

ZONING

119 Attachment 3

Village of Florida

**Table 3. Schedule of Off-Street Parking and Loading Requirements  
[Added 5-3-2023 by L.L. No. 1-2023]**

Use	Parking Spaces	Loading Spaces
Single-family residential	2 per dwelling unit	None
Multifamily [new construction and conversion except as set forth in § 119-43B(17)]	1 per studio or 1-bedroom apartment, 2 per 2-bedroom apartment and 1 additional space per bedroom for 3 or more units	None
Home occupation	2 plus number required for dwelling	None
Animal hospital, kennel, veterinary clinic	1 per 200 square feet of floor area	None
Bed-and-breakfasts, hotels, motels without assembly or restaurant space	2 plus 1 per guest room	None up to 10,000 square feet; 1 per each 25,000 square feet or portion thereof
Bowling alleys	2 per alley, plus 1 per each 75 square feet in bar or restaurant area	None
Drive-in facility or outdoor sales lot	1 per each 600 square feet of lot area devoted to outdoor sales or display  Drive-in facilities shall provide the spaces required for the principal use plus 3 waiting spaces per drive-up window plus 3 parking spaces per drive-up window in the parking lot	1 per facility
Eating and drinking places, including franchise restaurants and craft breweries/wineries/distilleries	1 per 3 seats or 1 per 75 square feet gross floor area, whichever is greater or as required by the Planning Board for restaurants demonstrating greater parking space needs in the judgment of the Planning Board	1 per facility
Fast-food, and drive-through restaurants	1 per 75 square feet of seating area plus 3 waiting spaces per drive-up window or walk-up counter plus 3 parking spaces per drive-up window in the	1 per facility

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Use	Parking Spaces	Loading Spaces
	parking lot	
Funeral home, mortuary	1 per each 2 persons accommodated at capacity	1 per chapel, which shall be at least 10 feet wide, 20 feet long and 7 1/2 feet high
Gasoline station, parking garage or repair garage	Sufficient parking spaces for all vehicles stored or being serviced at any one period of time plus a minimum of 5 additional spaces	1 per facility
General retail sales, convenience store, personal services	1 per 300 square feet of gross floor area	None up to 8,000 square feet, then 1 for each 25,000 square feet of floor area thereafter
Golf courses and other country clubs	1 per 2 members or accommodations, (e.g., lockers), whichever is greater	None
Hospitals, sanitariums, nursing homes, philanthropic or eleemosynary institutions	1 per 3 beds plus 1 per each 6 employees and medical staff	1 per 10,000 to 25,000 square feet plus 1 per each additional 25,000 square feet or portion thereof
Manufacturing, testing, research, processing, cleaning and repair facilities	1 per 500 square feet of gross floor area so used plus sufficient parking for office and storage areas or 1 per 2 employees on the two largest consecutive shifts	None up to 5,000 square feet then, plus 1 per each additional 15,000 square feet of floor area or fraction thereof
Offices, business and professional	1 per 400 square feet of gross floor area up to 10,000 square feet and 1 per 500 square feet or gross floor area over 10,000 square feet	None up to 8,000 square feet, then 1 for each 25,000 square feet of floor area thereafter
Offices, medical	1 per 300 square feet of gross floor area	None for the first 25,000 square feet, then 1 for each 25,000 square feet thereafter
Places of worship, libraries, annual membership clubs or indoor assembly areas without fixed seating	1 per 40 square feet of gross floor area in the main assembly areas, but not less than 1 for each 5 seats where provided	1 per 10,000 to 25,000 square feet plus 1 per each additional 25,000 square feet or portion thereof
Recreational uses not otherwise classified	1 per each 3 persons allowed at capacity	1 per 50,000 square feet of gross floor area
Schools, nursery	2 per classroom, plus 1 dropoff space per each 8 enrollees permitted	None
Schools, elementary or middle	2 per classroom plus sufficient parking for assembly areas	1 per 10,000 to 25,000 square feet plus 1 per each additional 25,000 square feet or portion thereof

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Use	Parking Spaces	Loading Spaces
Schools, secondary	2 per classroom plus 1 per every 10 students enrolled if at capacity, plus sufficient parking for assembly areas	1 per 10,000 to 25,000 square feet plus 1 per each additional 25,000 square feet or portion thereof
Schools, college or technical	1 per 2 teachers and staff plus 1 per each 2 classroom seats	1 per 10,000 to 25,000 square feet plus 1 per each additional 25,000 square feet or portion thereof
Self-storage facility	1 per 100 storage units in addition to one per 200 square feet of gross office space adjacent to the leasing office, plus 2 spaces for an on-site manager's apartment, if provided	Suitable off-street areas adjacent to the building(s) with self-storage units shall be provided adjacent to such building(s) and shall not encroach into aisles provided for on-site traffic circulation
Wholesale or storage	1 per 1,000 square feet of gross floor area	1 per 20,000 square feet of floor area or fraction thereof

**NOTES:**

\* Reasonable and appropriate off-street parking requirements for structures and uses which do not fall within the categories listed above may be determined by the Planning Board upon consideration of all factors entering into the parking needs of each such use based on parking needs demonstrated for similar uses elsewhere.

\*\* The schedule of minimum required off-street parking and loading spaces is amended by eliminating the requirements for off-street parking for businesses located within the CS (Commercial Shopping) district.