

ZONING

300 Attachment 3

**Township of Fairview**

**Table 8-2  
Parking Schedule - Residential**

<b>Residential Uses</b>	<b>Minimum Required Spaces</b>
Apartment conversion	2 per dwelling unit
Group home	2 per dwelling unit, plus 1 for each 4 residents
Mobile/manufactured home park	See Chapter 360 relating to subdivision and land development
Multifamily dwelling	2 per dwelling unit, plus additional 1/2 space per dwelling unit shall be provided in a common visitor parking compound. Such visitor parking lots shall be sized, arranged, and located so that the spaces are within 300 feet walking distance to any unit served.
Single-family attached dwelling	2 per dwelling unit, plus additional 1/2 space per dwelling unit shall be provided in a common visitor parking compound. Such visitor parking lots shall be sized, arranged, and located so that the spaces are within 300 feet walking distance to any unit served.
Single-family detached dwelling	2 per dwelling unit
Single-family semidetached dwelling	2 per dwelling unit
Two-family detached dwelling	2 per dwelling unit
Other residential uses	Other residential uses not specified in this parking schedule: Number of spaces normally required for similar uses listed elsewhere within this parking schedule table

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**Table 8-2  
Parking Schedule — Nonresidential – Commercial**

Commercial Uses	Minimum Required Spaces
Airport	1 per 4 air vehicles stored, plus 1 for each employee on the peak shift. For uses beyond the airport: number of spaces normally required for uses listed elsewhere within these parking schedule tables.
Animal hospital	2 per exam table, plus 1 per employee on the peak shift
Automobile and other similar light-duty motor and passenger vehicle rental/sales, repair/service, washing, and/or fuel/gas sales (individual or in combination of the following):	1 per employee on the peak shift plus:
	Rental/sales: 1 per 15 vehicles or units of motor vehicle equipment
	Repair/service: 2 per service bay
	Washing: 1 per 200 square feet of office floor area
Fuel/gas sales/distribution: 1 per fuel/gas pump, which may be provided at fuel/gas pumps at a ratio of not more than 2 per each pump (one on each side), plus 1 for each employee on the peak shift	
Bank	1 per 400 square feet of gross floor area, plus 1 per employee on the peak shift
Beer and ale wholesale distribution	1 per 400 square feet of gross floor area open to and accessible to the public, plus 1 per employee on the peak shift
Boarding house	2 per dwelling unit of owner/resident manager and other permanent residents, plus 1 space for each sleeping/rooming unit for let
Business park	1 per 400 square feet of gross floor area
Campground or recreational vehicle park	1 per campsite, plus 1 per employee on the peak shift, plus (1/2) of the spaces normally required for accessory uses listed elsewhere within these parking schedule tables
Commercial recreation, indoor	1 per 200 square feet of gross floor area, plus 1 per employee on the peak shift
Commercial recreation, outdoor	1 per 200 square feet of gross floor area for enclosed structures, plus 1 per employee on the peak shift; or if completely outside of a structure, 1 per each 3 users at maximum utilization, plus 1 per employee on the peak shift
Convenience store	1 per 100 square feet of net retail floor area, plus 1 per fuel/gas pump, plus 1 per employee on the peak shift
Copy shop/business service	1 per 200 square feet of net floor area, plus 1 per employee on the peak shift

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<b>Commercial Uses</b>	<b>Minimum Required Spaces</b>
Craftsman/artisan studio	1 per 300 square feet of gross floor area, plus 1 per employee on the peak shift
Financial service, other	1 per 400 square feet of gross floor area, plus 1 per employee on the peak shift
Food service	1 per employee on the peak shift, plus:
	Delivery: 1 per vehicle stored on site
	Direct patron food sales/consumption: 1 per 6 seats if restaurant is provided or 1 per 200 square feet of gross floor area open to and accessible to the public, whichever is greater
Funeral home	25 for first parlor, plus 10 for each additional parlor
Golf course	4 per hole, plus 1 per employee on the peak shift, plus 1/2 of the spaces normally required for accessory uses listed elsewhere within these parking schedule tables
Home improvement center, lumber sales, and building materials sales	1 per 500 square feet of gross floor area (indoor and outdoor) open to and accessible to the public, plus 1 per employee on the peak shift
Hotel	1 per guest/sleeping room, plus 1 per employee on the peak shift, plus 1/2 of the spaces normally required for accessory uses listed elsewhere within these parking schedule tables
Kennel, commercial	1 per each 15 animals based on maximum animal capacity, plus 1 per employee on the peak shift
Landscaping service	1 per 750 square feet of office gross floor area, plus 1 per employee on the peak shift
Laundry and dry-cleaning establishment (personal)	1 per 300 square feet of net floor area, plus 1 per employee on the peak shift
Liquor store	1 per 200 square feet of net floor area, plus 1 per employee on the peak shift
Mini-storage warehouse	1 per 25 storage units, plus 1 per employee on the peak shift
Motel	1 per guest/sleeping room, plus 1 per employee on the peak shift, plus 1/2 of the spaces normally required for accessory uses listed elsewhere within these parking schedule tables
Motor vehicle auction	2 per 1,000 square feet of gross floor area of building, plus 1 per employee on the peak shift
Nightclub	1 per 100 square feet of net floor area, plus 1 per employee on the peak shift
Off-track betting parlor	1 per 100 square feet of gross floor area, including related dining, restaurant and snack bar areas
Offices, business and professional	1 per 300 square feet of gross floor area

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<b>Commercial Uses</b>	<b>Minimum Required Spaces</b>
Offices, medical	2 per patient examination room, plus 1 per employee on the peak shift
Outdoor shooting range	1 per firing lane/target, plus 1 per employee on the peak shift
Parking lot/structure	No minimum required
Personal service	1 per 300 square feet of net floor area, plus 1 per employee on the peak shift
Restaurant (fast food)	1 per 2 seats, plus 1 for each 2 employees on the peak shift
Restaurant (sit down)	1 per 4 seats, plus 1 for each 2 employees on the peak shift
Retail business	1 per 200 square feet of net retail floor area, plus 1 per employee on the peak shift
School, commercial	1 per 4 students, plus 1 per employee on the peak shift
School, vocational	1 per 4 students, plus 1 per employee on the peak shift
Sexually oriented business and/or related uses	1 per 200 square feet of net floor area, plus 1 per employee on the peak shift
Shopping center	Number of spaces normally required for uses listed elsewhere within this parking schedule table
Shopping center, large	Number of spaces normally required for uses listed elsewhere within this parking schedule table
Tattoo parlor/body piercing business	1 per 300 square feet of net floor area, plus 1 per employee on the peak shift
Tavern/bar	1 per 4 seats, plus 1 for each 2 employees on the peak shift
Theater, indoor	1 per 4 seats based on maximum seating capacity, or 1 per 400 square feet of gross floor area, whichever is larger
Therapeutic massage business	1 per table, plus 1 per employee on the peak shift
Travel plaza	1 per employee on the peak shift, plus number of spaces normally required for uses listed elsewhere within these parking schedule tables (i.e., restaurant, convenience store, etc.), in addition to truck and trailer parking
Veterinary office	2 per exam table, plus 1 per employee on the peak shift
Other commercial uses	Other commercial uses not specified in this parking schedule: number of spaces normally required for similar uses listed elsewhere within this parking schedule table

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**Table 8-3  
Parking Schedule — Nonresidential – Industrial  
[Amended 7-28-2025 by Ord. No. 2025-3]**

<b>Industrial Uses</b>	<b>Minimum Required Spaces</b>
Automobile wrecking, junk and scrap storage and sales	1 per 1/2 acre, plus 1 per employee on the peak shift
Data center	1 per employee on the peak shift
Heavy equipment, boat, mobile/manufactured home, recreational vehicle, truck, and other similar large or heavy-duty motor vehicle rental/sales, repair/service, washing, and/or fuel/gas sales	1 per employee on the peak shift plus:
	Rental/sales: 1 per 15 vehicles or units of motor vehicle equipment
	Repair/service: 2 per service bay
	Washing: 1 per 200 square feet of office floor area
Industrial use, general	1 per 1,000 square feet of gross floor area of the building up to 20,000 square feet, plus 1 for each 2,000 square feet gross floor area of the building up between 20,000 square feet and 40,000 square feet, plus 1 for each 3,000 square feet gross floor area of the building in excess of 40,000 square feet. In addition to the off-street parking requirements and when there are 10 or more loading berths provided, trailer parking spaces shall be provided at 1 trailer parking space for each 4 loading berths.
Industrial use, light	1 per 1,000 square feet of gross floor area of the building up to 20,000 square feet, plus 1 for each 2,000 square feet gross floor area of the building between 20,000 square feet and 40,000 square feet, plus 1 for each 3,000 square feet gross floor area of the building in excess of 40,000 square feet. In addition to the off-street parking requirements and when there are 10 or more loading berths provided, trailer parking spaces shall be provided at 1 trailer parking space for each 4 loading berths.
Laundry and dry cleaning (industrial)	1 per 1,000 square feet of gross floor area of the building up to 20,000 square feet, plus 1 for each 2,000 square feet gross floor area of the building between 20,000 square feet and 40,000 square feet, plus 1 for each 3,000 square feet gross floor area of the building in excess of 40,000 square feet. In addition to the off-street parking requirements and when there are 10 or more

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Industrial Uses	Minimum Required Spaces
	loading berths provided, trailer parking spaces shall be provided at 1 trailer parking space for each 4 loading berths.
Mineral extraction	1 per employee on the peak shift, plus 1 per stored vehicle
Outdoor storage	1 per employee on the peak shift
Research and development	1 per 400 square feet of gross floor area
Sawmill	1 per employee on the peak shift
Solid waste transfer	1 per employee on the peak shift
Truck drop lot	1 per on-site employee on the peak shift, in addition to truck and trailer parking
Warehousing, distribution, and wholesaling	1 per 1,000 square feet of gross floor area of the building up to 20,000 square feet, plus 1 for each 2,000 square feet gross floor area of the building between 20,000 square feet and 40,000 square feet, plus 1 for each 3,000 square feet gross floor area of the building in excess of 40,000 square feet. In addition to the off-street parking requirements and when there are 10 or more loading berths provided, trailer parking spaces shall be provided at 1 trailer parking space for each 4 loading berths.
Other industrial uses	Other industrial uses not specified in this parking schedule: Number of spaces normally required for similar uses listed elsewhere within this parking schedule table

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**Table 8-4  
Parking Schedule — Nonresidential — Institutional/Civil**

<b>Institutional/Civic Uses</b>	<b>Minimum required spaces</b>
Animal rescue shelter	1 for 400 square feet of gross floor area, plus 1 per employee on the peak shift
Cemetery	5, plus 1 per employee on the peak shift
Clinic, medical	4 per patient examination room, plus 1 per employee on the peak shift
Clubhouse or lodge, private	1 per 200 square feet of gross floor area, plus 1 per employee on the peak shift
Community center	1 per 400 square feet of gross floor area open to and accessible to the public, plus 1 per employee on the peak shift
Continuing care retirement community	Personal care or nursing care: 1 for each 4 beds, plus 1 space per employee on largest shift
	Apartment units: 1 per dwelling unit
	Cottage units (single-family units): 1 per dwelling unit, plus 1 per 5 units for guest parking
	Other uses not specified in this parking schedule: Number of spaces normally required for uses listed elsewhere within these parking schedule tables
Convention center	1 per 4 seats based on maximum seating capacity, or 1 per 400 square feet of gross floor area, whichever is larger
Daycare, commercial	1 per employee on the peak shift plus 1 per 6 nonresident (adult or child) enrolled or being cared for
Emergency services	1 for 400 square feet of gross floor area, plus 1 per stored vehicle
Government facility other than municipal-owned uses	Number of spaces normally required for uses listed elsewhere within these parking schedule tables
Group care	2 per dwelling unit, plus 1 for each 4 residents
Hospital	2 per 3 beds, plus 1 per employee on the peak shift
Hunting club	1 per acre, plus 1 for each guest/sleeping room
Library	1 per 400 square feet of gross floor area open to and accessible to the public, plus 1 per employee on the peak shift
Long-term care nursing or personal care	Personal care or nursing care: 1 for each 4 beds, plus 1 per employee on largest shift

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Institutional/Civic Uses	Minimum required spaces
	Other uses not specified in this parking schedule: Number of spaces normally required for uses listed elsewhere within these parking schedule tables
Museum	1 per 400 square feet of gross floor area open to and accessible to the public, plus 1 per employee on the peak shift
Municipal owned uses	Number of spaces normally required for uses listed elsewhere within these parking schedule tables
Natural preserve and wildlife sanctuary	1 per acre
Park and other noncommercial outdoor recreational uses	3 per acre
Place of worship and related uses	1 per 4 seats based on maximum seating capacity, or 1 per 400 square feet of gross floor area, whichever is larger
Public/private utility	1 per employee on the peak shift, plus 1 per vehicle stored on site
School, public or private	Primary (grades K - 6): 1 per each 30 students enrolled, plus 1 per employee, plus 1 per each 30 seats for auditorium, gymnasium, or multipurpose room
	Secondary and above (grades 7+): 1 per each 5 students enrolled, plus 1 per employee, plus 1 per each 30 seats for auditorium, gymnasium, or multipurpose room
Treatment center	1 for each 3 patients/clients, plus 1 per employee on the peak shift
University/college	1 per 5 students enrolled, plus 1 space per employee, plus 1 per every 30 seats for auditorium, gymnasium, or multipurpose room plus, 1 space per 4 occupants in a dormitory
Other institutional/civic uses	Other institutional/civic uses not specified in this parking schedule: number of spaces normally required for similar uses listed elsewhere within this parking schedule table

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**Table 8-5  
Parking Schedule — Nonresidential — Forestry/Agriculture**

<b>Forestry/Agriculture Uses</b>	<b>Minimum Required Spaces</b>
Agri-business	2 per dwelling unit, plus 1 for each nonresident employee on the peak shift
Agricultural operation	2 per dwelling unit, plus 1 for each nonresident employee on the peak shift
Agricultural support business	1 per 500 square feet of gross floor area (indoor and outdoor) open to and accessible to the public, plus 1 per employee on the peak shift
Community garden	3 per acre
Forestry (commercial timber harvesting)	1 per employee on the peak shift
Greenhouse/plant nursery	1 per 500 square feet of gross floor area (indoor and outdoor) open to and accessible to the public, plus 1 per employee on the peak shift
Riding school and boarding stable	1 per 2 stalls, plus 1 per every 4 seats of spectator seating plus 2 per dwelling unit
Other forestry/agriculture uses	Other forestry/agriculture uses not specified in this parking schedule: number of spaces normally required for similar uses listed elsewhere within this parking schedule table

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**Table 8-6  
Parking Schedule — Nonresidential — Miscellaneous**

Miscellaneous Uses	Minimum Required Spaces
Adaptive reuse of existing agricultural structure	Number of spaces normally required for uses listed elsewhere within these parking schedule tables
Billboard	1 per billboard structure
Solar energy production	1 per employee on the peak shift, plus 1 per vehicle stored on site
Telecommunications signal site	Fully automated site: 1 per site
	Not fully automated site: 1 per employee on peak shift
Wind energy production	1 per employee on the peak shift, plus 1 per vehicle stored on site
Other miscellaneous uses	Other miscellaneous uses not specified in this parking schedule: number of spaces normally required for similar uses listed elsewhere within this parking schedule table

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**Table 8-7  
Parking Schedule — Accessory**

Accessory Use	Minimum Required Spaces
Accessory apartment	2 per dwelling unit
Agri-tainment/agri-tourism	2 per dwelling unit as part of principal use, plus 1 per 500 square feet of gross floor area (indoor and outdoor) open to and accessible to the public, plus 1 for each nonresident employee on the peak shift
Automated banking facility	2 when not associated with on-site principal bank or other financial service; otherwise, no minimum required
Bed-and-breakfast	2 per dwelling unit of owner/resident manager and other permanent residents of the dwelling, plus 1 for each guest/sleeping room
	Other uses beyond the dwelling unit and guest/sleeping rooms, and open to the public: number of spaces normally required for uses listed elsewhere within these parking schedule tables
Community garden	No minimum required
Day care, accessory	2 per dwelling unit as part of principal use
Day care, family	2 per dwelling unit as part of principal use, plus 1 per nonresident employee, plus 1 for patron use
Drive-thru facility for permitted use	No minimum required
Farm occupation	2 per dwelling unit as part of principal use, plus 1 per nonresident employee
Home occupation	2 per dwelling unit as part of principal use, plus 1 per nonresident employee
No-impact occupation	2 per dwelling unit as part of principal use
Non-commercial keeping of livestock	2 spaces per dwelling unit as part of principal use
Outdoor cafe/dining	In addition to the spaces required as part of the principal use, 1 per 4 seats provided outdoors
Outside displays and sales	No minimum required
Roadside stand	In addition to the spaces required as part of the principal use, 1 space per 50 feet of gross floor area, or 2 spaces, whichever is greater
Rural occupation	2 per dwelling unit as part of principal use, plus 1 per nonresident employee