

ARTICLE 32
OFF-STREET PARKING AND LOADING REQUIREMENTS

32.01.00.00 INTENT

Amend. 11

It is the intent of the City Commission through the regulations of this Article to provide for suitable and efficient off-street parking and loading facilities to serve all land uses located within the City of Lakeland to which these provisions apply. The general regulations, design standards and space requirements set forth in this article for off-street parking and loading facilities are intended to ensure the safe movement of traffic on the public streets and to mitigate the potential adverse impacts of vehicular traffic and parking congestion on adjacent land uses and the potential adverse impacts of vehicle use areas on the human and natural environment.

32.02.00.00 APPLICABILITY

The off-street parking and loading requirements of this article shall apply throughout the city except in that portion of the Central Business District described in Figure 32.01. Within the areas where the off-street parking and loading provisions of this article apply, they shall govern: 1) The establishment of new uses, and 2) The expansion of existing uses. These regulations shall also apply to existing uses located on a lot where parking or loading spaces are required pursuant to 1) or 2) above.

32.02.01.00 ESTABLISHMENT OF NEW USES

32.02.01.01 Specified New Uses

For specified new uses established within new structures, or existing structures, whether in place of or in addition to existing uses, parking and loading facilities shall be provided in accordance with the requirements applicable to such uses as set forth in Sections 32.03.10.00 and 32.04.05.00.

32.02.01.02 Unspecified New Uses

For unspecified new uses established within new structures, or existing structures, whether in place of or in addition to existing uses, parking and loading facilities shall be provided in accordance with the highest requirements applicable to any use permitted in the zoning district in which the new structure is to be located, as set forth in Sections 32.03.10.00 and 32.04.05.00.

32.02.02.00 EXPANSIONS OF EXISTING USES

For expansions of existing uses within existing structures, or within expansions of existing structures, parking and loading facilities shall be provided in accordance with the requirements applicable to such uses, as set forth in Sections 32.03.10.00 and 32.04.05.00.

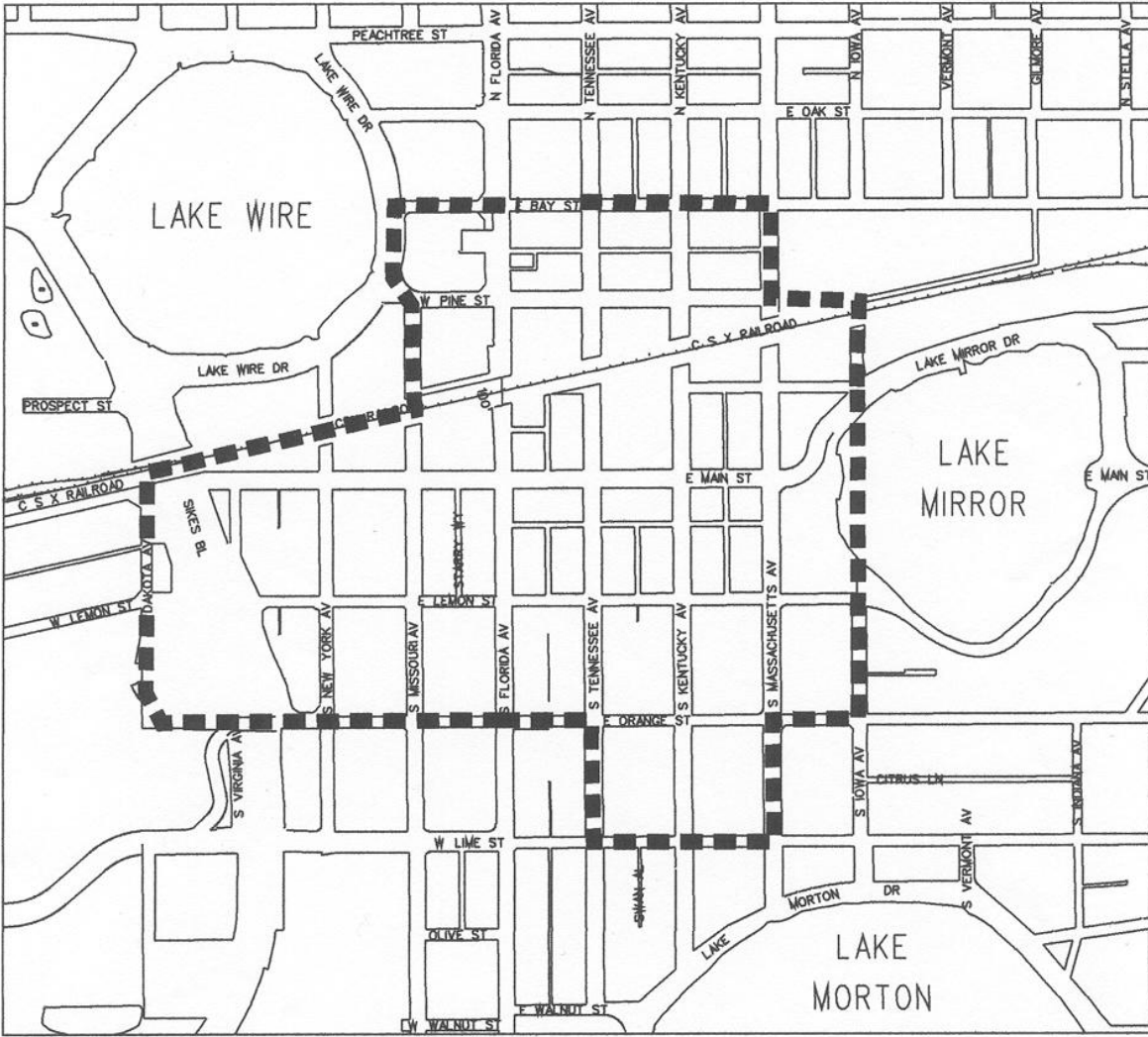
32.02.03.00 EXISTING USES

When any use is established or expanded in such a manner that parking or loading spaces are required pursuant to the provisions of this article, all existing uses located on the same zoning lot with the new or expanded use shall become subject to the provisions of this article. The total parking space requirement for such a zoning lot shall be the sum of the requirements for any new or expanded uses and the requirements for existing uses, as set forth in this article. Prior to issuance of any building or construction permit, all required spaces shall be provided for on the required parking plan.

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FIGURE 32.01
AREA EXEMPT FROM ARTICLE 32
OFF-STREET PARKING AND LOADING REQUIREMENTS

The provisions of this Article shall not apply to that area of the Central Business District which is located within the following described boundary:



Starting at the intersection of S. Massachusetts Avenue and Lime Street; West on Lime Street to Tennessee Avenue; then North on Tennessee Avenue to Orange Street; then West on Orange Street to Dakota Avenue; then North on Dakota Avenue to the SCL Railroad right-of-way; then Northeasterly along the railroad right-of-way to Missouri Avenue; then North on Missouri Avenue to Bay Street; then East on Bay Street to North Massachusetts Avenue; then South on Massachusetts Avenue to Pine Street; then East on Pine Street to Iowa Avenue; then South on Iowa Avenue to Orange Street; then West on Orange Street to Massachusetts Avenue; then South on Massachusetts Avenue to the point of origin.

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32.03.00.00 GENERAL OFF-STREET PARKING REGULATIONS

32.03.01.00 NUMBER OF PARKING SPACES REQUIRED

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The minimum number of off-street parking spaces shall be as set forth in Table 32.01. The maximum number of off-street parking spaces allowed shall be the minimum number plus ten (10) percent. A waiver or modification to these requirements may be considered by the Director of Community Development pursuant to Section 32.03.11.00 below.

32.03.02.00 PRESERVATION OF EXISTING PARKING FACILITIES

32.03.02.01 Existing Parking Facilities, Reduction Of Capacity

Existing parking facilities which provide required parking shall not be reduced in capacity to an amount less than hereinafter required for a similar new building or use.

32.03.02.02 Existing Parking Facilities, Change Of Use

Existing parking facilities which provide required parking shall not be changed to any other use unless and until equal facilities are provided according to the provisions of this article.

32.03.03.00 USE OF OFF-STREET PARKING SPACES

Off-street parking spaces required by this article shall be used solely for the purpose of parking by occupants, employees, visitors and patrons in connection with the uses served and shall be limited to the use of motor vehicles. Use of required parking spaces for placement of motor vehicles for purposes of sale or repair or for storage of merchandise is prohibited.

32.03.04.00 ENCROACHMENT UPON STREET RIGHT-OF-WAY PROHIBITED

No off-street parking space shall exist or encroach upon any street right-of-way nor shall any part of any vehicle overhang the right-of-way of any public street, road, highway, alley or walkway.

32.03.05.00 LOCATION OF MULTI-FAMILY PARKING FACILITIES

Required off-street parking facilities serving multi-family residential uses of three or more dwelling units shall be located on the same lot as the residential uses served.

32.03.06.00 LOCATION OF NON-RESIDENTIAL PARKING FACILITIES

Required accessory off-street parking spaces for non-residential uses shall be located on the same lot or parcel of land as the use or structure to be served, or may be located on a separate lot or parcel of land subject to the following conditions:

1. The property upon which the accessory parking is to be located shall be within 300 feet of the structure to be served, as measured from the nearest point of the structure to the nearest point of the accessory parking area, without crossing an arterial street.
2. The property upon which the accessory parking is to be located shall be located in either a commercial or industrial zoning district, or shall be approved for accessory parking as a conditional use pursuant to the provisions of Article 41.

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3. The property upon which the accessory parking is to be located shall be owned by the same person as the property upon which the principal use is located, jointly owned with another person, or be under unified control which will ensure its continued use for accessory parking, as evidenced by city-approved agreements, contracts, covenants, deed restrictions, sureties or other instruments. Such written agreement shall be reviewed annually as a condition for continued use and occupancy of the premises. If a written agreement securing the required number of parking spaces is not provided, then the use and occupancy of the premises shall cease until the parking requirements of these regulations are satisfied.

32.03.07.00 **PARKING PLAN REQUIREMENTS**

An off-street parking plan shall be submitted as part of the permit application for construction of any new off-street parking facility or expansion of any existing off-street parking facility. For uses to which site plan review requirements apply, the parking plan shall be submitted as part of the site plan.

32.03.08.00 **OFF-STREET PARKING DESIGN AND CONSTRUCTION STANDARDS**

Parking facility design and construction standards set forth in this section shall apply to parking facilities for non-residential uses and for residential uses with three or more dwelling units on a zoning lot.

32.03.08.01 **Design And Construction Standards**

All off-street parking facilities shall be constructed to conform with City of Lakeland traffic engineering design standards. Parking facilities shall be so designed and constructed as to ensure that fire lane access is provided, that parking stalls, aisles, layout, ingress/egress, and other design features are functional, and that maneuvering can be accomplished within the capacity of the parking lot in a safe, unrestricted manner.

32.03.08.02 **Setback Requirements**

The minimum setback for off-street parking in the front and street side yard shall be five (5) feet.

32.03.08.03 **Access Requirements**

All off-street parking and loading facilities shall have direct access to a public right-of-way or be linked to a public right-of-way by permanent easements or private streets which provide a suitable means of vehicular access.

32.03.08.04 **Maneuvering Space Requirements**

Maneuvering space and access aisles shall be provided for all off-street parking areas, except those serving single-family or two-family residences. Maneuvering space and access aisles shall be sufficient to ensure that motor vehicles are not required to back into or maneuver within the street right-of-way when entering or leaving a parking space. No parking stall shall be so located as to require a vehicle to back up more than forty (40) feet in order to vacate the stall.

32.03.08.05 **Surface Maintenance And Drainage Requirements**

Amend.9 Off-street parking areas shall be surfaced and maintained to provide a durable, dust-free surface and shall provide adequate drainage facilities for disposal of all collected surface

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water. Floatable materials such as wood chips and shredded rubber are not acceptable for parking lot applications.

32.03.08.06 Parking Space Dimension And Layout Requirements
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Each required off-street parking space shall be a clearly designated and marked stall for one vehicle. The adequacy of parking space dimensions and layout shall be determined by the city based on parking angle and aisle width, and other factors. In determining adequacy, consideration will be given to the standards in Figures 32.02 and 32.03. For land uses which assign specific parking spaces for employees, a percentage of the required vehicle parking spaces may be designed for compact cars in accordance with the maximum ratios provided in Table 32.01 or through an administrative waiver in accordance with Section 32.03.11.00. The occupant or owner of the principal use for which the parking is required shall enforce the use of such assigned compact car spaces. Spaces for use by the handicapped shall be provided as required by Federal and State law.

32.03.08.07 Lighting Requirements

All off-street parking facilities accessory to commercial uses shall be lighted after dark throughout the hours during which such facilities are to be used by the public. Such lighting shall not exceed five (5) footcandles nor shall it be less than one and one-half (1-1/2) footcandles, as measured at pavement level. Where any off-street parking space adjoins a lot or premises in a residential zone, the provisions of Section 30.03.07.00 shall apply.

32.03.09.00 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL PARKING FACILITIES

Required off-street parking spaces for single-family and two-family residential uses shall consist of a parking lot, driveway, garage, carport or combination thereof, and shall be located on the same lot or parcel of land as the building they are intended to serve.

32.03.10.00 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS

32.03.10.01 Parking For Company And Government Vehicles

Every company or government car, truck, tractor and trailer normally stored, maintained or parked daily on the site shall be provided with an off-street parking space in an area reserved for that purpose, in addition to any other off-street parking spaces required for the use.

32.03.10.02 Uses Not Specifically Mentioned

For uses not specifically mentioned, the off-street parking space requirements for a use which is so mentioned and similar in character to the use not listed shall apply.

32.03.10.03 Fractional Space Requirements

When units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded, provided that the resulting requirement is at least one parking space. Any fraction over one-half (1/2) shall be counted as one space.

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32.03.11.00 ADMINISTRATIVE WAIVERS
Amend. 11

32.03.11.01 General Procedures
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- a. The purpose of this section is to provide flexibility in modifying the minimum required and the maximum allowed number of off-street parking spaces of Section 32.03.01.00 through a number of parking options which may be approved through an administrative waiver.
- b. An administrative waiver or modification to Section 32.03.01.00 that utilizes one or more of the Parking Options listed below may be approved by the Director of Community Development or his designee after consultation with the Public Works Department.
- c. Applications seeking to waive or modify the required number of parking spaces shall be made in writing to the Director of Community Development and shall:
 - (1) Demonstrate that a particular use or situation, such as physical site constraints, is unusual or unique to the extent that it poses practical difficulty in complying with the required number of off-street spaces; and
 - (2) Include technical justification in the form of an independent parking analysis or alternative standards published by a recognized professional organization such as the American Planning Association (APA), the Urban Land Institute (ULI) and/or the Institute of Traffic Engineers (ITE).

32.03.11.02 Parking Options
Amend. 11

a. Alternative Design

Parking quantities above the maximum allowed under Section 32.03.01.00 may be considered for projects which document a demonstrated need and incorporate alternative design techniques to minimize impervious surface areas within the project. Such techniques may include but are not limited to the use of pervious pavers for perimeter and/or overflow parking, the use of bioswales and the creation of site amenities such as green space areas.

b. Compact Car Parking

The ratio of compact parking spaces for commercial uses may be increased up to forty (40) percent of the required spaces. Compact parking spaces must be designed based upon the standards of Figures 32.02 and 32.03 and marked or signed for the exclusive use of compact cars.

c. Parking Offsets (Reductions)

(1) Tree Protection Offset

The required number of off-street parking spaces may be reduced by up to twenty (20) percent if that area which would normally be required for parking is utilized for tree protection or landscaping in addition to the minimum required by Article 33 (Landscaping and Tree Regulations).

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(2) Transit Offset

The required number of off-street parking spaces may be reduced up to a maximum of ten (10) percent for non-residential or multi-family projects that are located along a fixed transit route operated by either the Lakeland Area Mass Transit District (LAMTD) or the Polk County Transit Authority. The route on which the project is located must provide service at headways, or frequency, of thirty minutes or less and must have a designated transit stop located within 1,320 feet (¼ mile) of a project's boundaries.

(3) Cumulative Parking Offsets

In no case shall the reduction of required off-street parking spaces by offsets be greater than twenty (20) percent. This includes any credit against minimum off-street parking requirements that may be granted through the provision of bicycle parking facilities in accordance with Section 32.03.12.06.

d. Tandem Parking

Tandem parking may be allowed for existing commercial buildings or existing buildings which undergo a change in use (e.g. residential to commercial). Tandem parking shall be defined as the arrangement of not more than two parking spaces in depth, wherein one space is located directly in front of another space, so that one vehicle must be moved before the other can be accessed. The use of tandem spaces shall be subject to the following:

- (1) Tandem spaces shall be reserved for employee parking and shall be identified and designated as such through the use of signage and/or pavement markings.
- (2) No more than twenty five (25) percent of the required parking spaces may be tandem spaces.

e. Joint Use Facilities and Shared Parking

The total parking space requirement for individual uses or structures may be reduced through joint/shared parking facilities which serve two or more uses or structures, subject to the following conditions:

- (1) The minimum number of off-street parking spaces shall be calculated using a professionally accepted methodology that is based upon parking demands for individual uses occurring at different times. Such methodologies may include those published by the professional organizations cited in 32.03.11.01.c.(2).
- (2) Not more than fifty (50) percent of the off-street parking spaces required for theaters, churches, bowling alleys, dance halls, and establishments for the sale and consumption of alcoholic beverages, food or refreshments shall be supplied by off-street parking spaces required by other uses or structures.
- (3) A copy of the agreement between joint users shall be filed with the required parking plan and recorded with the Clerk of the Circuit Court for Polk County. The agreement shall include a guarantee for continued use of the

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parking facility by each party. Any violation of such an agreement shall be a violation of this code.

- (4) The required off-street parking for a particular use may be reduced by its proportionate share of any publicly-owned parking area for which it has been specially allocated.

32.03.12.00 BICYCLE PARKING REGULATIONS
Amend. 11

32.03.12.01 Intent

It is the intent of this section to provide for secure and convenient bicycle parking to facilitate the use of bicycles as an alternative means of travel.

32.03.12.02 Definition

For purposes of this section, the term "bicycle parking facility" shall mean a device such as a rack or locker where bicycles can be parked and secured.

32.03.12.03 Applicability

- a. Bicycle parking facilities shall be required for each new or redeveloped non-residential or multi-family principal building requiring ten (10) or more off-street motor vehicle parking spaces when such building is located:
- (1) In any Activity Center as identified on the Future Land Use Map
 - (2) In the M3 Multi-Modal Level-of-Service District as defined in the Comprehensive Plan
 - (3) On any current or proposed public transit route as identified in the Transportation Development Plan
 - (4) On any corridors identified in the Pathways Plan or Lake-to-Lake Greenway Connector Network as defined in the Comprehensive Plan
 - (5) In any individual or unified development complex having or expected to have more than fifty (50) employees on site at any one time
 - (6) In the following public or quasi-public facilities: Schools; colleges, junior colleges, universities, seminaries; hospitals; museums; recreation facilities including parks; and community buildings.
- b. Principal buildings listed above that are located within the area exempt from off-street motor vehicle parking requirements in accordance with Figure 32.01 shall provide bicycle parking notwithstanding that exemption. The amount of bicycle parking shall be in accordance with 32.03.12.04 as applicable and shall be based upon the amount of off-street motor vehicle parking that would otherwise be required if the motor vehicle parking exemption were not in effect. The renovation of existing buildings in the Central Business District shall be exempt from the bicycle parking requirements.

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- c. The following uses shall be exempt from bicycle parking requirements: Residential for the elderly; houses of worship.

32.03.12.04 Minimum Number of Bicycle Parking Spaces Required:

- a. Two (2) bicycle parking spaces for the first ten (10) required off-street motor vehicle parking spaces.
- b. Two (2) additional bicycle parking spaces for each additional twenty (20) required off-street motor vehicle parking spaces or fraction thereof.
- c. In no case shall more than 32 bicycle parking spaces be required.
- d. Where 32 bicycle parking spaces are required, ten (10) of these spaces shall be covered spaces for long-term bicycle parking. Covered spaces may include racks under roof or lockers that protect bicycles from the elements.
- e. Where space within a building is dedicated to and available for the parking of bicycles, credit shall be given against the bicycle parking requirements on a one to one basis. To receive credit, such interior bicycle parking shall be noted on the site plan.

32.03.12.05 Bicycle Parking Facility Design Standards

- a. Bicycle racks shall support the bicycle frame at two points, not just the wheel; shall allow both the frame and one wheel to be locked to the rack; and shall accommodate bicycles of all types and frame sizes. Figure 32.04 illustrates examples of acceptable designs. Facilities that support the bicycle only at the wheel are not acceptable.
- b. Bicycle lockers shall be lockable and shall provide a secure enclosure around the bicycle.
- c. Bicycle parking facilities shall be permanently affixed to a hard surface such as concrete, asphalt, or pavers.
- d. It is the intent of this section to locate bicycle parking facilities on the project site where they will best encourage the use of bicycles for transportation. The preferred location is near the primary entrance of the principal building. The Director of Community Development or his designee shall have the authority to determine the most appropriate location during site plan review.
- e. Bicycle parking facilities shall be located outside of the public right-of-way except where public bicycle parking is provided by a governmental entity.
- f. Bicycle parking facilities shall not impede ingress or egress to any building or project site and shall not be placed in the functional area of a sidewalk or where it interferes with any fire hydrant, parking meter, bus stop, loading zone, sidewalk ramp, wheelchair ramp, or similar public facility.
- g. Bicycle parking facilities shall be identified using signage and/or pavement markings.

32.03.12.06 Credit Against Minimum Off-Street Parking Requirements

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For non-residential or multi-family principal buildings located anywhere in the city, the minimum number of motor vehicle parking spaces required by 32.02.00.00 may be reduced at the rate of one motor vehicle space per two (2) bicycle parking spaces provided, whether or not such bicycle parking spaces are required, to a maximum of ten (10) percent of the required motor vehicle parking spaces.

32.03.12.07 Administrative Waivers

- a. The Director of Community Development or his designee shall have the authority to modify the bicycle parking requirements contained in this section, including but not limited to situations in which compliance cannot be met due to physical site constraints. Such modification shall be noted on the site plan.

- b. The Director of Community Development or his designee may recommend to the Zoning Board of Adjustments and Appeals that bicycle parking facilities be provided by any development project that is granted a variance to the minimum number of required off-street motor vehicle parking spaces.

BICYCLE PARKING FACILITIES

EXAMPLES OF ACCEPTABLE DESIGNS



Inverted "U"



"A"

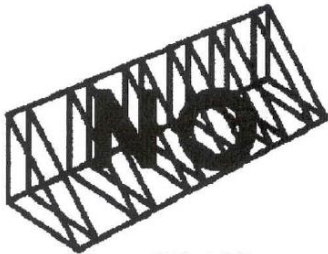


Post and Loop

EXAMPLES OF NON-ACCEPTABLE DESIGNS



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Figure 32.04
Amend. 11

ARTICLE 32
OFF-STREET PARKING AND LOADING REQUIREMENTS

TABLE 32.01
RESIDENTIAL

Use	Minimum Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Notes
SINGLE-FAMILY	2 spaces per dwelling unit	100/0	
TWO-FAMILY, THREE-FAMILY AND FOUR-FAMILY	2 spaces per dwelling unit	100/0	
MOBILE HOMES	1 space per dwelling unit	100/0	
RECREATIONAL VEHICLES	1 space per dwelling unit	100/0	Space to accommodate the towing vehicle may be provided on either the vehicle site, or at a centrally located parking area.
ONE OR MORE DWELLING UNITS LOCATED ABOVE THE FIRST FLOOR OF A BUILDING WHICH CONTAINS ANOTHER PERMITTED PRINCIPAL USE ON THE FIRST FLOOR			
1-bedroom	1.5 spaces per dwelling unit	100/0	
2-bedrooms or more	2 spaces per dwelling unit	100/0	
MULTIPLE-FAMILY FOR THE GENERAL PUBLIC			
1-bedroom	1.5 spaces per dwelling unit	100/0	
2-bedrooms or more	2 spaces per dwelling unit	100/0	
MULTIPLE-FAMILY FOR THE ELDERLY			
1-bedroom	0.5 spaces per dwelling unit	100/0	
GROUP HOMES, LEVELS I - III			
1-bedroom	1 space per 2 beds	100/0	
INSTITUTIONAL RESIDENTIAL, LEVELS I - III			
1-bedroom	1 space per 2 beds	100/0	
RESIDENTIAL CLUBS			
1-bedroom	1 space per 2 beds	100/0	
ROOMING HOUSES, HOSTELS AND SIMILAR USES, LEVELS I AND II			
1-bedroom	1 space per 2 beds	100/0	

OFF-STREET PARKING AND LOADING REQUIREMENTS

TABLE 32.01
COMMERCIAL

Use	Minimum Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Notes
AUTOMOTIVE			
MOTOR VEHICLE AND BOAT SALES AND RENTAL	1 space per 400 sf gfa	75/25	
MOTOR VEHICLE PARTS AND ACCESSORY STORES	1 space per 300 sf gfa	75/25	Including the installation of parts and accessories
MOTOR VEHICLE REPAIR, RETAIL	4 spaces per bay	75/25	
MOTOR VEHICLE SERVICE USES			
Automobile service stations	4 spaces per bay	75/25	
MOTOR VEHICLE FUEL SALES			
Automobile filling stations	1 space per employee	75/25	
Automobile washing establishments, attended	1 space per employee, plus 5 queuing spaces per bay in approach lane and 5 queuing spaces per bay in exit lane	75/25	
Automobile washing establishments, self-service	3 queuing spaces per bay	75/25	
COMMERCIAL USES (Amend.12)			
BANKS, CREDIT UNIONS AND SAVINGS AND LOAN ASSOCIATIONS	1 space per 200 sf gfa (400 sf gfa in C-6)	75/25	
DRIVE-THROUGH FACILITIES NOT LISTED ELSEWHERE	5 queuing spaces per window		
RETAIL SALES	1 space per 300 sf gfa	75/25	
DEPARTMENT STORES, FOOD STORES AND SUPERMARKETS	1 space per 200 sf gfa	75/25	
LIQUOR STORES, PARTY STORES AND CONVENIENCE STORES	1 space per 300 sf gfa	75/25	
SINGLE-DESTINATION COMMERCIAL USES	1 space per 300 sf gfa	75/25	

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TABLE 32.01
COMMERCIAL
(Continued)

Use	Minimum Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Notes
COMMERCIAL USES (CONT.)			
SPECIALTY COMPARISON COMMERCIAL USES	1 space per 400 sf gfa	75/25	
SHOPPING CENTERS OCCUPYING LESS THAN 100,000 SF GFA	1 space per 200 sf gfa, excluding indoor mall area	75/25	
SHOPPING CENTERS OCCUPYING FROM 100,000 TO 400,000 SF GFA	1 space per 250 sf gfa, excluding indoor mall area	75/25	
SHOPPING CENTERS OCCUPYING OVER 400,000 SF GFA	1 space per 300 sf gfa, excluding indoor mall area	75/25	
HOTELS AND MOTELS	1 space per guest room	75/25	
MOBILE HOME SALES, RENTAL AND SERVICE AGENCIES	1 space per 400 sf gfa	75/25	
OUTDOOR RETAIL SALES OF NEW AND USED MERCHANDISE	1 space per 300 sf of sales area	75/25	
RECYCLING COLLECTION CENTERS	2 spaces, plus 1 space per employee	75/25	
RETAIL BUILDING MATERIALS SALES, LEVEL II	1 space per 1,000 sf gfa	75/25	
RETAIL MARINE SALES AND SERVICES	1 space per 400 sf gfa	75/25	
COMMERCIAL USES WITHIN C-6 OR C-7 LOCATED OUTSIDE PARKING EXEMPT AREA			
Retail	1 space per 400 sf	75/25	
Hotel	1 space per 0.8 rooms	75/25	
Restaurant	1 space per 200 sf	75/25	

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TABLE 32.01
COMMERCIAL
(Continued)

Use	Minimum Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Notes
OFFICE USES			
GENERAL	1 space per 200 sf gfa	75/25	
Health and Medical Care	1 space per 150 sf gfa	75/25	
GOVERNMENT	1 space per 235 sf gfa	75/25	Including U.S. Postal Service Facilities and Administrative Offices of City, County, State and Federal Government Agencies
OFFICE-TYPE RESEARCH AND DEVELOPMENT FACILITIES	1 space per 250 sf gfa	75/25	
ALL OFFICE USES WITHIN C-6 OR C-7 LOCATED OUTSIDE PARKING EXEMPT AREA	1 space per 325 sf gfa	75/25	
PERSONAL SERVICE USES			
Barber and beauty shops occupying less than 750 sf gfa	1 space per 75 sf gfa	75/25	
Barber and beauty shops occupying more than 750 sf gfa	1 space per 100 sf gfa	75/25	
Coin-operated laundry and dry cleaning establishments	1 space per 100 sf gfa	75/25	
Exercise and martial arts studios	1 space per 100 sf gfa	75/25	
Other personal service uses	1 space per 300 sf gfa	75/25	
FUNERAL HOMES	1 space per 3-person-capacity in main chapel plus 10 queuing spaces for funeral procession	75/25	
INDOOR GUN CLUBS AND SHOOTING GALLERIES	1 space per 70 sf gfa	75/25	
KENNELS	5 spaces	75/25	

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TABLE 32.01
COMMERCIAL
(Continued)

Use	Minimum Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Notes
PERSONAL SERVICES (CONT.)			
LAUNDRY AND CLEANING ESTABLISHMENTS, LEVEL I & II	1 space per 200 sf gfa	75/25	Not including facilities that serve primarily institutional customers or facilities that serve other laundry and cleaning establishments serving the public.
REGULATED USES	1 space per 200 sf gfa	75/25	
RESTAURANTS			
Very High Turnover	3 spaces, plus 1 space per 66 sf, plus 5 queuing spaces for each drive-up window	75/25	
Other	1 space for each 4 patron seats, plus 1 for each 2 employees	75/25	
BARS, LOUNGES AND RELATED ENTERTAINMENT	1 space per 70 sf gfa	75/25	

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TABLE 32.01
INDUSTRIAL

Use	Minimum Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Notes
INDUSTRIAL AND INDUSTRIAL SERVICES USES			
All uses within this category	5 spaces, plus 1.1 space per employee	50/50	
WAREHOUSE, WHOLESALE TRADE AND TRANSPORTATION USES			
Transit terminal facilities for passenger transportation operations	5 spaces, plus 1.1 space per employee, plus 1 space per 100 sf of passenger arrival and departure area	50/50	
Commercial warehouse, wholesale trade and transportation uses	1 space per 1,200 sf gfa for 1st 20,000 sf plus required parking for sf devoted to other uses. 1 space per 2,000 sf for 2nd 20,000 sf. 1 space per 4,000 sf in excess of 40,000 sf	50/50	
Mini-storage warehousing	1 space per 25 storage cubicles, plus required parking for other uses.	50/50	

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TABLE 32.01
HEALTH SERVICES

Use	Minimum Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Notes
HOSPITALS	2 spaces per patient bed	75/25	
CLINICS	1 space per 150 sf gfa	75/25	
VETERINARY CLINICS AND HOSPITALS	1 space per 250 sf gfa	75/25	
CONVALESCENT AND NURSING HOMES	1 space per 2 beds	75/25	

EDUCATIONAL

Use	Minimum Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Notes
DAY NURSERY/CHILD CARE CENTERS	1 space per employee, plus 1 loading space per 6 pupils	75/25	
ELEMENTARY AND MIDDLE SCHOOLS	1.5 spaces per classroom	75/25	
SENIOR HIGH SCHOOLS	10 spaces per classroom	75/25	
COLLEGES, JUNIOR COLLEGES, UNIVERSITIES AND SEMINARIES			
All uses within this category	5 spaces per classroom and administrative office	75/25	
DORMITORIES	1 space per 2 beds	100/0	
FRATERNITIES AND SORORITIES	1 space per 2 beds	100/0	
VOCATIONAL TRAINING FOR ACTIVITIES PERMITTED IN THE DISTRICT WHERE LOCATED (Trade Schools)	5 spaces per classroom and administrative office	75/25	Not involving industrial, motor vehicles or other heavy equipment

ARTICLE 32
OFF-STREET PARKING AND LOADING REQUIREMENTS

TABLE 32.01
ENTERTAINMENT AND RECREATION

Use	Minimum Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Notes
INDOOR ENTERTAINMENT AND ASSEMBLY FACILITIES, INCLUDING THEATERS, AUDITORIUMS AND MEETING HALLS	1 space per 3 person capacity	75/25	
OUTDOOR ENTERTAINMENT AND ASSEMBLY FACILITIES, INCLUDING AMPHI-THEATERS	1 space per 3 person capacity	75/25	
INDOOR COMMERCIAL RECREATION	1 space per 70 sf gfa	75/25	
OUTDOOR COMMERCIAL RECREATION	1 space per 3 person capacity	75/25	
BOWLING ALLEYS, BILLIARD HALLS	4 spaces per alley plus 2 spaces per billiard table plus required parking for other uses	75/25	
GAME ARCADES	1 space per 70 sf gfa	75/25	
GOLF COURSES AND EXECUTIVE GOLF COURSES	6 spaces per hole plus required parking for other uses	75/25	
MINIATURE GOLF COURSES	3 spaces per hole plus required parking for other uses	75/25	
DRIVING RANGE	1 space per tee plus required parking for other uses	75/25	

ARTICLE 32
OFF-STREET PARKING AND LOADING REQUIREMENTS

TABLE 32.01
MISCELLANEOUS

Use	Minimum Off-Street Parking Requirement	Ratio of Full Size to Compact Parking Spaces (Full/Compact)	Notes
PUBLIC AND QUASI-PUBLIC NON-COMMERCIAL USES			
Aquariums, Aviaries, Botanical Gardens	1 space per 300 sf gfa	75/25	
Community buildings	1 space per 300 sf gfa	75/25	
Libraries, museums and art galleries	1 space per 300 sf gfa	75/25	
CHURCHES, SYNAGOGUES AND OTHER HOUSES OF WORSHIP			
All uses within this category	1 space per 4 fixed seats (if used), or 1 space per 20 sf fa, in largest assembly, meeting or congregation area	75/25	
CONVENTS AND MONASTERIES	1 space per 2 beds	75/25	
PRINCIPAL COMMUNICATION USES			
Communication Studios	1 space per 3-person-capacity for studio audience, plus 1 space per 200 sf gfa for offices	75/25	
Other principal communication uses	5 spaces, plus 1.1 space per employee	75/25	
UTILITY AND ESSENTIAL SERVICE FACILITIES			
All uses within this category	1.1 space per employee	75/25	

ARTICLE 32
OFF-STREET PARKING AND LOADING REQUIREMENTS

32.04.00.00 GENERAL OFF-STREET LOADING REGULATIONS

32.04.01.00 COLLECTIVE LOADING FACILITIES

Collective loading facilities may be provided to serve two or more uses or structures located on the same zoning lot, provided such facilities contain not less than the sum of loading space requirements for the various individual uses or structures served, as computed separately.

32.04.02.00 LOCATION OF OFF-STREET LOADING FACILITIES

Off-street loading facilities shall be established on the same premises with every building, structure or use for which off-street loading is required by these provisions. Such facilities shall be located so as to remain accessible to delivery vehicles when all parking spaces are filled. Off-street loading spaces may be open or enclosed.

32.04.03.00 LOADING PLAN REQUIREMENTS

An off-street loading plan shall be submitted for construction of any new off-street loading facility or expansion of any existing off-street loading facility. Said plan shall accurately illustrate how the off-street loading space is to be arranged and indicate sufficient space for maneuvering as well as adequate ingress and egress. For uses to which site plan review requirements apply, the off-street loading plan shall be submitted as part of the site plan.

32.04.04.00 OFF-STREET LOADING DESIGN AND CONSTRUCTION STANDARDS

32.04.04.01 Size Requirements

Loading spaces measuring a minimum of ten (10) feet in width and twenty-five (25) feet in length and loading spaces measuring a minimum of ten (10) feet in width and fifty (50) feet in length shall be provided as set forth in Section 32.04.05.00.

32.04.04.02 Construction Requirements

Off-street loading spaces and access drives shall be paved, drained and shall have appropriate bumper or wheel guards where needed.

32.04.04.03 Lighting Requirements

All off-street loading spaces shall be lighted. All lighting shall be shaded or shielded so as to reflect the light downward and away from adjoining premises or streets. Where any off-street loading space adjoins a lot or premises in a residential zone, the provisions of Section 30.03.07.00 shall apply.

32.04.05.00 MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS

Off-street loading spaces for standing, loading, and unloading shall be provided and permanently maintained for uses involving the receipt or distribution by vehicles of materials or merchandise as required in Table 32.02.

ARTICLE 32
OFF-STREET PARKING AND LOADING REQUIREMENTS

TABLE 32.02

All uses within the following categories shall use Schedule A:

Office, public and quasi-public non-commercial, churches, synagogues and other houses of worship, colleges, junior colleges, universities and seminaries, vocational training

SCHEDULE A

SF GFA	LOADING SPACE REQUIREMENT	
	10' x 25'	10' x 50'
0 - 99,999	1	0
100,000 - 149,999	0	1
150,000 and over	0	2

All uses within the following categories shall use Schedule B:

Commercial, industrial, warehouse, wholesale trade, communication, utility and essential services

SCHEDULE B

SF GFA	LOADING SPACE REQUIREMENT	
	10' x 25'	10' x 50'
0 - 4,999	1	0
5,000 - 19,999	0	1
20,000 - 49,999	0	2
50,000 - 79,999	0	3
80,000 - 99,999	0	4
100,000 - and over	0	5
For each additional 50,000 over 150,000	0	1

32.04.05.01 Uses Not Specifically Mentioned

For uses not specifically mentioned, the off-street loading space requirements for a use which is so mentioned and similar in character to the use not listed shall apply.

32.05.00.00 OFF-STREET PARKING AND LOADING DEFINITIONS

As used herein as a unit of measurement for determining the required number of parking or loading spaces for a given use, the following terms shall be defined as specified below:

Employee

Employee shall mean the total number of employees present on the site at any one time.

Gross Floor Area (GFA)

Gross Floor Area (GFA) shall mean the sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

ARTICLE 32
OFF-STREET PARKING AND LOADING REQUIREMENTS

Person-Capacity

Person-capacity shall mean the capacity of a use to accommodate one person, based on the maximum design capacity of the use.

For public assembly uses utilizing fixed seats, one unit shall mean one patron seat.

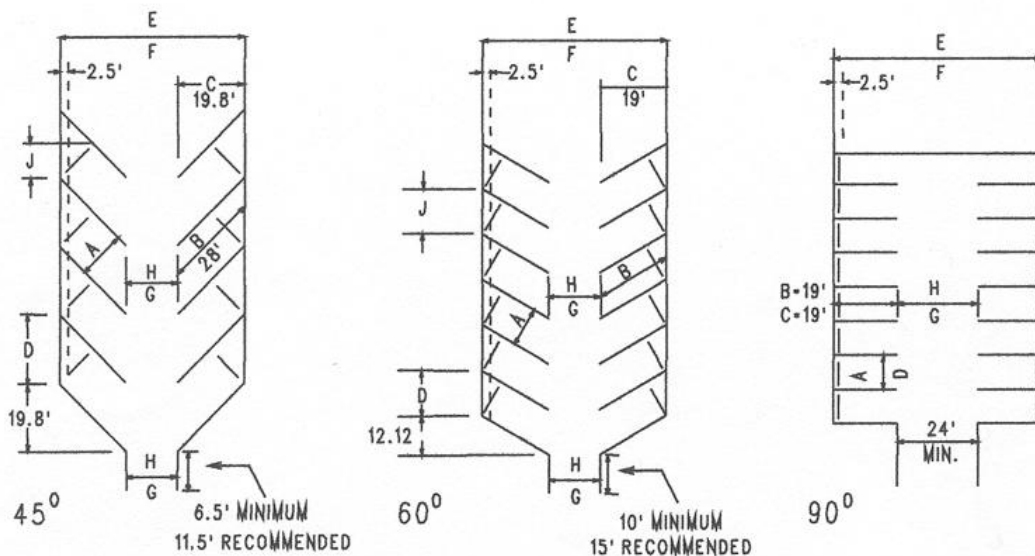
For public assembly uses utilizing temporary seating arrangements, one unit shall mean 20 square feet of the floor area utilized for temporary seating.

For uses involving public assembly for the purpose of dancing, one unit shall mean 50 square feet of dance floor area.

Seat

For public assembly uses, seat shall mean either one fixed seat or each 24 lineal inches of benches, pews or other similar seating arrangements.

**ARTICLE 32
OFF-STREET PARKING AND LOADING REQUIREMENTS**



PARKING LOT SIZE STANDARDS

	45°				60°				90°			
A	10	9.5	9	8.5*	10	9.5	9	8.5*	10	9.5	9	8.5*
B	28	28	28	26.5*	21.9	21.9	21.9	20.4*	19	19	19	17.5*
C	19.8	19.8	19.8	18.3*	19	19	19	17.5*	19	19	19	17.5*
D	14.14	13.44	12.73	12.02*	11.55	10.97	10.39	9.82*	10	9.5	9	8.5*
E	54.6	54.6	54.6	51.6*	56	56	56	53*	62	63	64	62*
F	63.6	63.6	63.6	60.6*	62	62	62	59*	62	63	64	62*
G	15	15	15	15*	18	18	18	18*	24	25	26	27*
H	24	24	24	24*	24	24	24	24*	24	25	26	27*
J	7.07	6.72	6.36	6.01*	8.66	8.23	7.8	7.36*	----	----	----	----

A=STALL WIDTH
 B=STALL LENGTH
 C=STALL PROJECTION
 D=CURB LENGTH
 E=WALL TO WALL (ONE WAY)

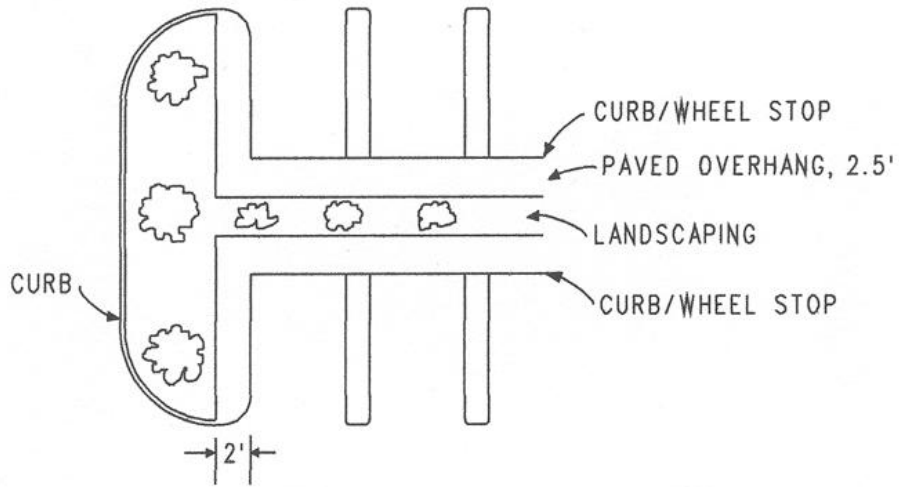
F=WALL TO WALL (TWO WAY)
 G=AISLE (ONE WAY)
 H=AISLE (TWO WAY)
 J=LAST CAR REQUIREMENT

*NOTE: THESE DIMENSIONS ARE FOR COMPACT PARKING SPACES.

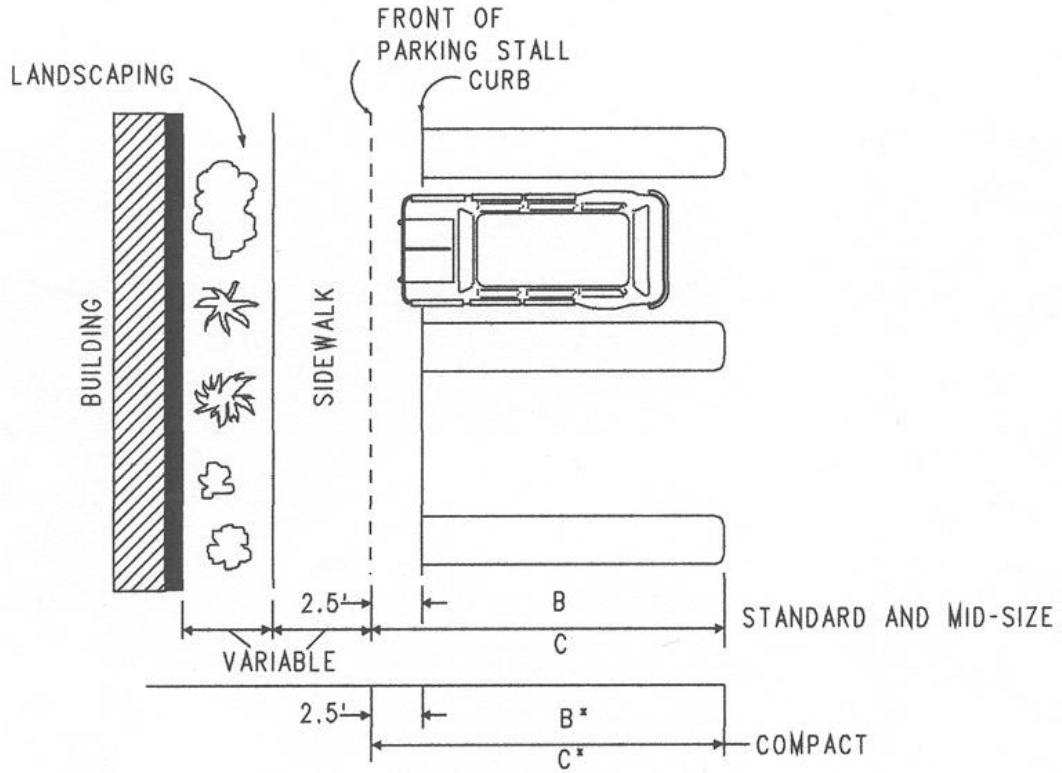
PARKING LOT SIZE STANDARDS

Figure 32.02

ARTICLE 32
OFF-STREET PARKING AND LOADING REQUIREMENTS



PROPER LOCATION OF CURB WITH LANDSCAPED DIVIDER



PROPER LOCATION OF CURB

PARKING LOT CURB LOCATIONS

Figure 32.03