

ZONING

400 Attachment 3

Township of Coolbaugh

Table of Required Parking and Stacked Spaces
[Added 7-5-2023 by Ord. No. 150-2023; amended 8-5-2024 by Ord. No. 156-2024; 6-3-2025 by Ord. No. 158-2025]

Table of Required Parking and Stacking Spaces
Minimum Number of Off-Street Parking and Stacking Spaces Required
***-Indicates Uses which Require Submission of a Specific Parking Demand Analysis**

Automotive Uses	Number of Parking Stalls Required
Full- and self-service stations and gas stations	One per service island plus stacking lane requirements plus required parking for grocery store, auto repair or other uses on site (if any)
Mobile and manufactured home sales	One per 3,000 sq. ft. of outdoor display area
Motor vehicle accessories, parts and supplies (without repair), Junkyards	See General Retail
Motor vehicle (including truck) rental	One for every fleet vehicle, plus one for every 300 sq. ft. of sales/service office space. Truck stalls shall be sized appropriately. Attendant parking may apply if all vehicles are parked and retrieved by attendants. If there is a repair/maintenance facility on the site, it shall have additional parking as required for auto repair uses.
Motor vehicle repair, without sales (including lube, tune-up, tire, brake and muffler service)	Four per service bay, station or lift. This may include stacking lane spaces. High turnover uses, such as quick oil-change shops, shall have a minimum of one stacking space located before and one after each work bay/station. Shops where customers leave vehicles for later pick-up may place parking elsewhere on the property.
Motor vehicle sales and service	One per 1,000 sq. ft. of GFA
Car Wash: - Full service - Automatic (unattended) - Self-service	Two per service lane or bay plus stacking space requirements plus parking for retail uses (if any) One per 3,000 sq. ft. GFA (minimum one stall) plus one for each vacuum (if any) plus stacking lane requirements One for every five wash bays (not including stalls in wash bays) plus stacking lane requirements plus one at each vacuum (if any)
Eating and Entertainment Uses	Number of Parking Stalls Required
Adult cabarets (with or without alcoholic beverage service)	One per 100 sq. ft. GFA
Bars, brew pubs, taverns, saloons and cocktail lounges, country club	One per 100 sq. ft. GFA
Drive-through/take-out food/beverage stand [establishment primarily serving drive-through and/or take-out clientele, but which may have incidental seating for less than 20 (building code	One per 200 SG GFA plus stacking lane requirements

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Eating and Entertainment Uses	Number of Parking Stalls Required
occupant load)]	
Restaurant, dine-in/outdoor (building code occupant load for 20 or more)	One per 100 sq. ft. GFA
Restaurant with drive-through service (building code occupant load for 20 or more, plus drive-through window or facility)	One per 100 sq. ft. GFA plus stacking lane requirements

Institutional Uses	Number of Parking Stalls Required
Business and trade schools (e.g., beauty, cosmetology, secretarial, music, art, dance, vocational and occupational training, extension programs, etc.)	One for every 100 sq. ft. GFA
Child-day care centers, preschools, nursery schools and kindergartens	One per employee required by plus, when enrollment is known: 45 students or less: 1 per 5 students More than 45 students: 8 plus 1 per 40 students When enrollment is not known: For 2,500 sq. ft. or less: 1/300sq. ft. For more than 2,500 sq. ft.: 8 plus 1/5,000 sq. ft.
Colleges, universities or institutions of higher learning	One per employee and faculty member, plus one per three full-time-equivalent students
Correctional facilities	*
Hospitals (includes offices within the hospital building, but parking for medical office buildings, even if co-located with the hospital, shall be in accordance with the requirements for Dental or Medical Clinics	Five per licensed bed, or*
Libraries	One per 250 sq. ft. GFA
Nursing, convalescent and rest homes	See residential uses
Schools, elementary and middle and equivalent private or parochial schools	One per six student capacity (“capacity” means the designed capacity of the school, even if actual enrollment varies by year), plus sufficient off-street space for safe loading and unloading of students from school buses. The proponent shall demonstrate how special event parking will be provided through a combination of on-site, on-street (where public parking is available) and off-site parking provisions.
Schools, senior high and equivalent private or parochial school	One per three student capacity

Office Uses	Number of Parking Stalls Required
Dental or medical clinics (including chiropractors, psychologists/psychiatrists, outpatient surgery centers, optometrists, offices for fitting and repair of hearing aids and prosthetics, massage therapists, nonresident drug and alcohol counseling and treatment centers and similar) and Veterinary Clinics	One per 200 sq. ft. GFA
Office buildings/offices not providing on-site	1 per 300 sq. ft. GFA

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Office Uses	Number of Parking Stalls Required
services and sample homes	
Offices providing on-site service, professional offices and studios (radio/television)	One per 200 sq. ft. GFA

Personal Service Uses	Number of Parking Stalls Required
Banks, credit unions and saving and loan institutions	One per 200 sq. ft. GFA; minimum 10 stalls plus stacking space requirements if there is a drive-through banking facility
Charging stations	One per charging port or outlet
Dry cleaning or laundry service	One per 400 sq. ft. GFA plus stacking lane requirements for drive-through window (if any)
Dry cleaning or laundry, self-service (laundromat)	One per two washing or dry cleaning machines
Personal care services [e.g., barber shops, beauty salons, cosmetologists, massage facilities (therapeutic), nail salons, electrolysis/hair-removal salons, tattoo and piercing establishments and similar]	Two per treatment station but not less than four per 1,000 sq. ft. GFA

Places of Assembly	Number of Parking Stalls Required
Auditoriums or assembly places with fixed seats, auditoriums or assembly places without fixed seats, conference centers, meeting assembly or banquet hall, conference centers, meeting assembly or banquet hall	One per four seats or one per eight feet of bench or pew or one per 50 sq. ft. GFA, whichever is greater
Cemeteries	*
Churches, synagogues, mosques, temples, and other places of religious worship	One per four seats or one per eight feet of bench or pew in the main sanctuary or worship room or per 50 sq. ft. GFA if there is no fixed seating. Additional parking is required for auditoriums, classrooms, community rooms, offices, etc., if they are used for parking generating uses simultaneous with worship services
Clubs and lodges	One per four seats or one per eight feet of bench or pew
Funeral homes or mortuaries, crematoriums	One per four seats or one per eight feet of bench or pew
Stadiums	One per four seats or one per eight feet of bench or pew

Entertainment/Recreational Activities	Number of Parking Stalls Required
Agritourism	*
Archery range-outdoor commercial, shooting ranges-outdoor commercial	Two per station and four additional
Billiard halls	Three per table, but not less than five per 1,000 sq. ft. GFA
Bowling alleys	Five per lane
Dance hall, dance club, nightclub or discotheque, after hours club, adult businesses	One per two persons building code occupant load standard
Golf driving range	One per tee
Golf course	Four per hole
Golf course-,miniature	Two per hole and one for each employee

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Entertainment/Recreational Activities	Number of Parking Stalls Required
Large-scale recreation, indoor	*Plus § 400-91.1F
Large-Scale commercial recreation facility	*Plus § 400-91.1F
Recreation facility, outdoor commercial	*Plus § 400.91.2D
Public parks and playgrounds, public facilities and uses	*
Live theater/playhouse	One per three seats
Movie theater	One per four seats
Handball or tennis courts or racquet clubs	One per 40 sq. ft. GFA used for assembly plus two per court
Health, fitness and athletic clubs	Five per 1,000 sq. ft. GFA
Race tracks	*
Recreation facilities, indoor commercial	*Plus § 400.91.1F
Resorts	*
Skating rinks (ice or roller)	One per 250 sq. ft. GFA
Swimming pools (indoor and outdoor)	One per 10 swimmers, based on pool capacity as defined by the Washington State Department of Health
Video, computer game and pinball arcades	One per machine or game unit

Residential Uses	Number of Parking Stalls Required
Single-family residences, single-family dwelling	Two plus requirement for accessory unit (if any)
Convalescent, nursing or rest homes, sanitariums, skilled nursing facilities, group home-institutional, personal care homes	1.5 per 1,000 sq. ft. GFA
Rooming houses, fraternities and sororities, boarding and lodging houses, dormitories, homeless shelters, group homes, halfway houses and domestic violence shelter	One per accommodation
Hotels, motels or other overnight accommodations, campground and recreational vehicle parks, camps and retreats, outdoor recreation clubs and camps	1.20 per unit or room, plus additional parking in accordance with these tables for restaurants, convention facilities and any other businesses or facilities associated with the motel or hotel
Mobile and manufactured home parks	Two per dwelling and one guest stall per five dwellings
Multiple-family residential and religious quarters	Two per dwelling unit with two or more bedrooms 1.75 per dwelling unit with one bedroom 1.5 per studio or efficiency unit over 500 sq. ft. 1.25 per studio or efficiency unit 500 sq. ft. or less
Senior and Retirement Housing, Senior Apartments or Units Independent living community assisted living residences Alzheimer's/dementia care facility continuing care community *Senior housing types as defined by American Seniors Housing Association	0.25 stalls per unit less than requirement for same category of general multifamily units above One per two living units One per three accommodations (see convalescent/nursing home) Total of requirements for each of the above types of accommodations
Respite Care	One per staff member plus one per 10 persons receiving care
Short-term rentals	Minimum of one parking space per bedroom,

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Residential Uses	Number of Parking Stalls Required
	plus additional parking spaces pursuant to the parking requirements of Chapter 324 of the Code of Ordinances of Coolbaugh Township.

Retail Uses	Number of Parking Stalls Required
Durable Goods Retail: [e.g., appliances, furniture, lumber and building supplies, home decoration and furnishing showrooms, lighting and electrical supplies, nurseries, greenhouses, garden centers retail and garden supplies (but not retail florists), pool, spa and patio furniture sales and similar uses]	Less than 6,000 sq. ft. GFA: One per 300 sq. ft. GFA; minimum five per tenant 6,000 sq. ft. GFA or more: One per 500 sq. ft. GFA
Service Retail [e.g., appliance repair, pet grooming, check cashing, clothing rental (e.g., costumes and formal wear), cleaners, film and photo processing, locksmiths, postal convenience centers, pawn shops, printing and copying services, shoe repair, tailors and dressmakers, tool and equipment rental, travel agents and similar uses]	One per 300 sq. ft. GFA
General Retail [e.g., antiques; art, art studios and art supplies; auction houses, auto parts, supplies and accessories (without service); bicycles; bookstores; bridal shops; camera and photo supplies; candy; china and glassware; clothing and shoes; coins, stamps and collectibles; computer, audio, stereo, TV and home electronics; department, discount and variety stores; dry goods, fabric, sewing, needlework and craft supplies; flea markets (indoor and outdoor), gift, novelty and souvenir shops; hobby shops; jewelry, watch and clock stores; sheets, towels and housewares; leather and luggage stores; musical instruments; pets and pet supplies; record and music stores; retail florists; stationers and office and school supplies; thrift, second-hand and consignment stores; tobacco and smoke shops; toy stores; other specialty retail and similar uses]	One per 300 sq. ft. GFA
Convenience Retail [e.g., supermarkets, grocery, and food stores (including bakers, butchers, produce stands, etc.); drug stores and pharmacies; farmers markets; liquor stores; newsstands; extended-hour convenience stores; video and CD	One per 200 sq. ft. GFA
Regional shopping, wholesale business and retail large scale (100,000 sq. ft. or More)	Five per 1,000 sq. ft. gross leasable area
Shopping centers, less than 400,000 sq. ft. GFA 400,000 sq. ft. GFA and more	Four per 1,000 gross leasable area; eating and entertainment uses are calculated separately Five per 1,000 sq. ft.

Industrial Uses	Number of Parking Stalls Required
Agricultural products processing	One per 1,000 sq. ft. GFA
Apparel manufacturing	One per 350 sq. ft. GFA
Baking, bottling, canning establishments and	One per 600 sq. ft. GFA

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Industrial Uses	Number of Parking Stalls Required
microbreweries	
Bulk fuel storage facility, retail home heating fuel distributors	*
Engraving	One per 350 sq. ft. GFA
Forestry	One per employee
Industrial wastewater treatment facilities, water withdrawal facilities, wind energy facilities, solid waste staging areas - commercial and public, solid waste facilities- commercial and public, solar power generation-commercial, recycling facilities, power plants	*
Machinery repair without sales	Three per employee, or one per 200 sq. ft. GFA, whichever is greater
Manufacturing and assembly businesses, and other light industrial including research and testing but not apparel, printing and related business	One per 1,000 sq. ft. GFA plus one per employee on largest shift
Mineral extraction	One per employee plus two additional
Preserves	*
Pipeline compressor station, metering station or operation/maintenance facility	One per employee plus one additional
Printing or publishing business	One per 350 sq. ft. GFA
Research, engineering or testing laboratories	One per 1,000 sq. ft. GFA or 1.2 per employee, whichever is greater
Self-service storage facilities	One per 50 storage units, or one per 3,000 sq. ft. GFA, whichever is greater, with an adequate number of stalls configured to facilitate loading/unloading of storage units.
Small logistics centers and large logistics centers	1.1 per employee on the largest shift, plus one tractor-trailer space located at each loading dock/bay, plus one additional trailer parking space (minimum of 12' x 55') per loading dock/bay, plus additional " stacking/storage" parking spaces (minimum of 14' x 74') for tractor-trailers in an amount greater than or equal to 10% of the number of loading docks/bays (with a minimum of 10 spaces) for the stacking/storage of tractor-trailers, all directly accessible by adequate aisles or drives. The parking and stacking design shall provide adequate area/spaces for the parking and stacking of tractor-trailers that are awaiting entry to the loading/unloading area to prevent the backup of tractor-trailers and/or other vehicles onto a public street.

Other Uses	Number of Parking Stalls Required
Animal husbandry, commercial	Five plus one per employee
Animal husbandry, residential	Two
Animal shelters	Two per 1,000 sq. ft. GFA
Bus stations, railroad terminals-passenger only	*
Bus, limousine, taxi terminals/stations, park and ride facilities	*

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Other Uses	Number of Parking Stalls Required
Concentrated animal feeding operations, crop production	One per employee plus two additional
Mixed occupancies (contractor yards; EMS; Township uses and facilities; fire companies and truck plazas), semipublic buildings and uses	The sum of the various uses computed separately. This does not apply to shopping centers
Planned business center	*
Stables, commercial	One per four stalls plus one per employee
Storage yards for forest products and minerals	One per employee
Uses not included on any table-temporary carnivals and fairs	Same as the most similar use, as determined by the community Township Zoning Officer. The Zoning Officer may refer to the most recent edition of the Institute of Transportation Engineers (ITE) Parking Generation Manual or other professionally conducted and reviewed parking studies for guidance
Utility establishments without regular employment [e.g., wireless communication facilities, automatic telephone exchanges, "Telco Hotels," electrical distribution (transformer) yards, unmanned pump and lift stations, etc.]	One stall
Kennels	One per 300 sq. ft. GFA
Zoos and menageries	*

Stacking Spaces for Drive-Through Facilities

Type of Drive-Through Use	Minimum Required Number of Stacking Spaces
Gas or service station	Two stacking spaces per service lane in addition to space(s) at the pump(s). Lanes may have multiple pumps, but if any pump or pump island can be accessed from both sides, then each side constitutes a separate lane
Restaurant with drive-through	Six spaces per lane. If an order window, board or device is used, minimum three spaces shall be in advance of the order point; 12 spaces minimum.
Take-out/drive-through food/beverage stand	Six spaces per lane. If an order window, board or device is used, minimum three spaces shall be in advance of the order point; 12 spaces minimum.
Car wash/truck wash - full-service or automatic	Two stacking spaces for each wash bay in addition to the vehicle(s) in the wash bay. If hand drying and/or detailing is provided, then minimum three spaces beyond the wash bay, otherwise one space beyond the end of the wash bay
Car wash/truck wash - self-serve	One stacking space per wash bay (not including the space in the bay or spaces at vacuums)
Drive-through oil change, lube, tune-up	Minimum one space before (and one space after) each service bay
Drive-through bank teller or ATM, pharmacy, cleaners, film and photo processing, and similar uses	Three spaces per service lane in addition to the space at the service window or point
Charging stations	One space per charging service point

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Type of Drive-Through Use	Minimum Required Number of Stacking Spaces
Other uses	Township Zoning Officer determination based on most nearly comparable use. Zoning Officer may require analysis by a traffic engineer