	Studio - 0.8	1 BR - 0.8	2 BR - 1.3*	3 BR - 1.9
Apartment in nonresidential bldg.	NA	1 BR - 1.8	2 BR - 2.0*	3 BR - 2.1	
Community residence or shelter	NA	As required by type of residential structure and number of bedrooms (see above)			
<b>RETAIL TRADE</b>					
<b>BUILDING MATERIALS AND GARDEN SUPPLIES</b>					
Lumber and other bldg. materials	521	1/400 sf GFA			
Paint, glass and wallpaper stores	523	1/250 sf GFA			

SOMERVILLE CODE

SCHEDULE C - MINIMUM NUMBER OF PARKING SPACES (CONTINUED)

USE	SIC #	MINIMUM NUMBER OF PARKING SPACES
<b>RETAIL TRADE - CONTINUED</b>		
Hardware stores	525	1/300 sf GFA
Retail nurseries and garden supply stores	526	1/400 sf sales area
Mobile home dealers	527	As determined by the Board
<b>GEN'L MERCHANDISE STORES</b>		
Department stores, variety stores, miscellaneous general merchandise stores	531 533 539	1/250 sf GFA 1/250 sf GFA 1/250 sf GFA
<b>FOOD STORES</b>		
Grocery stores, meat & fish markets, fruit & vegetables markets, candy, nut and confectionery stores, dairy products stores, retail bakeries, miscellaneous food stores	541 542 543 544 545 546 549	1/250 sf GFA 1/250 sf GFA 1/250 sf GFA 1/250 sf GFA 1/250 sf GFA 1/250 sf GFA 1/250 sf GFA
<b>AUTOMOTIVE DEALERS AND GAS SERVICE STATIONS</b>		
New and used car dealers	551	1/300 sf showroom and office area, or 2/employee, whichever is greater
Used car only dealers	552	1/300 sf showroom and office area, or 2/employee, whichever is greater
Auto and home supply stores	553	As determined by the Board
Gasoline service stations	554	1/2 gas pumps, plus 3/service bay
Boat, recreational vehicle, motorcycle and other automotive dealers	555,556 557,559	1/300 sf showroom and office area, or 2/employee, whichever is greater 1/300 sf showroom and office area, or 2/employee, whichever is greater
<b>APPAREL AND ACCESSORY STORES</b>		
Men's, boys, women's and family clothing stores, women's accessory and specialty stores, children's and infants' wear stores, shoe stores and miscellaneous apparel and accessory stores	561 562 563 564 565 566	1/250sf GFA 1/250sf GFA 1/250sf GFA 1/250sf GFA 1/250sf GFA 1/250sf GFA
<b>HOME FURNITURE, FURNISHINGS &amp; EQUIPMENT STORES</b>		
Home furniture and furnishings stores, household appliance stores, radio, television and computer stores	571 572 573	1/800 sf GFA 1/250 sf GFA 1/250 sf GFA
<b>EATING AND DRINKING PLACES</b>		
Fast food (sit down) or family restaurant	N.A.	1/30 sf customer service and seating area, or 1/3 seats plus 1 per employee on the maximum shift, whichever is greater [Amended 12-17-01 by Ord. 2118]
Quality restaurant	N.A.	1/2 seats
Fast food (drive-in) restaurant	N.A.	1/30 sf customer service and seating area, or 1/2 seats plus 1 per employee on the maximum shift, whichever is greater (includes drive-up stacking spaces) [Amended 12-17-01 by Ord. 2118]

## LAND USE AND DEVELOPMENT

### SCHEDULE C - MINIMUM NUMBER OF PARKING SPACES (CONTINUED)

USE	SIC #	MINIMUM NUMBER OF PARKING SPACES
<b>RETAIL TRADE - CONTINUED</b>		
<b>MISCELLANEOUS RETAIL</b>		
Drug stores & proprietary stores	591	1/250 sf GFA
Liquor stores	592	1/300 sf GFA
Used merchandise stores	593	As determined by the Board
Miscellaneous shopping goods stores	594	1/250 sf GFA
Nonstore retailers	596	As determined by the Board
Fuel dealers	598	As determined by the Board
Other retail stores	599	1/250 sf GFA
Shopping Center	N.A.	Up to 400,000 sf GLA: 1/250 sf GLA 400,000 to 600,000 sf GLA: 1/225 sf GLA
<b>WHOLESALE TRADE</b>		
<b>DURABLE GOODS</b>		
Motor vehicles, parts & supplies	501	As determined by the Board
Furniture & homefurnishings	502	1/500 sf GFA
Lumber & construction materials	503	1/500 sf GFA
Professional & commercial equipment and supplies	504	1/500 sf GFA
Metals and minerals, except petroleum	505	1/500 sf GFA
Hardware, plumbing & heating equipment and supplies	507	1/500 sf GFA
Machinery, equipment & supplies	508	1/500 sf GFA
Miscellaneous durable goods	509	1/500 sf GFA
<b>NONDURABLE GOODS</b>		
Paper and paper products	511	1/500 sf GFA
Drugs, drug proprietaries and druggists' sundries	512	1/500 sf GFA
Apparel, piece goods & notions	513	1/500 sf GFA
Groceries and related products	514	1/500 sf GFA
Chemicals and allied products	516	1/500 sf GFA
Petroleum and petroleum products	517	1/500 sf GFA
Beer, wine and distilled alcoholic beverages	518	1/500 sf GFA
Miscellaneous nondurable goods	519	1/500 sf GFA
<b>FINANCE, INSURANCE AND REAL ESTATE</b>		
DEPOSITORY INSTITUTIONS	60	1/250 sf GFA, or 5/teller, whichever is greater
NONDEPOSITORY CREDIT INSTITUTIONS	61	1/300 sf GFA
SECURITY AND COMMODITY BROKERS	62	1/200 sf GFA
INSURANCE CARRIERS	63	1/200 sf GFA
INSURANCE AGENTS, BROKERS AND SERVICE	64	1/200 sf GFA

## SOMERVILLE CODE

### SCHEDULE C - MINIMUM NUMBER OF PARKING SPACES (CONTINUED)

USE	SIC #	MINIMUM NUMBER OF PARKING SPACES
<b>FINANCE, INSURANCE AND REAL ESTATE - CONTINUED</b>		
<b>REAL ESTATE</b>		
Real estate operators, lessors, agents & managers	651	1/200 sf GFA
	653	1/200 sf GFA
Title abstract offices	654	1/200 sf GFA
Subdividers and developers	655	1/200 sf GFA
HOLDING AND OTHER INVESTMENT OFFICES	67	1/200 sf GFA
<b>SERVICES</b>		
<b>HOTELS, ROOMING HOUSES, CAMPS AND OTHER LODGING PLACES</b>		
Hotels	701	1/guest room, plus 1/employee on maximum shift, plus 1/4 seats of accessory uses
Motels	701	1/guest room, plus 1/employee on maximum shift, plus 1/4 seats of accessory uses
Rooming and boarding houses	702	1 per guest room, plus 1 per employee OR 1 per roomer/boarder, whichever is greater
Camps and recreational vehicle parks	703	As determined by the Board
Membership-basis organization hotels & lodging houses	704	As determined by the Board
<b>PERSONAL SERVICES</b>		
Laundry, cleaning and garment services	721	1/4 washing and drying machines (laundromat)
Portrait photographic studios	722	1/employee, plus 2/photographer
Beauty and barber shops	723,724	3/barber or beautician
Shoe repair & shoeshine parlors	725	1/250 sf GFA
Funeral service and crematories	726	1/3 chapel seats
Miscellaneous personal services	729	As determined by the Board
<b>BUSINESS SERVICES</b>		
Advertising	731	1/250 sf GFA
Consumer credit reporting, mercantile reporting, adjustment and collection agencies	732	1/250sf GFA
Mailing, reproduction, commercial art and photography, and stenographic services	733	1/250sf GFA
Services to buildings	734	1/250 sf GFA
Miscellaneous equipment rental and leasing	735	1/250sf GFA
Personnel supply services	736	1/250 sf GFA
Computer and data processing services	737	1/250sf GFA
Miscellaneous business services	738	As determined by the Board

## LAND USE AND DEVELOPMENT

### SCHEDULE C - MINIMUM NUMBER OF PARKING SPACES (CONTINUED)

USE	SIC #	MINIMUM NUMBER OF PARKING SPACES
<b>SERVICES - CONTINUED</b>		
<b>AUTOMOTIVE REPAIR, SERVICES AND PARKING</b>		
Automotive rentals, no drivers	751	2, plus 1/employee
Automobile parking	752	1/employee
Automotive repair shops	753	3/service bay
Automotive services, except repair	754	As determined by the Board
<b>MISCELLANEOUS REPAIR SERVICES</b>		
Electrical repair shops	762	1/250 sf GFA
Watch, clock and jewelry repair	763	1/250 sf GFA
Reupholstery & furniture repair	764	1/400 sf GFA
Miscellaneous repair shops	769	As determined by the Board
<b>MOTION PICTURES</b>		
Motion picture production and distribution and services	781	As determined by the Board
	782	As determined by the Board
Motion picture theaters	783	1/3 seats
Video tape rental	784	1/250 sf GFA
<b>AMUSEMENT AND RECREATION SERVICES</b>		
Dance studios, schools and halls	791	As determined by the Board
Producers, orchestras and entertainers	792	As determined by the Board
Bowling centers	793	5/bowling lane
Commercial sports	794	As determined by the Board
Miscellaneous amusement and recreation services	799	As determined by the Board
Non-profit parks	NA	As determined by the Board
<b>HEALTH SERVICES</b>		
Offices and clinics of medical doctors, dentists, osteopathic physicians and other health practitioners	801	4/doctor, plus 1/employee or 1/175 sf GFA, whichever is greater
	802	4/doctor, plus 1/employee or 1/175 sf GFA, whichever is greater
	803	4/doctor, plus 1/employee or 1/175 sf GFA, whichever is greater
	804	4/doctor, plus 1/employee or 1/175 sf GFA, whichever is greater
Nursing & personal care facilities	805	1/4 beds, plus 1 employee or maximum shift
Hospitals	806	1/bed, plus 1/employee on maximum shift, plus 1/175 sf outpatient area, or 1/417 sf GFA, whichever is greater
Medical and dental labs	807	As determined by the Board
Home health care services	808	As determined by the Board
Miscellaneous health and allied services	809	As determined by the Board
<b>LEGAL SERVICES</b>	81	1/200 sf GFA
<b>EDUCATIONAL SERVICES</b>		
Elementary & secondary schools	821	As determined by the Board
Colleges, universities, etc.	822	As determined by the Board

SOMERVILLE CODE

SCHEDULE C - MINIMUM NUMBER OF PARKING SPACES (CONTINUED)

USE	SIC #	MINIMUM NUMBER OF PARKING SPACES
<b>EDUCATIONAL SERVICES - CONTINUED</b>		
Libraries	823	1/300 sf GFA
Vocational schools	824	As determined by the Board
Other schools and educational services	829	As determined by the Board
<b>SOCIAL SERVICES</b>		
Individual & family social services	832	As determined by the Board
Job training and vocational rehabilitation services	833	As determined by the Board
Child care centers	NA	1/staff or employee, plus adequate drop-off/pick-up space as determined by the Board
Other social services	839	As determined by the Board
MUSEUMS, ART GALLERIES, BOTANICAL GARDENS AND ZOOLOGICAL GARDENS	84	1/3 seats, plus 1/employee
<b>MEMBERSHIP ORGANIZATIONS</b>		
Business, professional, labor, civic, social and political associations	861,862	1/200 sf GFA
	863,864	1/200 sf GFA
	865	1/200 sf GFA
Houses of worship	NA	1/3 seats or 1/90 sf GFA, whichever is greater
Other membership organizations	869	1/200 sf GFA
<b>ENGINEERING, ACCOUNTING, RESEARCH AND MANAGEMENT SERVICES</b>		
Engineering, architectural and surveying services	871	1/200 sf GFA
Accounting, auditing and bookkeeping services	872	1/200 sf GFA
Research and testing services	873	As determined by the Board
Management and public relations services	874	As determined by the Board
PRIVATE HOUSEHOLDS	88	As determined by the Board
OTHER SERVICES	89	As determined by the Board
<b>PUBLIC ADMINISTRATION</b>		
Municipal buildings and uses	NA	As determined by the Board
Public safety buildings and uses	NA	As determined by the Board
Other governmental uses	NA	As determined by the Board
<b>TRANSPORTATION AND PUBLIC UTILITIES</b>		
RAILROAD TRANSPORTATION	40	As determined by the Board
LOCAL AND SUBURBAN TRANSIT AND INTERURBAN HIGHWAY PASSENGER TRANSPORTATION	41	As determined by the Board

## LAND USE AND DEVELOPMENT

### SCHEDULE C - MINIMUM NUMBER OF PARKING SPACES (CONTINUED)

USE	SIC #	MINIMUM NUMBER OF PARKING SPACES
<b>TRANSPORTATION AND PUBLIC UTILITIES - CONTINUED</b>		
<b>MOTOR FREIGHT TRANSPORTATION AND WAREHOUSING</b>		
Trucking and courier services, except air	421	As determined by the Board
Public warehousing and storage	422	1/1,000 sf GFA or 1/employee on maximum shift, whichever is greater 2/manager, plus 1/10 storage units, plus 1 visitor/25 storage units
Terminal and joint terminal maintenance facilities for motor freight transportation	423	As determined by the Board
PIPELINES, EXCEPT NATURAL GAS	46	As determined by the Board
<b>TRANSPORTATION SERVICES</b>		
Arrangement of passenger transportation	472	1/250 sf GFA
Arrangement of transportation of freight and cargo	473	As determined by the Board
COMMUNICATIONS, EXCEPT CELLULAR ANTENNAS	48	As determined by the Board
CELLULAR ANTENNAS	NA	1 per 3 cellular telecommunications service providers on the site, but not less than one site space [Amended 6-16-03 by Ord. 2143].
ELECTRIC, GAS AND SANITARY SERVICES	49	As determined by the Board
PUBLIC UTILITIES	NA	As determined by the Board
<b>CONSTRUCTION</b>		
GENERAL BUILDING CONTRACTORS	15	As determined by the Board
HEAVY CONSTRUCTION, EXCEPT BUILDINGS	16	As determined by the Board
SPECIAL TRADE CONTRACTORS	17	As determined by the Board
<b>MANUFACTURING</b>		
FOOD & KINDRED PRODUCTS	20	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
TOBACCO PRODUCTS	21	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
TEXTILE MILL PRODUCTS	22	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
APPAREL AND OTHER TEXTILE PRODUCTS	23	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
LUMBER & WOOD PRODUCTS	24	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
FURNITURE AND FIXTURES	25	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
PAPER AND ALLIED PRODUCTS	26	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
PRINTING AND PUBLISHING	27	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
CHEMICALS AND ALLIED PRODUCTS	28	1/400 sf GFA or 1/employee on maximum shift, whichever is greater

## SOMERVILLE CODE

### SCHEDULE C - MINIMUM NUMBER OF PARKING SPACES (CONTINUED)

USE	SIC #	MINIMUM NUMBER OF PARKING SPACES
<b>MANUFACTURING - CONTINUED</b>		
PETROLEUM AND COAL PRODUCTS	29	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
RUBBER & MISCELLANEOUS PLASTIC PRODUCTS	30	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
LEATHER AND LEATHER PRODUCTS	31	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
STONE, CLAY GLASS AND CONCRETE PRODUCTS	32	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
PRIMARY METAL INDUSTRIES	33	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
FABRICATED METAL PRODUCTS	34	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
INDUSTRIAL AND COMMERCIAL MACHINERY AND EQUIPMENT	35	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
ELECTRONIC AND OTHER ELECTRIC EQUIPMENT	36	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
TRANSPORTATION EQUIPMENT	37	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
INSTRUMENTS AND RELATED PRODUCTS	38	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
MISCELLANEOUS MANUFACTURING INDUSTRIES	39	1/400 sf GFA or 1/employee on maximum shift, whichever is greater
<b>AGRICULTURE, FORESTRY AND FISHING</b>		
AGRICULTURAL PRODUCTION, CROPS		
Ornamental nursery products	01	As determined by the Board
AGRICULTURAL SERVICES		
Veterinary services (pets only)	0742	3/examination room or doctor, whichever is greater
Animal specialty services for domestic pets	0752	1/200 sf GFA
Landscape counseling, planning	0781	1/200 sf GFA
Lawn and garden services, ornamental shrub and tree services	0782 0783	1, plus 1/employee 1, plus 1/employee
<b>NONCLASSIFIABLE ESTABLISHMENTS</b>		
Public parks	NA	As determined by the Board
Home occupations	NA	1/non-resident employee, plus parking as required for the type of dwelling unit
Lawn and garden services, ornamental shrub and tree services	0782 0783	1, plus 1/employee 1, plus 1/employee
<b>NONCLASSIFIABLE ESTABLISHMENTS</b>		
Public parks	NA	As determined by the Board
Home offices	NA	None required or permitted, except as required and permitted for the dwelling unit.