

# ZONING

## 300 Attachment 2

### City of Oneonta Bulk and Use Regulations

#### Table of Permitted Uses by District (§ 300-92)

**KEY:**

- R-1: Low-Density Residential District
- R-2: Moderate-Density Residential District
- R-3: High-Density Residential District
- R-4: Transitional Residential District
- MU-1: Downtown Mixed-Use District
- MU-2: Gateway Mixed-Use District
- C/I: Commercial/Industrial District
- U: University District
- POS: Public Open Space District
- P: Permitted Use
- S: Special Use Permit required

| Uses                                                                                | Zoning Districts |     |     |                 |                |                |                |   |     |
|-------------------------------------------------------------------------------------|------------------|-----|-----|-----------------|----------------|----------------|----------------|---|-----|
|                                                                                     | R-1              | R-2 | R-3 | R-4             | MU-1           | MU-2           | C/I            | U | POS |
| Adult use                                                                           |                  |     |     |                 |                |                | S              |   |     |
| Animal hospital                                                                     |                  |     |     |                 |                | P              | P              |   |     |
| Apartment complex                                                                   |                  |     | P   | P               | P              | P              | P              | P |     |
| Bar, tavern, pub or nightclub with maximum occupancy less than 50 <sup>#</sup>      |                  |     |     | P* <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> |   |     |
| Bar, tavern, pub or nightclub with maximum occupancies equal to or more than 50 - S |                  |     |     | S               |                | S              |                |   |     |
| Bed-and-breakfast                                                                   | S                | S   | S   | P <sup>#</sup>  | P              | P              | P              | S |     |
| Boarding, lodging or rooming house                                                  |                  |     |     |                 |                |                | S              |   |     |
| Building, accessory*                                                                | P                | P   | P   | P               | P              | P              | P              | P |     |
| Building, mixed-use - S for components not otherwise permitted                      |                  |     |     | P               | P/S            | P              | P/S            |   |     |
| Building, office                                                                    |                  |     |     | P               | P              | P              | P              |   |     |
| Building, public                                                                    | S                | S   | S   | P               | P              | P              | P              | S |     |
| Car wash facility                                                                   |                  |     |     |                 |                | P              | P              |   |     |
| Cemetery                                                                            |                  |     |     |                 |                |                |                |   | P   |

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| Uses                                                                                          | Zoning Districts |     |                |                |                |                |                |   |     |
|-----------------------------------------------------------------------------------------------|------------------|-----|----------------|----------------|----------------|----------------|----------------|---|-----|
|                                                                                               | R-1              | R-2 | R-3            | R-4            | MU-1           | MU-2           | C/I            | U | POS |
| Club, membership/club, private                                                                |                  |     |                | P              | P              | P              | P              |   |     |
| College                                                                                       |                  |     |                |                | P              | P              |                | P |     |
| Contractor's yard                                                                             |                  |     |                |                |                |                | P              |   |     |
| Convenience store                                                                             |                  |     |                |                | P <sup>#</sup> | P              | P              |   |     |
| Convention center ( <sup>#</sup> only in MU-1 if for more than 40,000 square feet floor area) |                  |     |                |                | P <sup>#</sup> |                | P              |   |     |
| Cultural use facility or museum                                                               |                  |     |                | P              | P              | P              | P              |   | S   |
| Day-care center <sup>#</sup>                                                                  | S                | S   | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> | S              | S |     |
| Dormitory                                                                                     |                  |     |                | S              | S              | S              | S              |   |     |
| Drive-in facility* <sup>#</sup>                                                               |                  |     |                |                |                | P <sup>#</sup> | P <sup>#</sup> |   |     |
| Dry-cleaning outlet                                                                           |                  |     |                | P              | P              | P              | P              |   |     |
| Dry-cleaning facility <sup>#</sup>                                                            |                  |     |                |                |                |                | P <sup>#</sup> |   |     |
| Dwelling unit, accessory*                                                                     | P                | P   | P              | P              | P              | P              | P              | P |     |
| Dwelling, multifamily                                                                         |                  |     | P              | P              | P              | P              | P              | P |     |
| Dwelling, single-family                                                                       | P                | P   | P              | P              | P              | P              | P              | P |     |
| Dwelling, two-family                                                                          |                  |     | P              | P              | P              | P              | P              | P |     |
| Family day-care home                                                                          | P                | P   | P              | P              | P              | P              | P              | P |     |
| Fraternity, sorority, chapter or membership association house                                 |                  |     |                |                |                |                | S              |   |     |
| Funeral home <sup>#</sup>                                                                     |                  |     |                |                | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> |   |     |
| Garage, commercial <sup>#</sup>                                                               |                  |     |                |                | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> |   |     |
| Golf course <sup>#</sup>                                                                      |                  |     |                |                |                |                | P <sup>#</sup> |   | S   |
| Greenhouse, commercial                                                                        |                  |     |                |                | P              | P              | P              |   |     |
| Group family day-care home                                                                    | P                | P   | P              | P              | P              | P              | P              | P |     |
| Home occupation (Class A)*                                                                    | P                | P   | P              | P              | P              | P              | P              | P |     |
| Home occupation (Class B)*                                                                    | S                | S   | S              | P              | P              | P              | P              | S |     |
| Homeless shelter                                                                              |                  |     |                | S              |                | S              | S              |   |     |
| Hospital <sup>#</sup> – for more than 20,000 square feet floor area                           |                  |     |                |                | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> |   |     |
| Hotel <sup>#</sup>                                                                            |                  |     |                |                | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> |   |     |
| Inn <sup>#</sup> – for more than 10 guest rooms                                               |                  |     | S              | P              | P              | P              | P              | S |     |
| Kennel                                                                                        |                  |     |                |                |                |                | P              |   |     |
| Laundry, self-service                                                                         |                  |     |                | P              | P              | P              | P              |   |     |
| Manufacturing, heavy <sup>#</sup>                                                             |                  |     |                |                |                |                | P <sup>#</sup> |   |     |
| Manufacturing, light                                                                          |                  |     |                |                | P              | P              | P              |   |     |
| Mobile home park <sup>#</sup>                                                                 |                  |     |                |                |                |                | P <sup>#</sup> |   |     |
| Motel – S                                                                                     |                  |     |                |                |                | S              | S              |   |     |

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| Uses                                                                                                 | Zoning Districts |     |                |                |                |                |                |                |     |
|------------------------------------------------------------------------------------------------------|------------------|-----|----------------|----------------|----------------|----------------|----------------|----------------|-----|
|                                                                                                      | R-1              | R-2 | R-3            | R-4            | MU-1           | MU-2           | C/I            | U              | POS |
| Motor vehicle repair, motor vehicle service station                                                  |                  |     |                |                | P <sup>#</sup> | P              | P              |                |     |
| Motor vehicle sales                                                                                  |                  |     |                |                | P <sup>#</sup> | P <sup>#</sup> | P              |                |     |
| Neighborhood market                                                                                  | S                | S   | S              | P              | P              | P              | P              | S              |     |
| Open space and usable open space                                                                     | P                | P   | P              | P              | P              | P              | P              | P              | P   |
| Outpatient health center                                                                             |                  |     | S              | S              | P <sup>#</sup> | P <sup>#</sup> | P              |                |     |
| Parking garage ( <sup>#</sup> only in MU-1 and MU-2 if for more than 10 cars)                        |                  |     |                |                | P <sup>#</sup> | P <sup>#</sup> | P              |                |     |
| Personal storage facility                                                                            |                  |     |                |                |                |                | P              |                |     |
| Place of worship <sup>#</sup>                                                                        | S                | S   | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> |     |
| Planned unit development                                                                             | P                | P   | P              | P              | P              | P              | P              | P              | P   |
| Recreation, indoor commercial                                                                        |                  |     |                |                | P              | P              | P              |                |     |
| Recreation, outdoor commercial                                                                       |                  |     |                |                |                |                | P              |                |     |
| Residential care facility for maximum 6 sleeping rooms or 12 residents <sup>#</sup>                  |                  |     | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> | P <sup>#</sup> |     |
| Residential care facility for more than 6 sleeping rooms or 12 residents – S                         |                  |     | S              | S              | S              | S              | S              | S              |     |
| Restaurant ( <sup>#</sup> only in R-4 if for more than 2,000 square feet floor area)                 |                  |     |                | P <sup>#</sup> | P              | P              | P              |                |     |
| Retail, goods and services ( <sup>#</sup> only in R-4 if for more than 4,000 square feet floor area) |                  |     |                | P <sup>#</sup> | P              | P              | P              |                |     |
| School ( <sup>#</sup> only in R-3 and R-4 if for more than 1,000 square feet floor area)             | S                | S   | P <sup>#</sup> | P <sup>#</sup> | P              | P              | P              | P              |     |
| Shopping center ( <sup>#</sup> only in MU-1 and MU-2 if for more than 4,000 square feet floor area)  |                  |     |                | P <sup>#</sup> | P <sup>#</sup> | P              |                |                |     |
| Short-term rental – permit required                                                                  |                  |     |                | P              | P              | P              | P              |                |     |
| Swimming pool, private*                                                                              | P                | P   | P              | P              | P              | P              | P              | P              |     |
| Telecommunications facility or tower                                                                 | S                | S   | S              | S              | S              | S              | S              | S              | S   |
| Townhouse or townhome, including parent parcel                                                       |                  |     | P              | P              | P              | P              | P              | P              |     |
| Warehouse, wholesale or distribution center                                                          |                  |     |                |                |                |                | P              |                |     |

**NOTES:**

\* Not the principal use of the property.

<sup>#</sup> Site plan review required. See Article II for other criteria triggering site plan review. Note that site plan review is required for all new buildings, with exceptions noted in Article II.



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### Bulk and Use Table R-1 Low-Density Residential District (§ 300-93)

For additional regulations, see § 300-6, R-1 Low-Density Residential District, and § 300-92, Table of Permitted Uses by District.

| Uses                                                   | Minimum Lot Size<br>(square feet) | Minimum<br>Frontage<br>(feet) | Minimum Setback <sup>2</sup> |                | Maximum<br>Building Height<br>(feet) |
|--------------------------------------------------------|-----------------------------------|-------------------------------|------------------------------|----------------|--------------------------------------|
|                                                        |                                   |                               | Side<br>(feet)               | Rear<br>(feet) |                                      |
| <b>Permitted Uses<sup>1</sup></b>                      |                                   |                               |                              |                |                                      |
| Building, accessory; including residential garages     | N/A                               | N/A                           | 1                            | 1              | 25                                   |
| Dwelling unit, accessory*                              | N/A                               | N/A                           | 5                            | 5              | 25                                   |
| Dwelling, single-family                                | 22,500                            | 75                            | 15                           | 25             | 40                                   |
| Family day-care home                                   | 22,500                            | 75                            | 15                           | 25             | 40                                   |
| Group family day-care home                             | 22,500                            | 75                            | 15                           | 25             | 40                                   |
| Home occupation (Class A only)*                        | N/A                               | N/A                           | N/A                          | N/A            | N/A                                  |
| Open space and usable open space                       | N/A                               | N/A                           | N/A                          | N/A            | N/A                                  |
| Planned unit development                               | 2 acres                           | N/A                           | N/A                          | N/A            | N/A                                  |
| Swimming pool, private*                                | N/A                               | N/A                           | N/A                          | N/A            | N/A                                  |
| <b>Uses Requiring A Special Use Permit<sup>#</sup></b> |                                   |                               |                              |                |                                      |
| Bed-and-breakfast <sup>#</sup>                         | 22,500                            | 75                            | 15                           | 25             | 40                                   |
| Building, public <sup>#</sup>                          | 40,000                            | 100                           | 15                           | 25             | 40                                   |
| Day-care center <sup>#</sup>                           | 25,000                            | 75                            | 15                           | 25             | 40                                   |
| Home occupation (Class B only)* <sup>#</sup>           | N/A                               | N/A                           | N/A                          | N/A            | N/A                                  |
| Neighborhood market <sup>#</sup>                       | 22,500                            | 75                            | 15                           | 25             | 40                                   |
| Place of worship <sup>#</sup>                          | 22,500                            | 75                            | 15                           | 25             | 40                                   |
| School <sup>#</sup>                                    | 40,000                            | 100                           | 15                           | 25             | 40                                   |
| Telecommunications facility or tower <sup>#</sup>      | 22,500                            | 75                            | 50                           | 50             | N/A                                  |

**NOTES:**

**Maximum Allowable Impervious Surface Coverage (§ 300-6H):** Impervious coverage of more than 1/2 acre requires site plan review. Impervious coverage of more than 30% of lot requires site plan review. Includes all impervious surfaces such as structures, parking areas, driveways, and pedestrian walks.

**Minimum Front Setback [§ 300-6G(1)]:** The minimum front setback is 30 feet. Setback requirements apply to the location of buildings, not driveways, parking areas, or other landscaping treatments. Measured from the interior sidewalk edge, or if sidewalks are not present, from the right-of-way line. See § 300-62 for restrictions on setback parking.

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### NOTES (continued)

**Off-Street Parking Requirement (§ 300-6J.):** See § 300-101, Table of Parking Requirements by Use, and § 300-61 for additional parking and loading requirements. See § 300-61 for restrictions on setback parking.

\* Not the principal use of the property.

# Site plan review required.

<sup>1</sup> See § 300-6D and E, and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.

<sup>2</sup> Setback requirements, as listed above, apply to the location of buildings, not driveways, parking areas, or other landscaping treatments.

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### Bulk and Use Table R-2 Moderate-Density Residential District (§ 300-94)

For additional regulations, see § 300-7, R-2 Moderate-Density Residential District, and § 300-92, Table of Permitted Uses by District.

| Uses                                                   | Minimum Lot Size<br>(square feet) | Minimum Frontage<br>(feet) | Minimum Setback <sup>2</sup> |                | Maximum Building Height<br>(feet) |
|--------------------------------------------------------|-----------------------------------|----------------------------|------------------------------|----------------|-----------------------------------|
|                                                        |                                   |                            | Side<br>(feet)               | Rear<br>(feet) |                                   |
| <b>Permitted Uses<sup>1</sup></b>                      |                                   |                            |                              |                |                                   |
| Building, accessory; including residential garages*    | N/A                               | N/A                        | 1                            | 1              | 25                                |
| Dwelling unit, accessory*                              | N/A                               | N/A                        | 5                            | 5              | 25                                |
| Dwelling, single-family                                | 6,000                             | 40                         | 10                           | 10             | 40                                |
| Family day-care home                                   | 6,000                             | 40                         | 10                           | 10             | 40                                |
| Group family day-care home                             | 6,000                             | 40                         | 10                           | 10             | 40                                |
| Home occupation (Class A only)*                        | N/A                               | N/A                        | N/A                          | N/A            | N/A                               |
| Open space and usable open space                       | N/A                               | N/A                        | N/A                          | N/A            | N/A                               |
| Planned unit development                               | 2 acres                           | 40                         | N/A                          | N/A            | N/A                               |
| Swimming pool, private*                                | N/A                               | N/A                        | N/A                          | N/A            | N/A                               |
| <b>Uses Requiring A Special Use Permit<sup>#</sup></b> |                                   |                            |                              |                |                                   |
| Bed-and-breakfast <sup>#</sup>                         | 6,000                             | 40                         | 10                           | 10             | 40                                |
| Building, public <sup>#</sup>                          | 6,000                             | 40                         | 10                           | 10             | 40                                |
| Day-care center <sup>#</sup>                           | 6,000                             | 40                         | 10                           | 10             | 40                                |
| Home occupation (Class B only)* <sup>#</sup>           | N/A                               | N/A                        | N/A                          | N/A            | N/A                               |
| Neighborhood market <sup>#</sup>                       | 6,000                             | 40                         | 10                           | 10             | 40                                |
| Place of worship <sup>#</sup>                          | 10,000                            | 50                         | 10                           | 10             | 40                                |
| School <sup>#</sup>                                    | 10,000                            | 40                         | 10                           | 10             | 40                                |
| Telecommunications facility or tower <sup>#</sup>      | 10,000                            | 40                         | 50                           | 50             | N/A                               |

**NOTES:**

**Maximum Allowable Impervious Surface Coverage (§ 300-7H):** Impervious coverage of more than 1/2 acre requires site plan review. Impervious coverage of more than 30% of lot requires site plan review. Includes all impervious surfaces such as structures, parking areas, driveways, and pedestrian walks.

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### NOTES (continued)

**Minimum Front Setback [§ 300-7G(1)]:** The minimum front setback is 20 feet. Setback requirements apply to the location of buildings, not driveways, parking areas, or other landscaping treatments. Measured from the interior sidewalk edge, or if sidewalks are not present, from the right-of-way line. See § 300-61 for restrictions on setback.

**Off-Street Parking Requirement (§ 300-7J):** See § 300-101, Table of Parking Requirements by Use, and § 300-61 for additional parking and loading requirements. See § 300-61 for restrictions on setback parking.

\* Not the principal use of the property.

# Site plan review required.

<sup>1</sup> See § 300-7D and E, and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.

<sup>2</sup> Setback requirements, as listed above, apply to the location of buildings, not driveways, parking areas, or other landscaping treatments.



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### Bulk and use Table R-3 High-Density Residential District (§ 300-95)

For additional regulations, see § 300-8, R-3 High-Density Residential District, and § 300-92, Table of Permitted Uses by District.

| Uses                                                                                         | Minimum Lot Size<br>(square feet) | Minimum Frontage<br>(feet) |
|----------------------------------------------------------------------------------------------|-----------------------------------|----------------------------|
| <b>Permitted Uses<sup>1</sup></b>                                                            |                                   |                            |
| Apartment complex                                                                            | 4,000                             | 30                         |
| Building, accessory; including residential garages*                                          | N/A                               | N/A                        |
| Day-care center* <sup>#</sup>                                                                | N/A                               | 30                         |
| Dwelling unit, accessory*                                                                    | N/A                               | N/A                        |
| Dwelling, multifamily – density maximum: 1,000 square feet per dwelling unit                 | 4,000                             | 30                         |
| Dwelling, single-family                                                                      | 4,000                             | 30                         |
| Dwelling, two-family – density maximum: 1,000 square feet per dwelling unit                  | 4,000                             | 30                         |
| Family day-care home                                                                         | N/A                               | N/A                        |
| Group family day-care home                                                                   | N/A                               | N/A                        |
| Home occupation (Class A only)*                                                              | N/A                               | N/A                        |
| Open space and usable open space                                                             | N/A                               | N/A                        |
| Place of worship <sup>#</sup>                                                                | 4,000                             | 30                         |
| Planned unit development                                                                     | 4,000                             | N/A                        |
| Residential care facility maximum: 6 sleeping rooms and 12 residents <sup>#</sup>            | 4,000                             | 30                         |
| School <sup>#</sup> for more than 1,000 square feet                                          | 4,000                             | 30                         |
| Swimming pool, private*                                                                      | N/A                               | N/A                        |
| Townhouse or townhome – density maximum: 1,000 square feet per dwelling unit                 | 4,000                             | 30                         |
| <b>Uses Requiring A Special Use Permit<sup>#</sup></b>                                       |                                   |                            |
| Bed-and-breakfast <sup>#</sup>                                                               | 4,000                             | 30                         |
| Building, public <sup>#</sup>                                                                | 4,000                             | 30                         |
| Home occupation (Class B only)*                                                              | N/A                               | N/A                        |
| Inn <sup>#</sup>                                                                             | 4,000                             | 30                         |
| Neighborhood market <sup>#</sup>                                                             | 4,000                             | 30                         |
| Outpatient health center                                                                     | 4,000                             | 30                         |
| Residential care facility: more than 6 sleeping rooms or more than 12 residents <sup>#</sup> | 4,000                             | 30                         |
| Telecommunications facility or tower <sup>#</sup>                                            | 4,000                             | 30                         |

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### NOTES:

**Maximum Allowable Impervious Surface Coverage (300-8H):** Impervious coverage of more than 1/2 acre requires site plan review. Impervious coverage of more than 60% of lot requires site plan review. Includes all impervious surfaces such as structures, parking areas, driveways, and pedestrian walks. Scope of site plan review shall be limited to surface and subsurface drainage issues.

**Maximum Building Height [§ 300-8(I)]:** There is no maximum building height in this zone. Buildings taller than three stories or 35 feet are subject to site plan review.

**Off-Street Parking Requirement (§ 300-8H):** See § 300-101, Table of Parking Requirements by Use, and § 300-61 for additional parking and loading requirements. New uses requiring more than 30 spaces require site plan review. See § 300-61 for restrictions on setback parking.

\* Not the principal use of the property.

# Site plan review required.

<sup>1</sup> See § 300-8D and E, and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.

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### Bulk and Use Table R-4 Transitional Residential District (§ 300-96)

For additional regulations, see § 300-9, R-4 Transitional Residential District, and § 300-92, Table of Permitted Uses by District.

| Uses                                                                                         | Minimum Lot Size<br>(square feet) | Minimum Frontage <sup>2</sup><br>(feet) | Setback Front <sup>2</sup><br>(feet) |
|----------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------|--------------------------------------|
| <b>Permitted Uses<sup>1</sup></b>                                                            |                                   |                                         |                                      |
| Apartment complex                                                                            | 4,000                             | 30                                      | 12                                   |
| Bar, tavern, pub or nightclub – accessory only,* maximum occupancy less than 50 <sup>#</sup> | N/A                               | N/A                                     | 12                                   |
| Bed-and-breakfast <sup>#</sup>                                                               | 4,000                             | 30                                      | 12                                   |
| Building, accessory; including residential garages*                                          | N/A                               | N/A                                     | 12                                   |
| Building, mixed-use                                                                          | 4,000                             | 30                                      | 12                                   |
| Building, office                                                                             | 4,000                             | 30                                      | 12                                   |
| Building, public                                                                             | 4,000                             | 30                                      | 12                                   |
| Club, membership/club private                                                                | 4,000                             | 30                                      | 12                                   |
| Cultural use facility or museum                                                              | 4,000                             | 30                                      | 12                                   |
| Day-care center <sup>#</sup>                                                                 | 4,000                             | 30                                      | 12                                   |
| Dry-cleaning outlet                                                                          | 4,000                             | 30                                      | 12                                   |
| Dwelling unit, accessory*                                                                    | N/A                               | N/A                                     | 12                                   |
| Dwelling, multifamily – density minimum: 1,000 square feet per dwelling unit                 | 4,000                             | 30                                      | 12                                   |
| Dwelling, single-family                                                                      | 4,000                             | 30                                      | 12                                   |
| Dwelling, two-family – density minimum: 1,000 square feet per dwelling unit                  | 4,000                             | 30                                      | 12                                   |
| Family day-care home                                                                         | 4,000                             | 30                                      | 12                                   |
| Group family day-care home                                                                   | 4,000                             | 30                                      | 12                                   |
| Home occupation (Class A and B)*                                                             | N/A                               | N/A                                     | N/A                                  |
| Inn <sup>#</sup> for more than 10 guest rooms                                                | 4,000                             | 30                                      | 12                                   |
| Neighborhood market                                                                          | 4,000                             | 30                                      | 12                                   |
| Open space and usable open space                                                             | N/A                               | N/A                                     | N/A                                  |
| Place of worship <sup>#</sup>                                                                | 4,000                             | 30                                      | 12                                   |
| Planned unit development                                                                     | 2 acres                           | N/A                                     | 12                                   |
| Residential care facility – maximum: 6 sleeping rooms and 12 residents <sup>#</sup>          | 4,000                             | 30                                      | 12                                   |
| Restaurant <sup>#</sup> if for more than 2,000 feet square feet floor area                   | 4,000                             | 30                                      | 12                                   |
| Retail, goods and services ( <sup>#</sup> if for more than 4,000 square feet floor area)     | 4,000                             | 30                                      | 12                                   |
| School ( <sup>#</sup> only for more than 1,000 square feet floor area)                       | 4,000                             | 30                                      | 12                                   |

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| Uses                                                                                            | Minimum Lot Size<br>(square feet) | Minimum Frontage <sup>2</sup><br>(feet) | Setback Front <sup>2</sup><br>(feet) |
|-------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------|--------------------------------------|
| Self-service laundry                                                                            | 4,000                             | 30                                      | 12                                   |
| Short-term rental – permit required                                                             | 4,000                             | 30                                      | 12                                   |
| Swimming pool, private*                                                                         | N/A                               | N/A                                     | 12                                   |
| Townhouse or townhome – density minimum: 1,000 square feet per dwelling unit                    | 4,000                             | N/A                                     | 12                                   |
| <b>Use Requiring A Special Use Permit<sup>#</sup></b>                                           |                                   |                                         |                                      |
| Dormitory <sup>#</sup>                                                                          | 4,000                             | 30                                      | 12                                   |
| Homeless shelter <sup>#</sup>                                                                   | 4,000                             | 30                                      | 12                                   |
| Outpatient health center <sup>#</sup>                                                           | 4,000                             | 30                                      | 12                                   |
| Residential care facility for more than 6 sleeping rooms or more than 12 residents <sup>#</sup> | 4,000                             | 30                                      | 12                                   |
| Telecommunications facility or tower <sup>#</sup>                                               | 4,000                             | 30                                      | 12                                   |

### NOTES:

**Maximum Allowable Impervious Surface Coverage (§ 300-9H):** Impervious coverage of more than 1/2 acre requires site plan review. Impervious coverage of more than 60% of lot requires site plan review. Includes all impervious surfaces such as structures, parking areas, driveways, and pedestrian walks. Scope of site plan review shall be limited to surface and subsurface drainage issues.

**Maximum Building Height [§ 300-9(1)]:** There is no maximum building height in this zone. Buildings taller than three stories or 35 feet are subject to site plan review.

**Off-Street Parking Requirement (§ 300-9J):** See § 300-101, Table of Parking Requirement by Use, § 300-9J for exceptions, and § 300-61 for additional parking and loading requirements. For nonresidential uses, requirement is per occupied story, per structure. Shared parking is strongly encouraged. Range of 80% to 110% of number provided is acceptable. Parking waivers may be obtained from the Planning Commission, as specified in § 300-61 of this Code. See § 300-61 for restrictions on setback parking.

\* Not the principal use of the property.

# Site plan review required.

<sup>1</sup> See § 300-9, R-4 Transitional Residential District, and § 300-92, Table of Permitted Uses by District, for other criteria triggering site plan review.

<sup>2</sup> Setback requirements, as listed above, apply to the location of buildings, not driveways, parking areas, or other landscaping treatments. See § 300-61 for restrictions on setback parking. Measured from the interior sidewalk edge, or if sidewalks are not present, from the right-of-way line.

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### **Bulk and Use Table MU-1 Downtown Mixed-Use District (§ 300-97)**

For additional regulations, see § 300-10, Downtown Mixed-Use District, and § 300-92, Table of Permitted Uses by District.

#### **Uses**

##### **Permitted Uses<sup>1</sup>**

Apartment complex  
Bar, tavern, pub or nightclub – <sup>#</sup>for occupancy less than 50  
Bed-and-breakfast  
Building, accessory; includes residential garages\*  
Building, mixed-use – S for components not otherwise permitted<sup>2</sup>  
Building, office  
Building, public  
Club, membership/club, private  
College  
Convenience store<sup>#</sup>  
Convention center – <sup>#</sup>for more than 40,000 square feet floor area  
Cultural use facility or museum  
Day-care center<sup>#</sup>  
Dry-cleaning outlet  
Dwelling, multifamily  
Dwelling, single-family  
Dwelling, two-family  
Dwelling unit, accessory\*  
Family day-care home  
Funeral home<sup>#</sup>  
Garage, commercial<sup>#</sup>  
Greenhouse, commercial  
Group family day-care home  
Home occupation (Class A or B)\*  
Hospital – <sup>#</sup>for more than 20,000 square feet floor area  
Hotel<sup>#</sup>  
Inn – <sup>#</sup>for more than 10 guest rooms  
Laundry, self-service  
Manufacturing, light  
Motor vehicle repair, or service station<sup>#</sup>

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### Uses

Motor vehicle sales<sup>#</sup>  
Neighborhood market  
Open space and usable open space  
Outpatient health center<sup>#</sup>  
Parking garage – <sup>#</sup>for more than 10 cars  
Place of worship<sup>#</sup>  
Planned unit development  
Recreation, indoor commercial  
Residential care facility – maximum 6 rooms/12 residents  
Restaurant  
Retail, goods and services  
School  
Shopping center – <sup>#</sup>if more than 4,000 square feet floor area  
Short term rental – permit required  
Swimming pool, private\*  
Townhouse or townhome

### Uses Requiring A Special Use Permit <sup>#</sup>

Bar, tavern, pub or nightclub – S for occupancy equal to or more than 50<sup>#</sup>  
Dormitory<sup>#</sup>  
Residential care facility – more than 6 rooms or more than 12 residents<sup>#</sup>  
Telecommunications facility or tower<sup>#</sup>

### NOTES:

**Off-Street Parking:** See § 300-10F for MU-1 parking regulations. See § 300-101, Table of Parking Requirements by Use, and § 300-61 for additional parking and loading requirements. For nonresidential uses, requirement is per occupied story, per structure. Shared parking is strongly encouraged. Range of 80% to 110% of number provided is acceptable. Parking waivers may be obtained from the Planning Commission, as specified in § 300-61 of this Code. See § 300-61 for restrictions on setback parking.

\* Not the principal use of the property.

<sup>#</sup> Site plan review required.

<sup>1</sup> In the MU-1 District, all new buildings and additions except buildings smaller than 200 square feet in floor area require site plan review. See also § 300-10D and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.

<sup>2</sup> Uses not listed as permitted may be permitted by special use permit as a minor part of a mixed-use building.

## ZONING

### Bulk and Use Table MU-2 Gateway Mixed-Use District (§ 300-98)

For additional regulations, see § 300-11, Gateway Mixed-Use District, and § 300-92, Table of Permitted Uses by District.

| Use                                                                               | Minimum Lot Size<br>(square feet) | Minimum Frontage<br>(feet) | Minimum Front Setback<br>(feet) <sup>2</sup> |
|-----------------------------------------------------------------------------------|-----------------------------------|----------------------------|----------------------------------------------|
| <b>Permitted Uses<sup>1</sup></b>                                                 |                                   |                            |                                              |
| Animal hospital                                                                   | 4,000                             | 30                         | 12                                           |
| Apartment complex                                                                 | 4,000                             | 30                         | 12                                           |
| Bar, tavern, pub or nightclub with maximum occupancy of less than 50 <sup>#</sup> | 4,000                             | 30                         | 12                                           |
| Bed-and-breakfast                                                                 | 4,000                             | 30                         | 12                                           |
| Building, accessory; includes residential garages*                                | N/A                               | N/A                        | 12                                           |
| Building, mixed-use                                                               | 4,000                             | 30                         | 12                                           |
| Building, office                                                                  | 4,000                             | 30                         | 12                                           |
| Building, public                                                                  | 4,000                             | 30                         | 12                                           |
| Car wash facility                                                                 | 4,000                             | 30                         | 12                                           |
| Club, membership/club private                                                     | 4,000                             | 30                         | 12                                           |
| College                                                                           | 4,000                             | 30                         | 12                                           |
| Convenience store                                                                 | 4,000                             | 30                         | 12                                           |
| Cultural use facility or museum                                                   | 4,000                             | 30                         | 12                                           |
| Day-care center <sup>#</sup>                                                      | 4,000                             | 30                         | 12                                           |
| Drive-in facility* <sup>#</sup>                                                   | N/A                               | N/A                        | 12                                           |
| Dry-cleaning outlet                                                               | 4,000                             | 30                         | 12                                           |
| Dwelling, multifamily – density minimum: 1,000 square feet per dwelling unit      | 4,000                             | 30                         | 12                                           |
| Dwelling, single-family – density minimum: 1,000 square feet per dwelling unit    | 4,000                             | 30                         | 12                                           |
| Dwelling, two-family – density minimum: 1,000 square feet per dwelling unit       | 4,000                             | 30                         | 12                                           |
| Dwelling unit, accessory*                                                         | N/A                               | N/A                        | 12                                           |
| Family day-care home                                                              | 4,000                             | 30                         | N/A                                          |
| Funeral home <sup>#</sup>                                                         | 4,000                             | 30                         | 12                                           |
| Garage, commercial <sup>#</sup>                                                   | 4,000                             | 30                         | 12                                           |
| Greenhouse, commercial                                                            | 4,000                             | 30                         | 12                                           |
| Group family day-care home                                                        | 4,000                             | 30                         | N/A                                          |
| Home occupation Class A and B*                                                    | 4,000                             | 30                         | N/A                                          |
| Hospital – <sup>#</sup> f for more than 20,000 square feet floor area             | 4,000                             | 30                         | 12                                           |

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| Use                                                                                             | Minimum Lot Size (square feet) | Minimum Frontage (feet) | Minimum Front Setback (feet) <sup>2</sup> |
|-------------------------------------------------------------------------------------------------|--------------------------------|-------------------------|-------------------------------------------|
| Hotel <sup>#</sup>                                                                              | 4,000                          | 30                      | 12                                        |
| Inn – <sup>#</sup> for more than 10 guest rooms                                                 | 4,000                          | 30                      | 12                                        |
| Laundry, self-service                                                                           | 4,000                          | 30                      | 12                                        |
| Manufacturing, light                                                                            | 4,000                          | 30                      | 12                                        |
| Motor vehicle repair, motor vehicle service station                                             | 4,000                          | 30                      | 12                                        |
| Motor vehicle sales <sup>#</sup>                                                                | 4,000                          | 30                      | 12                                        |
| Neighborhood market                                                                             | 4,000                          | 30                      | 12                                        |
| Open space and usable open space                                                                | N/A                            | N/A                     | N/A                                       |
| Outpatient health center <sup>#</sup>                                                           | 4,000                          | 30                      | 12                                        |
| Parking garage – <sup>#</sup> for more than 10 cars                                             | 4,000                          | 30                      | 12                                        |
| Place of worship <sup>#</sup>                                                                   | 4,000                          | 30                      | 12                                        |
| Planned unit development                                                                        | 2 acres                        | N/A                     | N/A                                       |
| Recreation, indoor commercial                                                                   | 4,000                          | 30                      | 12                                        |
| Residential care facility for maximum 6 sleeping rooms or 12 residents <sup>#</sup>             | 4,000                          | 30                      | 12                                        |
| Restaurant                                                                                      | 4,000                          | 30                      | 12                                        |
| Retail, goods and services                                                                      | 4,000                          | 30                      | 12                                        |
| School                                                                                          | 4,000                          | 30                      | 12                                        |
| Shopping center – <sup>#</sup> if more than 4,000 square feet floor area                        | 4,000                          | 30                      | 12                                        |
| Short-term rental – permit required                                                             | 4,000                          | 30                      | 12                                        |
| Swimming pool, private*                                                                         | N/A                            | N/A                     | 12                                        |
| Townhouse or townhome – density minimum 1,000 square feet per dwelling unit                     | 4,000                          | 30                      | 12                                        |
| <b>Uses Requiring A Special Use Permit<sup>#</sup></b>                                          |                                |                         |                                           |
| Dormitory <sup>#</sup>                                                                          | 4,000                          | 30                      | 12                                        |
| Homeless shelter <sup>#</sup>                                                                   | 4,000                          | 30                      | 12                                        |
| Motel <sup>#</sup>                                                                              | 4,000                          | 30                      | 12                                        |
| Residential care facility for more than 6 sleeping rooms or more than 12 residents <sup>#</sup> | 4,000                          | 30                      | 12                                        |
| Telecommunications facility or tower <sup>#</sup>                                               | 4,000                          | 30                      | 12                                        |

**Off-street Parking Requirement (§ 300-11H):** See § 300-101, Table of Parking Requirements by Use, § 300-11H for exceptions, and § 300-61 for additional parking and loading requirements. For nonresidential uses, requirement is per occupied story, per structure. Shared parking is strongly encouraged. Range of 80% to 110% of number provided is acceptable. Parking waivers may be obtained from the Planning Commission, as specified in § 300-61 of this Code. See § 300-61 for restrictions on setback parking.



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### NOTES (continued)

**Maximum Allowable Impervious Surface Coverage (§ 300-11D):** Impervious surface coverage of more than 1/2 acre or of more than 60% of the lot requires site plan review. Impervious coverage includes all impervious surfaces such as structures, parking areas, driveways and pedestrian walks. Scope of site plan review shall be limited to surface and subsurface drainage issues.

\* Not the principal use of the property.

# Site plan review required.

<sup>1</sup> See § 300-11D and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.

<sup>2</sup> Setback requirements, as listed above, apply to the location of buildings, not driveways, parking areas, or other landscaping treatments. See § 300-61 for restrictions on setback parking. Setbacks are measured from the interior sidewalk edge, or if sidewalks are not present, from the right-of-way line.



## ZONING

### Bulk and Use Table C/I Commercial/Industrial District (§ 300-99)

For additional regulations, see § 300-12, C/I Commercial/Industrial District, and § 300-92, Table of Permitted Uses by District.

| Uses                                                                                                                | Minimum Lot Size<br>(square feet) |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>Permitted Uses<sup>1</sup></b>                                                                                   |                                   |
| Animal hospital                                                                                                     | 20,000                            |
| Apartment complex                                                                                                   | 20,000                            |
| Bar, tavern, pub or nightclub – <sup>#</sup> for occupancy less than 50; S for occupancy equal to or more than 50   | 10,000                            |
| Bed-and-breakfast                                                                                                   | 4,000                             |
| Building, accessory, includes residential garages*                                                                  | N/A                               |
| Building, mixed-use – S for components not otherwise permitted <sup>2</sup>                                         | 10,000                            |
| Building, office or outpatient health center                                                                        | 10,000                            |
| Building, public                                                                                                    | 10,000                            |
| Car wash facility                                                                                                   | 10,000                            |
| Club, membership/club, private                                                                                      | 10,000                            |
| Contractor's yard                                                                                                   | 20,000                            |
| Convenience store                                                                                                   | 20,000                            |
| Convention center                                                                                                   | 5 acres                           |
| Cultural use facility or museum                                                                                     | 10,000                            |
| Drive-in facility* <sup>#</sup>                                                                                     | N/A                               |
| Dry-cleaning facility <sup>#</sup>                                                                                  | 20,000                            |
| Dry-cleaning outlet                                                                                                 | 4,000                             |
| Dwelling unit, accessory*                                                                                           | N/A                               |
| Dwelling, multifamily – density minimum 1,000 square feet per dwelling unit                                         | 8,000                             |
| Dwelling, single-family                                                                                             | 8,000                             |
| Dwelling, two-family – minimum of 8 dwelling units per project, density minimum 1,000 square feet per dwelling unit | 8,000                             |
| Family day-care home                                                                                                | 12,000                            |
| Funeral home <sup>#</sup>                                                                                           | 20,000                            |
| Garage, commercial <sup>#</sup>                                                                                     | 20,000                            |
| Golf course <sup>#</sup>                                                                                            | 10 acres                          |
| Greenhouse, commercial                                                                                              | 10,000                            |
| Group family day-care home                                                                                          | 12,000                            |

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| <b>Uses</b>                                                                                                           | <b>Minimum Lot Size<br/>(square feet)</b> |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Home occupation (Class A or B)*                                                                                       | N/A                                       |
| Hospital – #for more than 20,000 square feet floor area                                                               | 20,000                                    |
| Hotel#                                                                                                                | 10,000                                    |
| Inn – #for more than 10 guest rooms                                                                                   | 10,000                                    |
| Kennel                                                                                                                | 1 acre                                    |
| Laundry, self-service                                                                                                 | 4,000                                     |
| Manufacturing, heavy #                                                                                                | 20,000                                    |
| Manufacturing, light                                                                                                  | 10,000                                    |
| Mobile home parks# – minimum of 8 dwelling units per project, density minimum: 1,000 square feet per dwelling unit    | 8,000                                     |
| Motor vehicle repair or service station                                                                               | 20,000                                    |
| Motor vehicle sales                                                                                                   | 20,000                                    |
| Neighborhood market                                                                                                   | 4,000                                     |
| Outpatient health center                                                                                              | 10,000                                    |
| Parking garage                                                                                                        | 20,000                                    |
| Personal storage facilities                                                                                           | 20,000                                    |
| Place of worship#                                                                                                     | 4,000                                     |
| Planned unit development                                                                                              | 2 acres                                   |
| Recreation, indoor commercial                                                                                         | 4,000                                     |
| Recreation, outdoor commercial                                                                                        | 20,000                                    |
| Residential care facility – less than or equal to 6 sleeping rooms or 12 residents                                    | 10,000                                    |
| Restaurant                                                                                                            | 10,000                                    |
| Retail, goods and services                                                                                            | 10,000                                    |
| School                                                                                                                | 10,000                                    |
| Self-service laundry                                                                                                  | 4,000                                     |
| Shopping center                                                                                                       | 1 acre                                    |
| Short-term rental – permit required                                                                                   | 10,000                                    |
| Swimming pool, private*                                                                                               | N/A                                       |
| Townhouse or townhome – minimum of 8 dwelling units per project, density minimum: 1,000 square feet per dwelling unit | 8,000                                     |
| Warehouse, wholesale, or distribution center                                                                          | 20,000                                    |
| <b>Uses Requiring A Special Use Permit#</b>                                                                           |                                           |
| Adult use <sup>3#</sup>                                                                                               | 10,000                                    |
| Bar, tavern, pub or nightclub – S for occupancy equal to or more than 50 <sup>#</sup>                                 | 10,000                                    |
| Boarding, lodging, or rooming house <sup>#</sup>                                                                      | 10,000                                    |

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| Uses                                                                                          | Minimum Lot Size<br>(square feet) |
|-----------------------------------------------------------------------------------------------|-----------------------------------|
| Day-care center <sup>#</sup>                                                                  | 10,000                            |
| Dormitory <sup>#</sup>                                                                        | 10,000                            |
| Fraternity, sorority, chapter, or membership association house <sup>#</sup>                   | 10,000                            |
| Homeless shelter <sup>#</sup>                                                                 | 10,000                            |
| Motel <sup>#</sup>                                                                            | 10,000                            |
| Residential care facility – more than 6 sleeping rooms or more than 12 residents <sup>#</sup> | 10,000                            |
| Telecommunications facility or tower <sup>#</sup>                                             | 4,000                             |

### NOTES:

**Maximum Allowable Impervious Surface Coverage (§ 300-12G):** Impervious coverage of more than one acre requires site plan review. Impervious coverage of more than 60% of lot requires site plan review. Includes all impervious surfaces such as structures, parking areas, driveways, and pedestrian walks. Scope of site plan review shall be limited to surface and subsurface drainage issues.

**Maximum Building Height:** There is no maximum building height in this district. All new buildings are subject to site plan review.

**Off-Street Parking Requirement (§ 300-12I):** See § 300-101, Table of Parking Requirements by Use, and § 300-61 for additional parking and loading requirements. For nonresidential uses, requirement is per occupied story, per structure. Shared parking is strongly encouraged. Range of 80% to 110% of number provided is acceptable. Parking waivers may be obtained from the Planning Commission, as specified in § 300-61 of this Code. See § 300-61 for restrictions on setback parking.

\* Not the principal use of the property.

# Site plan review required.

<sup>1</sup> See § 300-12D and E and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.

<sup>2</sup> Uses not listed as permitted in this district may be permitted by special use permit if included as a minor part of a mixed-use building.

<sup>3</sup> Adult uses must be a minimum 500 feet from any residence, school, library, place of worship, or park.



## ZONING

### Bulk and Use Table U University District (§ 300-100)

For additional regulations, see § 300-13, U University District, and § 300-92, Table of Permitted Uses by District.

| Uses                                                                               | Minimum Lot Size<br>(square feet) | Minimum Frontage<br>(feet) |
|------------------------------------------------------------------------------------|-----------------------------------|----------------------------|
| <b>Permitted Uses<sup>1</sup></b>                                                  |                                   |                            |
| Apartment complex                                                                  | 4,000                             | 30                         |
| Building, accessory; including residential garages*                                | N/A                               | N/A                        |
| College and accessory college uses                                                 | 4,000                             | 30                         |
| Dwelling unit, accessory*                                                          | N/A                               | N/A                        |
| Dwelling, multifamily – density minimum: 1,000 square feet per dwelling unit       | 4,000                             | 30                         |
| Dwelling, single-family                                                            | 4,000                             | 30                         |
| Dwelling, two-family – density minimum: 1,000 square feet per dwelling unit        | 4,000                             | 30                         |
| Family day-care home                                                               | N/A                               | N/A                        |
| Garage*                                                                            | N/A                               | N/A                        |
| Greenhouse*                                                                        | N/A                               | N/A                        |
| Group family day-care home                                                         | N/A                               | N/A                        |
| Home occupation (Class A only)*                                                    | N/A                               | N/A                        |
| Parking garage*                                                                    | N/A                               | N/A                        |
| Place of worship <sup>#</sup>                                                      | 4,000                             | 30                         |
| Planned unit development                                                           | 2 acres                           | N/A                        |
| Open space and usable open space                                                   | N/A                               | N/A                        |
| Residential care facility <sup>#</sup> – maximum 6 sleeping rooms and 12 residents | 4,000                             | 30                         |
| School                                                                             | 4,000                             | 30                         |
| Swimming pool, private*                                                            | N/A                               | N/A                        |
| Townhouse or townhome – density minimum: 1,000 square feet per dwelling unit       | 4,000                             | 30                         |
| <b>Uses Requiring A Special Use Permit<sup>#</sup></b>                             |                                   |                            |
| Bed-and-breakfast <sup>#</sup>                                                     | 4,000                             | 30                         |
| Building, public <sup>#</sup>                                                      | 4,000                             | 30                         |
| Day-care center* <sup>#</sup>                                                      | N/A                               | 30                         |
| Home occupation (Class B only)*                                                    | N/A                               | N/A                        |

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| Uses                                                                                            | Minimum Lot Size<br>(square feet) | Minimum Frontage<br>(feet) |
|-------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------|
| Inn <sup>#</sup>                                                                                | 4,000                             | 30                         |
| Neighborhood market <sup>#</sup>                                                                | 4,000                             | 30                         |
| Residential care facility for more than 6 sleeping rooms or more than 12 residents <sup>#</sup> | 4,000                             | 30                         |
| Telecommunications facility or tower <sup>#</sup>                                               | 4,000                             | 30                         |

**NOTES:**

**Maximum Allowable Impervious Surface Coverage (§ 300-13E):** Impervious coverage of more than 1/2 acre requires site plan review. Impervious coverage of more than 60% of lot requires site plan review. Includes all impervious surfaces such as structures, parking areas, driveways, and pedestrian walks. Scope of site plan review shall be limited to surface and subsurface drainage issues.

**Maximum Building Height:** The maximum building height is 10 stories. See § 300-13F(2), (3) and (4) for additional limitations and site plan review thresholds.

**Off-Street Parking Requirement (§ 300-131):** See § 300-101, Table of Parking Requirements by Use, and § 300-61 for additional parking and loading requirements. For nonresidential uses, requirement is per occupied story, per structure. Shared parking is strongly encouraged. Range of 80% to 110% of number provided is acceptable. Parking waivers may be obtained from the Planning Commission, as specified in § 300-61 of this Code. See § 300-61 for restrictions on setback parking.

**Setbacks:** The minimum front setback from a public right-of-way is 25 feet. See § 300-13F for additional setback restrictions.

\* Not the principal use of the property.

# Site plan review required.

<sup>1</sup> See § 300-13E and § 300-92, Table of Permitted Uses by District, for additional criteria triggering site plan review.



## ZONING

**Table of Parking Requirements By Use  
(§ 300-101)**

See individual zone district regulations in Article II, and § 300-61 for additional parking and loading requirements.

| <b>Use</b>                                                    | <b>Required Parking<sup>1,2,3,4</sup></b>      |
|---------------------------------------------------------------|------------------------------------------------|
| Adult use                                                     | 0.3 per occupant at maximum <sup>5</sup>       |
| Animal hospital                                               | 1 per employee                                 |
| Apartment complex                                             | See below Note <sup>7</sup>                    |
| Bar, tavern, pub or nightclub                                 | 0.3 per occupant at maximum <sup>5</sup>       |
| Bed-and-breakfast                                             | 1 per guest bedroom                            |
| Boarding, lodging or rooming house                            | 1 per bedroom                                  |
| Building, accessory                                           | N/A                                            |
| Building, mixed-use                                           | Cumulative by floor and use                    |
| Building, office                                              | 3 per 1,000 square feet                        |
| Building, public                                              | 3 per 1,000 square feet                        |
| Car wash facility                                             | 1 per employee                                 |
| Cemetery                                                      | 5 per acre                                     |
| Club, membership/club, private                                | 0.3 per occupant at maximum <sup>5</sup>       |
| College                                                       | 1 per employee plus 1 per 3 seats <sup>6</sup> |
| Contractor's yard                                             | 1 per employee                                 |
| Convenience store                                             | 3 per 1,000 square feet                        |
| Convention center                                             | 4 per 1,000 square feet                        |
| Cultural use facility or museum                               | 2.5 per 1,000 square feet                      |
| Day-care center                                               | 1.5 per employee                               |
| Dormitory                                                     | 0.5 per bed                                    |
| Drive-in facility                                             | N/A                                            |
| Dry-cleaning outlet                                           | 1 per 1,000 square feet                        |
| Dry-cleaning facility                                         | 1 per employee                                 |
| Dwelling unit, accessory                                      | 1 per accessory dwelling unit                  |
| Dwelling, multifamily                                         | See below Note <sup>7</sup>                    |
| Dwelling, single-family                                       | 2 per dwelling unit                            |
| Dwelling, two-family                                          | 1.5 per dwelling unit                          |
| Family day-care home                                          | N/A                                            |
| Fraternity, sorority, chapter or membership association house | 0.5 per bed plus 0.5 per nonresident member    |
| Funeral home                                                  | 2 per 1,000 square feet                        |
| Garage, commercial                                            | 2.5 per 1,000 square feet                      |

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| Use                                         | Required Parking <sup>1,2,3,4</sup>                        |
|---------------------------------------------|------------------------------------------------------------|
| Golf course                                 | 1 per employee                                             |
| Greenhouse, commercial                      | 2 per 1,000 square feet                                    |
| Group family day-care home                  | N/A                                                        |
| Home occupation (Class A)                   | N/A                                                        |
| Home occupation (Class B)                   | 1 per employee plus 1 per customer at maximum <sup>8</sup> |
| Homeless shelter                            | 1 per employee plus 0.1 per guest at maximum <sup>8</sup>  |
| Hospital                                    | 1.2 per bed                                                |
| Hotel                                       | 1 per guest bedroom                                        |
| Inn                                         | 1 per guest bedroom                                        |
| Kennel                                      | 1 per 1,000 square feet                                    |
| Laundry, self-service                       | 4 per 1,000 square feet                                    |
| Manufacturing, heavy                        | 1 per employee                                             |
| Manufacturing, light                        | 1 per employee                                             |
| Mobile home park                            | 1.5 per lot                                                |
| Motel                                       | 1.2 per guest bedroom                                      |
| Motor vehicle repair, service station       | 2 per 1,000 square feet                                    |
| Motor vehicle sales                         | 2 per 1,000 square feet                                    |
| Neighborhood market                         | 3 per 1,000 square feet                                    |
| Open space and usable open space            | N/A                                                        |
| Outpatient health center                    | 2 per 1,000 square feet                                    |
| Parking garage                              | N/A                                                        |
| Personal storage facility                   | 1 per 1,000 square feet                                    |
| Place of worship                            | 1 per 3 seats <sup>6</sup>                                 |
| Planned unit development                    | N/A                                                        |
| Recreation, indoor commercial               | 2.5 per 1,000 square feet                                  |
| Recreation, outdoor commercial              | N/A                                                        |
| Residential care facility                   | 2 plus 0.2 per resident                                    |
| Restaurant                                  | 0.3 per occupant at maximum <sup>5</sup>                   |
| Retail, goods and services                  | 3 per 1,000 square feet                                    |
| School                                      | 1.5 per employee                                           |
| Shopping center                             | 2.5 per 1,000 square feet                                  |
| Swimming pool, private                      | N/A                                                        |
| Telecommunications facility or tower        | N/A                                                        |
| Townhouse or townhome                       | See below Note <sup>7</sup>                                |
| Transient occupancy                         | 2 per dwelling unit                                        |
| Warehouse, wholesale or distribution center | 1 per employee                                             |

## ZONING

### NOTES:

- <sup>1</sup> Shared parking is strongly encouraged.
- <sup>2</sup> Parking waivers may be obtained from the Planning Commission as specified in § 300-61 of this Code.
- <sup>3</sup> Range of 80% to 110% of number specified is acceptable.
- <sup>4</sup> For nonresidential uses, requirement is per occupied story, per structure.
- <sup>5</sup> Means at maximum permitted occupancy for all occupied space.
- <sup>6</sup> Where “per seat” is specified: or per 100 square feet if fixed individual seats are not the primary arrangement.
- <sup>7</sup> 1.2 spaces per one-bedroom dwelling unit; two spaces per dwelling unit for units with two or more bedrooms.
- <sup>8</sup> Means maximum expected number.