

ZONING REGULATIONS

405 Attachment 2

City of Hazelwood

Appendix B. Off-Street Parking and Loading Requirements
[Ord. No. 3674-05 §§1–3, 8-17-05; Ord. No. 3698-05 §4, 11-16-05]

USE	MINIMUM PARKING REQUIREMENTS	MINIMUM LOADING REQUIREMENTS
Residential		
Assisted Living Housing	1 space per dwelling unit	None
Dwelling, Single-Family Attached	2 spaces per dwelling unit	None
Dwelling, Single-Family Detached	2 spaces per dwelling unit	None
Dwelling, Two-Family	2 spaces per dwelling unit	None
Dwelling, Three-Family	2 spaces per dwelling unit	None
Dwelling, Four-Family	2 spaces per dwelling unit	None
Dwelling, Apartment	2 spaces per dwelling unit	None
Group Home	1 space per 2 residents plus 1 space per employee	None
Fraternity, Sorority, Dormitory	1 space per 2 residents (every 2 dormitory units)	None
Commercial/Business		
Banking Facility	4½ spaces per 1,000 sq. ft. of gross floor area	None
Bar, Cocktail Lounge, Tavern	1 space for every 3 seats plus 2 spaces for every 3 employees on the maximum shift	None
Barber and Beauty Shop	3 spaces for every chair	None
Beverage Shop	6½ spaces per 1,000 sq. ft. of gross floor area	See Table B, Article XII
Bookstore and Cardshop	4½ spaces per 1,000 sq. ft. of gross floor area	See Table B, Article XII
Bowling Alley	5 spaces per alley	None

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Child Care Center/Day Nursery	2 spaces plus 1 space for each employee, or 1 space for every 6 children	None
Club and Lodge	1 space for every 4 seats, or 1 space for every 3 members	See Table B, Article XII
Convenience Store/Food Market/Grocery Store (less than 5,000 sq. ft. gross floor area)	3 1/3 spaces per 1,000 sq. ft. of gross floor area	See Table B, Article XII
Dance Hall, Night Club, Similar Uses	25 spaces for every 1,000 sq. ft. of gross floor area available for public use, or 1 space for every 2 seats in the bar area, whichever is greater, plus 2 spaces for every 3 employees on the maximum shift	None
Equipment Sales, Service, Rental and Repair	3 1/3 spaces per 1,000 sq. ft. of gross floor area	See Table A, Article XII
Food Market/Grocery Store (over 5,000 sq. ft. gross floor area)	6½ spaces per 1,000 sq. ft. of gross floor area	See Table A, Article XII
Furniture Store, Retail	3 spaces per 1,000 sq. ft. of gross floor area	See Table A, Article XII
Golf Driving Range	2 spaces per tee	None
Grocery Store	7 spaces per 1,000 sq. ft. of gross floor area	
Gymnasium	1 space per every 4 seats	None
Handball/Racquetball Court	3 spaces per court	None
Home Improvement Center	4½ spaces per 1,000 sq. ft. of gross floor area	See Table B, Article XII
Hotel, Motel	1 space per room (sleeping unit) plus 1 space for every 2 employees on the maximum shift	See Table B, Article XII
Kennel	2 spaces for every 3 employees on the maximum shift, 1 space for every vehicle customarily used in the operation of the use or stored on the premises	None

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Laundry, Dry Cleaning	3 spaces per 1,000 sq. ft. of gross floor area	See Table B, Article XII
Medical Office	6 spaces per 1,000 sq. ft. of gross floor area	
Medical/Dental Office/Clinic	4½ spaces per 1,000 sq. ft. of gross floor area, or 4 spaces per doctor and 1 space for each additional employee, whichever is greater	See Table B, Article XII
Mortuary	1 space for every 5 seats, 10 space minimum	None
Nursing Home	1 space for every 5 beds, 1 space for every self-care unit, and 1 space per employee on the maximum shift	See Table B, Article XII
Office (except medical)	5 spaces per 1,000 sq. ft. of gross floor area	
Office/Office Building (except as herein noted)	3 1/3 spaces per 1,000 sq. ft. of gross floor area	See Table B, Article XII
Plant Nursery, Greenhouse	2 spaces for every 3 employees on the maximum shift, 1 space for every vehicle customarily used in the operation of the use or stored on the premises, plus 5 spaces per 1,000 sq. ft. of gross floor area of the salesroom	None
Research Facility/Laboratory	4 spaces per 1,000 sq. ft. of gross floor area	See Table B, Article XII
Restaurant, Dine-In	1 space for every 3 seats in dining area, plus 2 spaces for every 3 employees on the maximum shift	None
Restaurant, Drive-In and Carry Out	1 space for every 2 seats available, plus 2 spaces for every 3 employees	None
Retail and Service Facility	6 spaces per 1,000 sq. ft. of gross floor area	See Table B, Article XII

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Retail Sales/Personal Service Uses (except as herein noted)	5½ spaces per 1,000 sq. ft. of gross floor area	See Table B, Article XII
School (Public, Private, Vocational)	1 space for each classroom and office, and 1 space for every 4 students over 16 years of age	None
Skating Rink	1 space per 100 sq. ft. of skating area or playing surface	None
Theaters	1 space for every 4 seats available	None
Vehicle Sales, New and Used	3 1/3 spaces per 1,000 sq. ft. of gross floor area of sales and showroom area, plus 3 spaces for every service bay in repair areas, plus 1 space for every vehicle customarily used in the operation of this use or stored on the premises	See Table A, Article XII
Vehicle Service Center/Repair Facility	1 space for every employee on the maximum shift, 3 spaces for every service bay, and 1 space for every vehicle customarily used in the operation of the use	None
Vehicle Service Station	1 space for every 2 gas pumps plus 1 space per employee on the maximum shift	None
Vehicle Car Wash (except self service)	Line-up area for each wash stall equal to 4 times the capacity of the car wash	None
Veterinary Clinic/Hospital	4 spaces per doctor plus 1 space for every additional employee	None
Industrial		
Junkyard, Salvage Yard	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	None

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Manufacturing/Fabrication	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	See Table A, Article XII
Terminal, Truck/Freight	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	See Table A, Article XII
Warehousing/Wholesaling	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	See Table A, Article XII
Community/Public Facilities		
Assembly Hall, Auditorium (Public)	1 space for every 4 seats or 1 space for every 50 sq. ft. of gross floor area when there is no fixed seating	See Table B, Article XII
Athletic Field	20 spaces per diamond or athletic field, or 1 space for every 4 seats, whichever is greater	None
Church	1 space for every 3 seats available	None
Community Center/Recreation Center, Indoor Swimming Pool	3 1/3 spaces per 1,000 sq. ft. of gross floor area.	None
Fire Station	1 space for every employee on the maximum shift	None
Golf Course	Space equivalent to 1 percent of the total associated land area. Parking areas along roads or private drives may be used to fulfill this requirement	None
Hospital	1 space for every 2 beds, plus 1 space for every staff doctor and employee on the maximum shift	See Table B, Article XII

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Library	5 spaces per 1,000 sq. ft. of gross floor area, and 2 spaces for every 3 employees on the maximum shift	
Park, Playground	Space equivalent to 1 percent of the total associated land area. Parking areas along park roads or private drives may be used to fulfill this requirement	None
Police Station	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	None
Post Office/Postal Station	4 spaces for every customer service station, 2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	See Table A, Article XII
Public Utilities	2 spaces for every 3 employees on the maximum shift, plus 1 space for every vehicle customarily used in operation of the use or stored on the premises	None
Swimming Pool, Outdoor	2 spaces for 100 sq. ft. of water area	None
Tennis Court	4 spaces per court	None