

ZONING
185 Attachment 7

Schedule VII
Off-Street Parking and Loading Requirements
All Districts (Except as Specifically Noted Otherwise)
[Amended 11-22-1999 by L.L. No. 12-1999; 6-10-2002 by L.L. No. 8-2002;
8-23-2004 by L.L. No. 9-2004; 3-28-2005 by L.L. No. 4-2005; 9-25-2017 by L.L. No. 4-2017; 6-14-2021 by L.L. No. 5-
2021]

Use	Off-Street Parking Requirements (Spaces)
One-family dwelling	2 per dwelling unit
Two-family dwelling	2 per dwelling unit
Three-family dwelling	2 per dwelling unit
Multiple dwelling in residence and office districts	1.25 per studio unit 1.5 per 1-bedroom unit 2 per 2-or-more-bedroom unit
Residential uses in A-1 District	1 per studio or 1-bedroom unit 1.5 per 2-bedroom unit 2 per 3-or-more-bedroom unit
Residential uses in A-2 and B-1 Districts ²	1 per dwelling unit plus 0.25 per bedroom
Townhouse in residence and office districts	1 per studio unit 1 per 1-bedroom unit 1.5 per 2-bedroom unit 2 per 3-bedroom unit or more
Dwelling with accessory apartment	1 in addition to number required for dwelling plus 1 additional space if accessory apartment has 2 bedrooms
Dwelling with boarders or roomers	1 for each boarder or roomer possessing a motor vehicle in addition to number required for dwelling
Dwelling with medical/dentist office	2 in addition to number required for dwelling
Dwelling with home occupation, other than medical/dental office	1 in addition to number required for dwelling
Place of worship	1 per 6 seats in principal room
School, elementary	1 per 12 students' capacity
School, secondary	1 per 8 students' capacity
Firehouse	1 per 5 members
Institutional residence	1 per 4 residents
Assisted-living residence	1 for each residential unit plus 1 for each employee on duty during the main work shift
Place of public assembly	1 per 4 seats plus 1 per 2 employees
Medical/dentist office ²	1 per 250 square feet of gross floor area or 3 for each examining room, whichever is more
Other offices ²	1 per 300 square feet of gross floor area
Research facility ²	1 per 400 square feet of gross floor area
Manufacturing	1 per 500 square feet of gross floor area
Conference or training center	1 per 4 seats in largest meeting room plus 1 per 4 seats in classroom facilities
Retail or service business ²	1 per 300 square feet of gross floor area
Hotel or motel	1 per guest room plus 1 per employee plus 1 per 6 seats
Bowling alley or billiard parlor	3 per alley or billiard table
Restaurant ²	1 per 100 feet of patron area plus 1 per 2 employees
Fast-food restaurant ²	1 per 25 square feet of patron area plus 1 per 2 employees
Funeral parlor	1 per 4 seats plus 1 per employee
Cabarets ²	As determined by the Planning Commission to be needed to prevent congestion on surrounding streets
Adult entertainment uses ²	As determined by the Planning Commission to be needed to prevent congestion on surrounding streets
Film/video training facility	1 per 4 seats in largest meeting room plus 1 per 4 seats in classroom facilities plus 1 per 400 square feet of gross floor area of sound-stage facility, plus one per 300 square feet for office space
Warehousing use	1 per 500 square feet of gross floor area
Wholesale business	1 per 500 square feet of gross floor area
Industrial uses	1 per 500 square feet of gross floor area
Uses not listed	As determined by the Planning Commission to be needed to prevent congestion on surrounding streets
Use	Off-Street Loading Requirements (Spaces)
All uses in A-1, A-2, B, B-1, and M-1 Districts	1 per 8,000 square feet of gross floor area
Nonoffice uses in CO District	1 per 20,000 square feet of gross floor area
Office uses in CO District	1 per 40,000 square feet of gross floor area

NOTES:
¹For a use proposed on a lot located in the Central Business Parking Overlay District, also refer to § 185-19.1 of this chapter.
²Within the Central Business A-1 District, the Central Business A-2 District, Peripheral Business B District or the Peripheral Business B-1 District, the Planning Commission may waive all or a portion of the off-street parking requirements, subject to the provisions of § 185-42.