

ZONING

22 Attachment 4

Borough of Woodland Park SCHEDULE OF PARKING REQUIREMENTS (Subsection 22-4.6) [Amended 3-6-2024 by Ord. No. 24-05]

LAND USE	PARKING REQUIREMENT
RESIDENTIAL *Minimum parking requirements must be met on site. Spaces must be provided for tenants and cannot be restricted for the use of the owner. (Ord. No. 2017-21)	
Single-Family	RSIS 2 bedroom – 1.5 spaces/unit 3 bedroom – 2.0 spaces/unit 4 bedroom – 2.5 spaces/unit* 5 bedroom – 3.0 spaces/unit * required if no # of bedrooms is specified
Two-Family	RSIS Same as single-family requirements
Multifamily Garden Apartment and Multi-Family Dwellings	RSIS 1 bedroom – 1.8 spaces/unit 2 bedroom – 2.0 spaces/unit* 3 bedroom – 2.1 spaces/unit * required if no # of bedrooms is specified
Townhouse and Stacked Townhouse	RSIS 1 bedroom – 1.8 spaces/unit 2 bedroom – 2.3 spaces/unit* 3 bedroom – 2.4 spaces/unit * required if no # of bedrooms is specified
Mid-Rise Multi-Family	RSIS Same as Multifamily Garden Apartment Requirements
Assisted Living	RSIS .5 spaces/unit
Age-Restricted Housing	1.2 spaces/unit
CCRC/Assisted Living/Nursing Home	.5 space per bed (Nursing Home) .5 spaces per dwelling unit (Assisted Living) 1.3 spaces per dwelling unit (CCRC)
Active-Adult Multi-Family Community	RSIS
Hotels	Hotel – 1.2 spaces per room
BAR OR RESTAURANT	
Restaurant – Sit Down –without bar	1 space per 3 seats

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Restaurant – Sit Down –with bar	1 space per 3 seats
Restaurant – Fast-Casual	1 space per 100 SF
Restaurant – Fast-food	1 space per 50 SF
Restaurant – Fast-food	1 space per 50 SF
Restaurant – Fast-food with drive-thru	1 space per 100 SF
Restaurant – take-out (no tables or chairs)	1 space per 90 SF
Banquet Hall/ Accessory Restaurant/ Catering Facility	1 space per 2.5 seats
RETAIL SERVICES	
Drug Stores – no drive thru	3 spaces per 1,000 SF GFA
Drug Stores – drive-thru	2 spaces per 1,000 SF GFA
Barber Shops	1 per 150 SF GFA
Shopping centers	1 space per 250 SF GFA
Retail Stores and Shops (include all retail uses except those specified in this table)	1 space per 250 SF GFA
Convenience Store	1 space per 333 SF GFA
Convenience store with gas	1 space per 125 SF GFA
Furniture or major appliance stores	1 space per 400 SF GFA
Service Establishments	1 space per 200 SF NET Floor Area
Grocery stores	1 space per 150 SF GFA
Building Materials or Home Improvement Store	1 space per 250 Sf of retail sales area
Banks – with drive-thru	1 space per 250 SF GFA
Banks – no drive-thru	1 space per 200 SF GFA
OFFICE	
Medical Office	1 space per 150 SF GFA
Office	1 space per 250 SF GFA
Mixed Medical and Professional Office* *If office space undefined, this standard should be used	1 space per 200 SF GFA
Finance, insurance, and real estate services	1 space per 250 SF GFA
RECREATION	
Theatres	Theatre/ less than 10 screens - .4 spaces per seat Theatre/ 10 screens or more - .2 spaces per seat
Community Center	1 space per 200 SF GFA
Municipal buildings, parks, and playgrounds	1 space per 300 SF GFA

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LAND USE	PARKING REQUIREMENT
Racquet Club	4 spaces per court
Sports Club/Health Spa/ Gym	1 per 200 SF GFA
Adult Entertainment	1 space per 2 persons based on occupancy determined by fire official
Skating rink	1 space per 180 SF GFA
Sports complex	40 spaces per field
Place of public assembly	1 per 5 seats or 1 per 50 SF, whichever is greater
Gymnastics, Dance, Martial Arts Studio	1 space per 200 SF GFA
Bowling Alley	5 spaces per lane
Billiard Establishment	2 spaces per billiard table
Mini-golf	1 space per hole
Driving range	1 space per each tee
AUTOMOBILES	
Motor Vehicle Service Stations	3 per bay, or 1 per gas pump and 1 per bay, whichever is greater
Auto repair	1 space per 200 SF GFA
Convenience Store with Gas	1 space per 125 SF GFA
Car Wash	1 space per 375 SF
Car Wash with detailing	1 space per 375 SF plus 1 space per detailing bay
Car Wash with Oil Lube	1 space per 375 SF plus 1 space per bay
Auto sales	1 space per 1,000 SF of sales area
Auto sales and repair	1 space per 1,000 SF of sales area plus 1 space per 200 SF GFA of repair area
INDUSTRIAL, COMMERCIAL MANUFACTURING	
Structures devoted to research or engineering study provided fabrication of materials incidental to the operation	1 per 300 SF GFA
Industrial and Manufacturing processes	1 space per 400 SF GFA
Warehousing	1 space per 1,000 SF GFA of storage area and 1 space per 650 SF of related office space
Public utility sub-stations or pumping stations	2 spaces
Workshops for craftsmen	1 per 500 SF GFA
Workshops for craftsmen with retail component	1 per 500 SF GFA of workspace plus 1 per 250 SF GFA for retail floor area
Self-storage	5 spaces near office

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	Loading spaces integral into facility design
RELIGIOUS AND EDUCATIONAL	
House of worship	1 space per 4 seats in sanctuary/ prayer room, plus the parking standard for other uses contained within (offices, classrooms, etc.)
Educational Uses	1 space per 300 SF of administrative or general office space + .5 space per enrolled day student
Commercial schools - Adult	1 space per teacher plus 1 space per adult
Child Care Center	1 space per staff member plus 1 drop off space per staff member (CBD)
Art gallery	3 spaces per 1,000 SF of GFA of exhibit area or gallery space
HEALTH CARE FACILITIES	
Adult Day Care Facilities	1 space per 6 participants, plus 1 space for each employee on the maximum shift
Hospital	2.5 spaces per 1,000 SF GFA
Clinic (same day; surgery, dialysis, etc.)	5 spaces per 1,000 SF GFA
Alcohol and drug rehab facility	1 space per staff member plus .5 space per bed
Funeral Home	one parking space for each 30 SF of NFA, plus one parking space for each employee of the funeral home