

ARTICLE 9: PARKING REQUIREMENTS

17-9-1. GENERAL PROVISIONS.

- (1) No land shall be used or occupied, no structures shall be designed, constructed or altered, and no use shall be operated unless the off-street parking space herein required is provided in at least the amount and maintained in the manner set forth within this Article. No person shall construct, pave or repave a parking lot without first obtaining a building permit.
- (2) All required off-street parking spaces shall be provided within the lot lines established for the uses to be developed or redeveloped. All other parking proposals shall be reviewed by the Board of Adjustment in accordance with Section 17-4-7.
- (3) Provision of parking spaces within an integrated parking and access system is encouraged. The total number of spaces provided shall be the sum total of the individual requirements. Parking requirements will be based on the land use(s).
- (4) All driveways, drive aisles, parking areas, and all parking spaces within those areas located in districts other than One Acre Residential (R1A) shall be designed and designated in conformance with the site plan requirements of Title 17, Article 15. Driveways which access unimproved streets and serving one and two family dwelling units in districts (RR) Rural Residential, (1-R) Large Lot Residential, (2-R) Small Lot Residential, and (3-R) Duplex Residential, are exempt from this requirement.
- (5) All parking ratios in Table 9-4, for combined residential/nonresidential developments shall be determined based on the individual uses. Mixed nonresidential developments, such as shopping centers, industrial or office parks, shall have parking based upon the type of development and not based on individual uses. The number of spaces required in Table 9-4 will be rounded up to the next whole number.
- (6) Parking spaces and on site circulation shall be designed in such a manner as to provide safe movement for pedestrian and vehicular traffic. On site parking shall be maintained in good condition free of weeds, dust, trash and debris, and major surfacing defects.
- (7) When a change in the use or user of the property creates an increase in the parking demand even where there is no development or redevelopment taking place, the additional parking demand shall be provided for.
- (8) Parking of Motor Vehicles Restricted
 - a) Every property zoned (residential) R1A, RR and 1-R shall be prohibited from having more than ten (10) vehicles parked outside on the property.
 - b) Every property zoned (residential) 2-R, 3-R, 4-R, 5-R, and PD with a conforming single-family detached home shall be prohibited from having more than seven (7) vehicles per property parked outside on the property. Duplexes and triplexes shall be prohibited from

having more than four (4) vehicles per unit parked outside on the property, provided all other parking requirements are met.

1. For purposes of this Article 17-9, vehicles are defined as all vehicles including, trailers, vessels (boats), all self propelled and non-self propelled vehicles, recreational vehicles, commercial vehicles, motor homes, trucks, vans, motorcycles, and passenger cars. Vehicles shall not include bicycles.
2. For purposes of this Article 17-9, a trailer containing a boat shall be considered one (1) vehicle. A trailer containing recreational vehicles such as snowmobiles or motorcycles shall be considered one vehicle.
3. Notwithstanding the foregoing, the following vehicles are prohibited from being parked or stored on any property in residential areas.
 - a. 1. Any commercial vehicle which is 20,000 pounds or greater or more than 30 feet in length or ten feet in height or greater or which has three (3) or more axles.
2. In measuring the height of commercial vehicles, the measurement shall exclude any accessory equipment related to the function of the vehicle, such as air conditioning units, heating units and similar devices mounted on top of the vehicle. Signage shall not be excluded from such measurement. No more than fifty (50%) per cent of the roof area of the vehicle shall be used for the accessory equipment mounted on top of the vehicle.
 - b. Truck tractors
 - c. Semitrailers
 - d. Dump trucks
 - e. Busses
 - f. Construction equipment weighing 10,000 pounds or more except when being used on the property in conjunction with a building permit or other permit issued for that location.
- c) Parking must meet requirements in this section 17-9, and other related municipal ordinances including Chapter 9.80 of the Lakewood Municipal Code.
- d) On single family and duplex residential zoned lots, parking areas shall not exceed fifty percent (50%) of the back yard; fifty percent (50%) of the front yard, and fifty percent (50%) of the side yard. Each lot shall be allowed no more than thirty-five feet (35') of drive-cuts along the lot's street frontage and may occupy no more than 50% of the lot frontage, cul-de-sacs excluded.
- e) All parking areas shall be kept free of weeds, trash, and debris.
- f) Of the vehicles referred to in 8(a) or 8(b) above, no more than two (2) shall be inoperable/unlicensed vehicles as defined in 9.80 of the Lakewood Municipal Code.
 1. Inoperable/unlicensed vehicles must be stored in the back or side yard and must be screened from public view (as set forth in 9.80 of the Lakewood Municipal Code).

Side yard parking is prohibited if the setback is less than eight (8) feet.

2. No inoperable/unlicensed vehicles shall be allowed to be stored or parked in multi-family developments.
 - g) Of the vehicles referred to in 8(a) or 8(b) above, no more than one (1) of either a travel trailer, motor home, or camper unit per dwelling unit shall be parked on any residential zoned property.
 - h) Not more than two (2) trailers or not more than one trailer and one (1) motor home shall be parked in a front yard.
 - i) Of the vehicles referred to in 8(a) or 8(b) above, no more than one (1) commercial vehicle, as defined in Article 2 of the Lakewood Zoning Ordinance, per dwelling unit shall be parked on each residential lot.
- (9) Improved Surface Required: All parking areas, driveways, or any other part of the property used for vehicle travel and parking located in the front yard, side yard, and back yard shall be improved all weather surfaces clearly delineated by curbs, landscaping, or similar features to distinguish the parking area from the remainder of the yard.
 - a) Approved all weather surfaces include: Concrete paving, Hot mix asphalt paving; or rock (min. 3/4" inch thick, min. 3" in depth). Approved all weather surfaces shall not include materials such as carpet, shingles, wood or cardboard.
 1. The purpose of this Subsection 17-9-1(9) is to insure that a dust-free, weed-free, and mud-free surface is provided for parking. Parking will not be allowed on grass, weeds, mud or dirt. This includes, but is not limited to, the parking of trailers, campers and camper shells.
 - b) A property owner shall comply with the requirement for an improved surface within thirty (30) days of a posting or receipt of a notice of violation of this subsection 17-9-1(9). The Code Enforcement Officer has the discretion to work with the property owner to bring the property into compliance.
 - c) Exemptions from the above requirement may be granted by the Director for side yard and back yard parking for properties used for agricultural purposes such as the keeping of horse trailers, tractors, and other similar items. Applications for the exemption stating the reasons for the exemption shall be made to the Department of Community Planning & Development. The Director's decision shall be based upon property use, number of vehicles, compatibility with surrounding property and other relevant factors. If a request is denied, any appeal shall be to the Board of Adjustment.
 - d) Parking is not allowed in an area intended for other purposes such as landscaping, grass yard, garden, etc. This regulation applies to all zone districts. This includes, but is not limited to, the parking of trailers, campers and camper shells.

(10) Use of Car Covers

- e) Car covers may be used to cover motor vehicles but must be expressly made for the purpose of covering a vehicle and cannot be tarps.
- f) If a car cover is used, it must be maintained at all times. Ripped, torn, or blowing covers are not allowed.

(11) Occupancy of Travel Trailer, Motor Home, or Camper Unit: A travel trailer, motor home, or camper unit not located within a travel trailer campground, may be occupied for a period of time not to exceed two (2) weeks from the date that the travel trailer, motor home, or camper unit first arrives within the City. During such time, an adequate water supply and adequate toilet facilities shall be available at all times to the occupants of the trailer. If the trailer is hooked to a power source via an extension cord, such cord must be maintained as to not create a safety hazard.

(12) Planning applications where reciprocal or shared parking is contemplated may be required to include parking accumulation studies for existing facilities similar to the proposed uses and for the surrounding uses with which parking is being reciprocated. The following guidelines must be followed:

- a) Determine if shared parking is possible by examining the land use mix adjacent to the subject site, the size of each use, the type of operation, and most important, the 12 to 24-hour parking demand characteristics of each use.
- b) Conduct 12 to 24-hour parking accumulation studies for existing facilities similar to those for which reciprocal parking is being requested, and for the surrounding ones with which shared parking is anticipated. Weekly and monthly variations in parking demand must be taken into consideration.
- c) Occupancy factors may be a consideration in determining how well the parking spaces for the existing adjacent uses, with which shared parking is being contemplated, are currently being utilized. These can be determined during the accumulation studies outlined above.
- d) Based on the data for existing similar facilities, the total parking demand for all uses included in the shared parking analysis must be projected for each hour over a 12 to 24-hour period for the most critical day of the week and month of the year. This must include the Thanksgiving to Christmas period. This will determine the minimum number of spaces that must be provided.
- e) Based on this analysis, if the maximum number of vehicles accumulated during a 24-hour period for all uses exceeds the number of spaces that are required to be provided by City ordinances for all the uses, no reciprocal or shared parking will be permitted.
- f) If the projected peak accumulated demand is lower than the spaces required to be

provided by ordinance, elimination of those spaces exceeding the maximum accumulated demand may be considered by permitting shared parking, providing details of an agreement are provided to the City guaranteeing perpetuity of such shared parking arrangements in case of future ownership or tenant changes.

17-9-2. PARKING SPACE REQUIREMENTS. The minimum number of off-street parking spaces required for permitted and special uses established after the effective date of this Ordinance shall be as listed in Table 9-4. The following conditions shall also apply:

(1) **Residential One Acre (R1A) District:**

- a) Driveways shall be a minimum of eighteen (18) feet wide, or such other configuration that will allow either of the two required parking spaces to be accessed independently of each other. Driveways shall be a minimum of eighteen (18) feet long from back of sidewalk or twenty-nine (29) feet long from right-of-way if no sidewalk exists.
- b) Driveways shall be set back at least seven and a half (7.5) feet from the side property lines. This does not include parking areas. Corner lots shall have a driveway setback of twenty (20) feet from corner, as measured from the point of curb return.

(2) **Residential 1-R, 2-R, 3-R Districts and single family detached and duplex units that are not a part of a larger development that include such common facilities as private roadways and recreation/open space areas:**

- a) Driveways shall be a minimum of eighteen (18) feet wide, or such other configuration that will allow either of the two required parking spaces to be accessed independently of each other. Driveways shall be a minimum of eighteen (18) feet long from back of sidewalk or twenty-nine (29) feet long from right-of-way if no sidewalk exists.
- b) Driveways shall be setback at least seven and a half (7.5) feet from the side property lines. This does not include parking areas. Corner lots shall have a driveway setback of twenty (20) feet from corner, as measured from the point of curb return.

(3) **Residential 4-R and 5-R Districts:**

- a) **Covered Parking:** If resident parking spaces are provided in a garage or carport, they shall be ten (10') feet wide and twenty (20') feet long. They shall be architecturally integrated with the building.
- b) **Structured Parking:** Structured parking shall be required in developments with densities of twenty-five (25) dwelling units per acre or more, for at least fifty (50) percent of the required number of spaces. The structural design shall be prepared by an engineer licensed by the State of Colorado and shall be architecturally integrated with the buildings served.

(4) **Uses located in OF, 1-C, 2-C, 3-C, 4-C, 5-C and IN Districts or uses listed in Section 17-**

5-4 of this Zoning Ordinance: Parking space requirements will be determined based on the specific use of the development or redeveloping parcel as listed in Table 9-4. Parking requirements for uses not listed in Table 9-4, will be determined by the Director based on similar uses or by traffic study provided by applicant.

(5) **Handicapped Parking Space Requirements:** The following parking requirements shall apply to all public, office, commercial, and industrial uses in all districts.

- a) **Posting of spaces:** Each handicapped parking stall shall be a minimum of twelve (12) feet in width, and must have a stall depth of at least eighteen (18) feet. Length may be reduced as noted in Section 17-9-6(3). The stalls should be located near barrier free entrances to buildings. Each handicapped parking space will be required to be constructed and identified as shown in Figures 9-2, 9-3, and 9-4.
- b) The following chart shall illustrate the minimum number of handicapped accessible spaces:

<u>Total Parking in Lot</u>	<u>Required Minimum Number of Accessible Spaces</u>
1 to 25	1 (must be van accessible)
26 to 50	2 (1 must be van accessible)
51 to 75	3 (1 must be van accessible)
76 to 100	4 (1 must be van accessible)
101 to 150	5 (1 must be van accessible)
151 to 200	6 (1 must be van accessible)
201 to 300	7 (1 must be van accessible)
301 to 400	8 (1 must be van accessible)
401 to 500	9 (2 must be van accessible)
501 to 1000	2 percent of total(1 out of 8 must be van accessible)
1001 and over	20 plus 1 for each 100 over 1000 (same as above)

17-9-3.OFF-STREET LOADING SPACE REQUIREMENTS. In all zone districts when a loading space is provided it shall be a minimum of thirty-five (35) feet long, twelve (12) feet wide, and fifteen (15) feet high. Whether or not loading space is provided, all vehicle maneuvering shall be done on site not in the right-of-way.

17-9-4.VEHICLE STACKING.

(1) Vehicle stacking is:

- a) The minimum required length of an on-site drive aisle necessary to facilitate the safe movement of vehicles between the parking lot and the public street; and/or
- b) The minimum required length of an on-site drive aisle necessary to facilitate movement of vehicles within a parking lot to drive-up window service or other drive-through services.

- (2) Required stacking distances shall be measured from the flow line to the first parking stall or aisle. Vehicle stacking shall be provided as shown in Table 9-2. The required stacking distance for the site may be distributed between accesses serving the site, provided a minimum stacking of twenty (20) feet is provided at all access points. The stacking distance may be adjusted by the Director for accesses with two (2) approach lanes and will be subject to traffic impact study findings, roadway geometry, traffic volume, and site layout.
- (3) Stacking distance for internal drive-up or drive-through services shall be measured from the point of service and within a designated drive aisle. The required stacking distances are shown in Table 9-3.

17-9-5. DESIGN OF PARKING LOT AREAS. The minimum standards and elements of design contained in this Section shall be required for every new parking lot designed and constructed, in districts other than (R1A) One Acre Residential, (1-R) Large Lot Residential, (2-R) Small Lot Residential, (3-R) Duplex Residential, and for uses permitted by Section 17-5-4 in any district subject to modification by the Director. The Director may approve a parking plan which is different from the dimensional and other qualitative criteria in this Article provided that the change fulfills the intent and purpose of this Ordinance.

- (1) All new multi-family residential and non-residential parking lot structural sections must be designed by a professional engineer specializing in the geo-technical field, registered in the State of Colorado and shall be based on a soils report and shall reflect traffic volume and vehicle types.
- (2) The minimum cross section under any conditions shall be two and one half (2-1/2) inches of hot bituminous pavement and four (4) inches of aggregate base course (Class VI) on six (6) inches compacted sub-grade or four (4) inches of non-reinforced Portland Cement concrete pavement on six (6) inches compacted sub-grade. An equivalent full depth section over compacted sub-grade may also be used. Gravel is not an acceptable parking surface.
- (3) A special inspector as defined and provided for in Section 306(a)14(b) of the Uniform Building Code, as adopted by the City of Lakewood Municipal Code, shall certify after field inspection, that the construction of the parking lot conforms with the approved plans prior to the issuance of a Certificate of Occupancy or final inspection. When a parking lot is part of an approved drainage plan, an engineer registered in the State of Colorado shall certify the construction, paving or repaving complies with the approved drainage plan.
- (4) The maximum grade within parking lots shall be six (6) percent; the maximum cumulative grade break must not exceed eight (8) percent.
- (5) Raised curb islands shall be required for each parking row containing more than eight (8) vehicles to define the ends of each parking row. No curb islands shall be constructed of asphalt. The curbing design must be approved by the Director of Community Planning and Development.
- (6) Parking lots and loading areas shall have access from a clearly defined driveway not less

than eighteen (18) feet in width for one-way traffic and twenty-four (24) feet in width for two-way traffic. If the driveway is to serve as a fire lane, it shall not be less than twenty-five (25) feet in width.

- (7) The perimeter of the parking lot and any raised curb islands shall have concrete curb. The curb shall be set back from the property line a minimum distance of six (6) feet or the required buffer/setback distance. In integrated parking and access systems, the curb may be eliminated for the length of the property line which joins the joint use or shared parking lot.
- (8) All buildings shall be separated from the parking lot by a minimum five (5) foot wide walkway or landscaped area. Such area shall have the same finished height as the raised curb. If head-in parking is permitted adjacent to one side of the area, the area shall have a minimum seven (7) foot wide walkway.
- (9) All parking lots shall be maintained by the owner of the property. Maintenance shall include replacement of damaged asphalt, mending of potholes, etc.

17-9-6. PARKING STALL LAYOUT.

- (1) Conventional parking layout dimensions are provided in Table 9-1, illustrated in Figure 9-1, with design elements of parking. ADA accessible parking stalls shall conform with Figure 9-4. All parking layouts and elements will be reviewed by the Director of Community Planning and Development for approval.
- (2) The size of a parking stall, its angle, and the width of the access aisle shall conform to Table 9-1.
- (3) The minimum length of a parking stall which is adjacent to a landscaped area may be reduced by two (2) feet provided suitable ground cover is placed behind the curb a minimum distance of two (2) feet.
- (4) Both sides of a parking bay shall be at the same angle. The layout of the parking area shall be such that no vehicle shall protrude into a drive aisle.
- (5) Dead end aisles shall provide back around space of five (5) feet in depth and the same width as the aisle, and shall only be permitted for ninety (90) degree parking layouts.
- (6) Parking spaces shall be defined on the pavement surface with painted lines. Bumper blocks and/or bollards are not permitted.

17-9-7. PARKING SPACE REDUCTION FOR VOLUNTARY LANDSCAPING. The Director of Community Planning and Development may reduce the total number of required parking spaces by a maximum of fifteen (15) percent when:

- (1) The existing parking lot is not in conformance with current landscape design standards.

(2) Landscaping is being added voluntarily.

(3) The parking lot is not part of an approved Article 15 site plan.

17-9-8. APPEALS TO THE BOARD OF ADJUSTMENT. As provided for in Section 17-4-7, the Board of Adjustment may hear and decide appeals from any order, requirement, decision, or determination by the Director or any employee of the City of Lakewood in the enforcement of this Chapter. Any appeal shall be filed in writing and shall be accompanied by the Board of Adjustment fee in an amount established by City Council resolution.

**TABLE 9-1
PARKING LOT LAYOUT DIMENSIONS (IN FEET) FOR 9 FT STALLS AT VARIOUS
ANGLES**

FIGURE 9-1

DIMENSION	ON FIGURE 9-1	0°	45°	60°	75°	90°
Stall width, parallel to aisle	A	9	12.7	10.4	9.3	9.0
Stall length of line	B	24	24.5	21.5	19.5	18.0
Stall depth to wall	C	9	17.0	18.5	19.0	18.0
Aisle width between stall lines	D	12	12.0	16.0	22.0	24.0
Stall depth interlock	E	9	14.8	17.0	18.3	18.0
Module, wall to interlock	F	30	43.8	51.5	59.3	60.0
Bumper overhang (typical)	G	0.0	1.5	1.8	2.0	2.0
Offset	H	--	6.3	2.7	0.5	0.0
Setback	I	24.0	11.0	8.3	5.0	0.0
Cross aisle one-way*	J	18.0	18.0	18.0	18.0	18.0
Cross aisle two-way*	K	24 18	24.0	24.0	24.0	24.0
Setback to property line	L	24	18.0	8.3	5.0	18.0
Setback to building	M		24.0	18.0	18.0	24.0

*If determined to be a fire lane, the minimum width required will be twenty five feet (25')

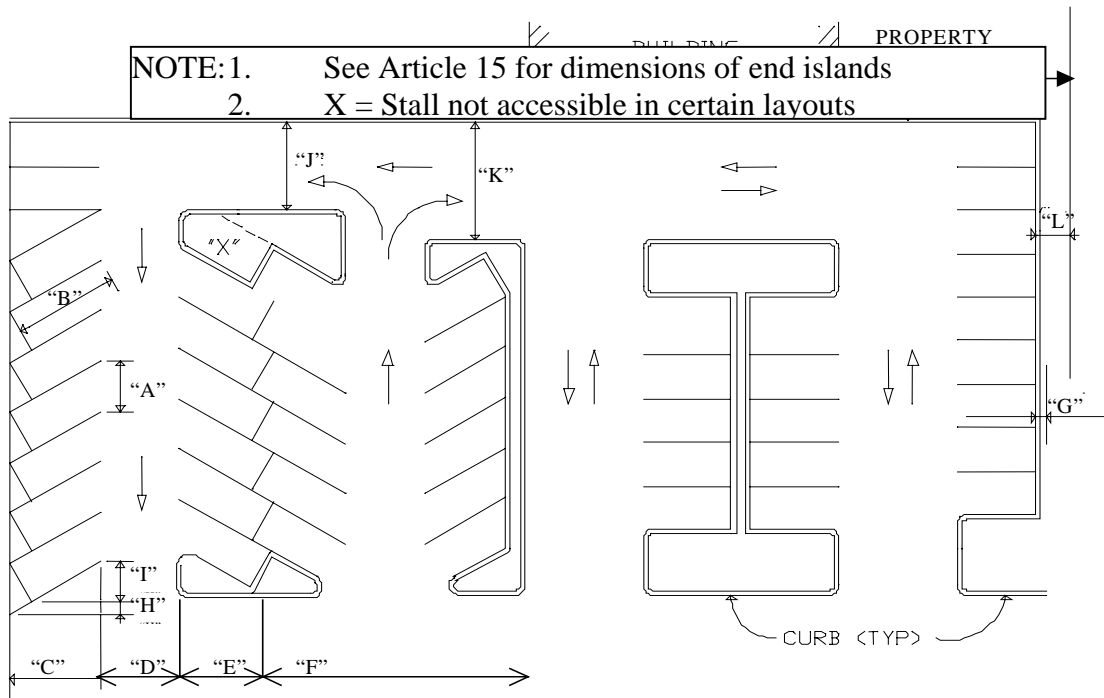


TABLE 9-2

ON SITE FEET OF VEHICLE STACKING FOR PARKING LOT EXITS TO TYPE OF STREETS

LAND USE	BUILDING AREA (S.F.) OR AS NOTED	LOCAL FEET OF STACKING	COLLECTOR FEET OF STACKING	ARTERIAL FEET OF STACKING	
MULTI-FAMILY Low Rise (3 stories or less)	0 - 80 units	20	40	40	
	81 - 160 units	40	40	40	
	161 - 300 units	40	40	80	
	High Rise	0 - 300 units	20	40	80
RESTAURANT	Low Turnover, sit down, 1 hr or more	0 - 15,000	20	20	20
		15,001-30,000	20	20	40
	High Turnover, Sit Down, Less than 1 hr	0 - 8,000	20	20	20
		8,001 - 16,000	20	20	40
		16,001-20,000	20	20	60
	Drive-in or Drive-through	0 - 2,000	20	20	20
		2,001 - 3,000	20	40	80
		3,001 - 5,000	40	60	120
		5,001 - 7,000	60	80	180
	MOTEL	0 - 150 rooms	20	20	20
151 - 400 rooms		20	60	100	
401 - 700 rooms		20	100	140	
CONVENTION HOTEL	0 - 150 rooms	40	40	80	
	151 - 400 rooms	40	120	200	
	401 - 700 rooms	40	200	280	
OFFICE PARK	0 - 20,000	20	20	20	
	20,001 - 50,000	20	40	60	
	50,001-100,000	20	60	140	
	100,001-150,000	60	100	200	
	150,001-300,000	100	200	400	
	300,001-500,000	160	320	660	
OFFICE BUILDING	0 - 50,000	20	20	40	
	50,001-100,000	20	40	80	
	100,001-150,000	40	60	140	
	150,001-200,000	40	80	180	
	200,001-300,000	60	140	280	
	300,001-400,000	100	180	360	
	400,001-500,000	120	220	460	
INDUSTRIAL Light	0 - 100,000				
	100,001-200,000	20	20	40	
	200,001-300,000	20	40	80	
	300,001-400,000	40	60	120	
	400,001-500,000	40	80	160	
		60	100	200	

LAND USE	BUILDING AREA (S.F.) OR AS NOTED	LOCAL FEET OF STACKING	COLLECTOR FEET OF STACKING	ARTERIAL FEET OF STACKING
Park	0 - 500,000	20	20	40
SHOPPING CENTER	0 - 10,000	20	20	40
	10,001 - 20,000	20	40	100
	20,001 - 30,000	40	80	140
	30,001 - 40,000	60	100	180
	40,001 - 50,000	60	120	200
	50,001 - 100,000	60	120	200
	100,001 - 150,000	80	140	300
	150,001 - 200,000	100	200	400
	200,001 - 250,000	120	240	500
	250,001 - 300,000	140	300	600
	300,001 - 600,000	140	300	600
	600,001 - 700,000	160	300	600
	700,001 - 800,000	180	340	700
	800,001 - 900,000	200	400	780
900,001 - 1.00 M	220	440	860	
1.01 M - 1.50 M	340	660	1,300	
DISCOUNT STORE	0 - 30,000	20	20	20
	30,001 - 50,000	20	40	60
	50,001 - 75,000	20	40	100
	75,001 - 100,000	40	60	140
SUPERMARKET	0 - 20,000	20	20	20
	20,001 - 30,000	20	40	60
	30,001 - 40,000	20	40	80
	40,001 - 50,000	20	60	120
BANK: DRIVE THROUGH	0 - 10,000	20	20	40
	10,001 - 20,000	40	40	160
	20,001 - 30,000	60	120	240
	30,001 - 40,000	80	160	320
	40,001 - 50,000	120	200	400
MEDICAL CLINIC	0 - 100 employees	20	20	40

**TABLE 9-3
VEHICLE STACKING FOR DRIVE-UP OR DRIVE-THROUGH SERVICES**

TYPE OF FACILITY	STACKING DISTANCE
Drive-up Bank	120 feet per window
Drive-up Restaurant	200 feet per window
Drive-up Liquor Store	60 feet per window
Drive-up Cleaners	60 feet per window
Drive-up Theater	20 ft. per 15% of total parking spaces
Automatic Car Wash	200 feet per wash line
Self-Service Car Wash	60 feet per wash line
Service Stations	80 feet per service position
Hospital (Emergency Entrance)	20 feet per 1% of total parking spaces

FIGURE 9-2 HANDICAPPED SIGN DETAIL

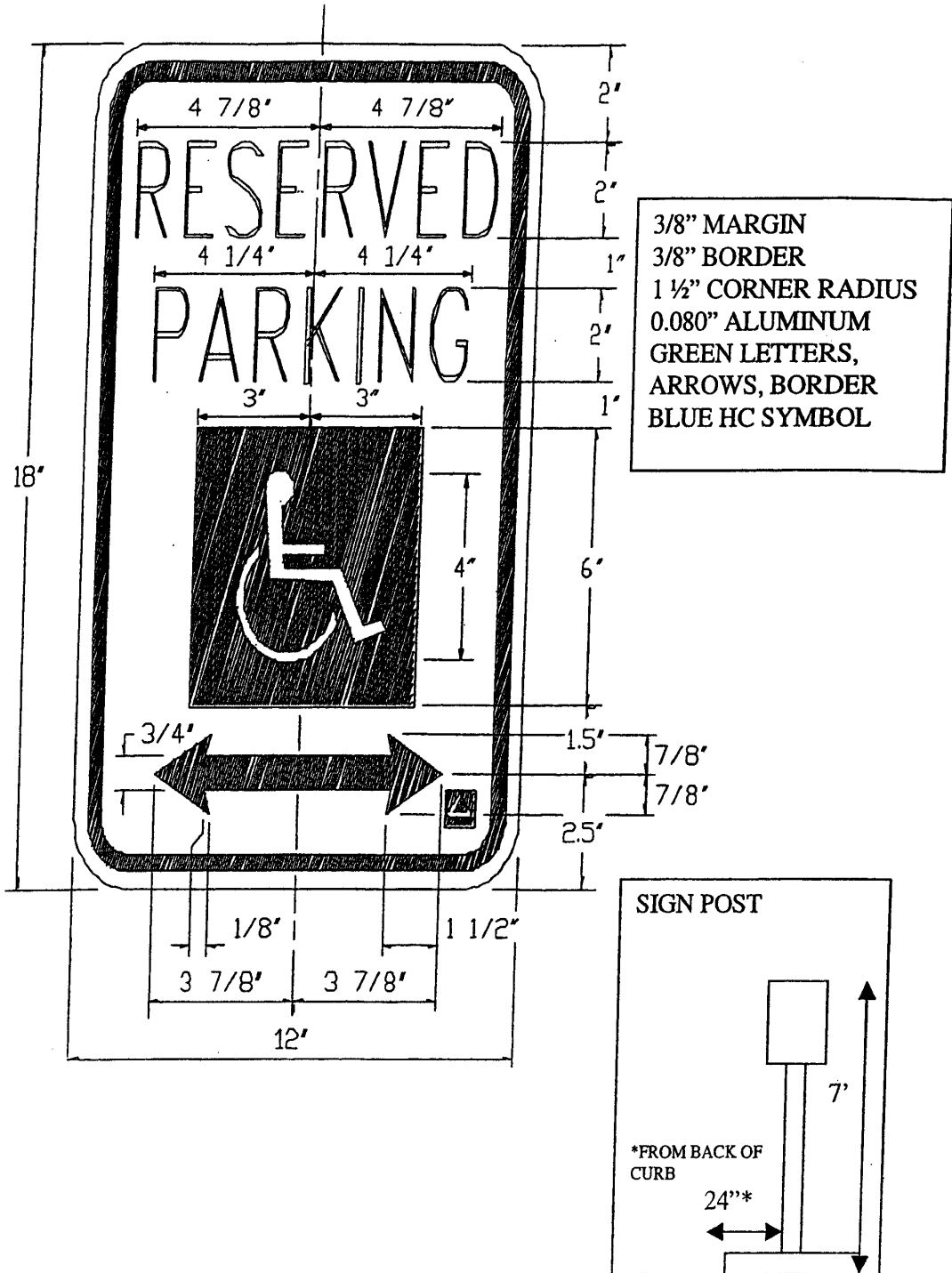


FIGURE 9-3: HANDICAPPED SIGN LOCATIONS AND STALL

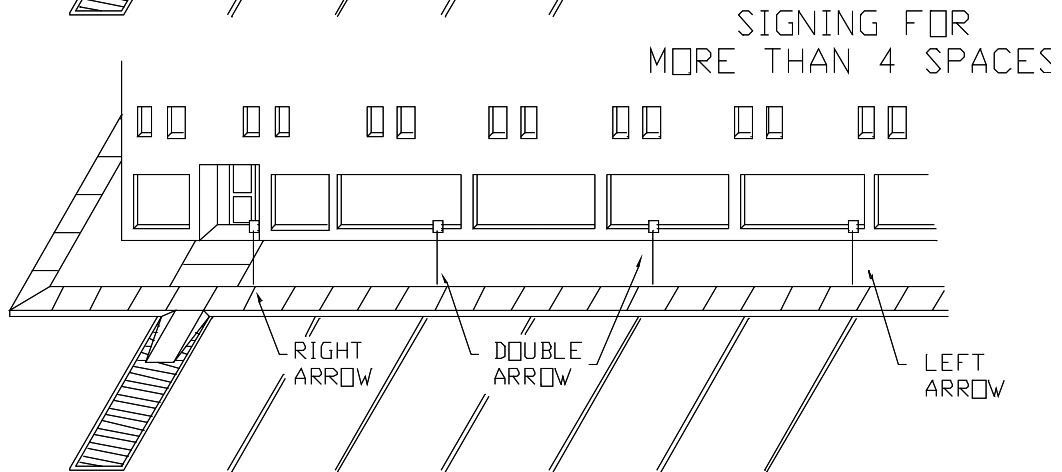
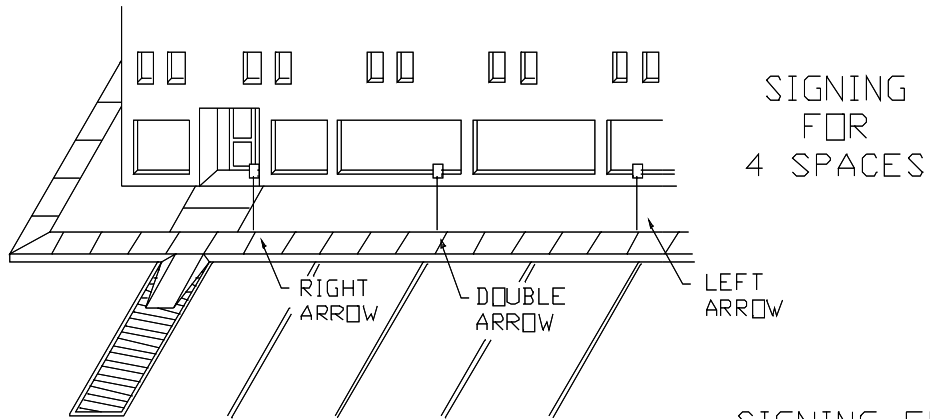
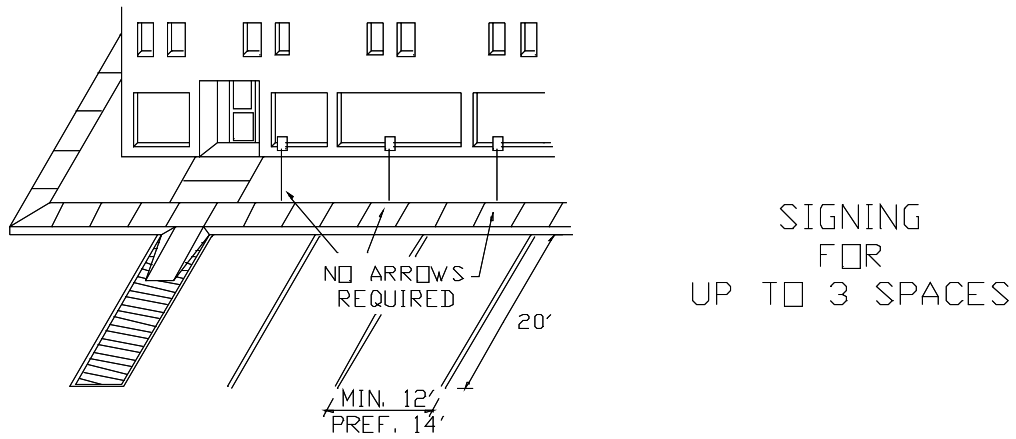
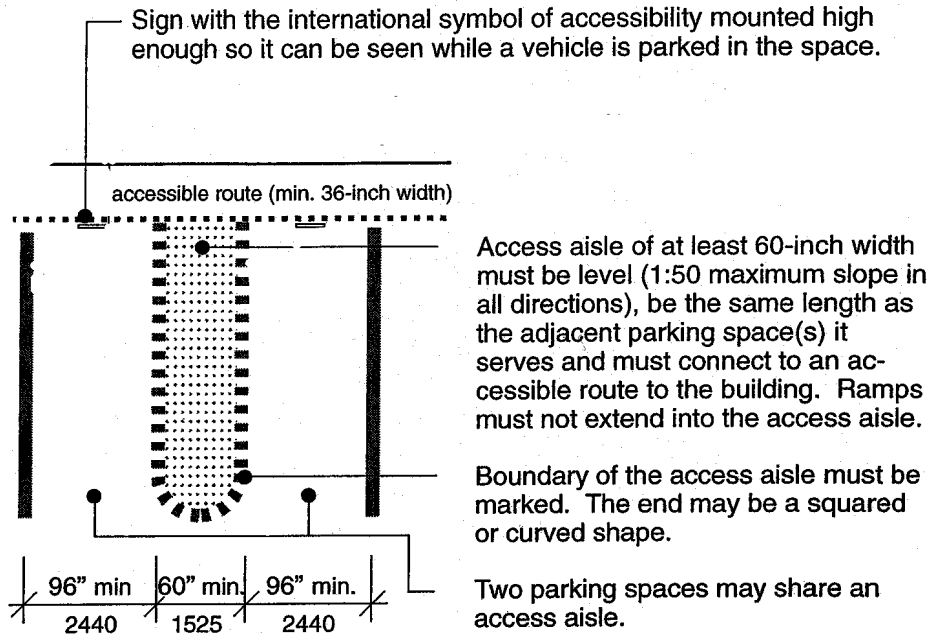
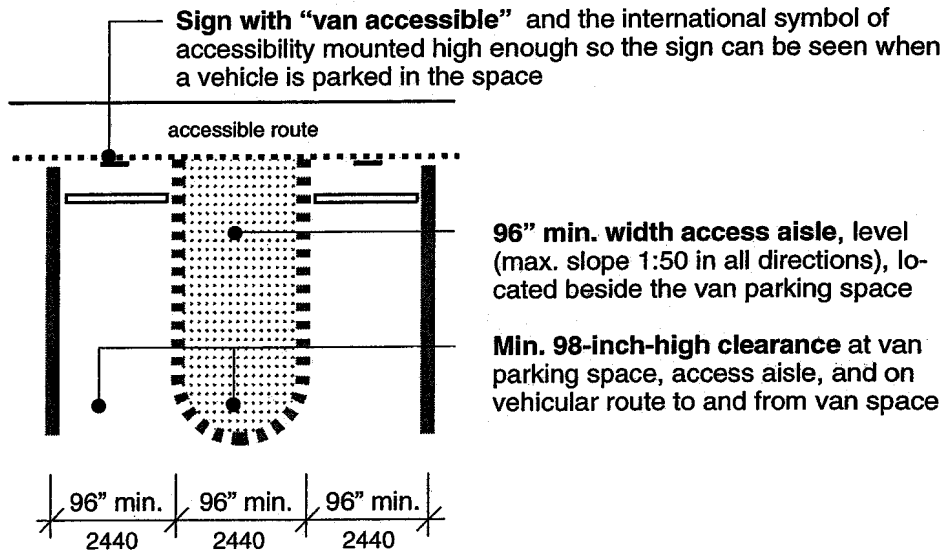


FIGURE 9-4: ADA PARKING STALL REQUIREMENTS

Features of Accessible Parking Spaces for Cars



Three Additional Features for Van-Accessible Parking Spaces



**TABLE 9-4
REQUIRED PARKING RATIOS**

USE	DESCRIPTION	RATIO
AIRPORT (Commercial)	Daily airplane arrivals and departures of 2 to 1,000	8.5 spaces/plane movement
AMUSEMENT PARK	Facilities with amusement rides, entertainment, and similar activities	5.0 spaces/1,000 s.f. of amusement area
AMUSEMENT CENTER	Indoor facility with games, entertainment and similar facilities	5.0 spaces/1,000 s.f. of gross floor area
AUTO SALES	Facilities for sale of new or used auto, boat, truck, trailer, camper, motor home, RV's or motorcycles	0.5 spaces/1,000 s.f. of gross floor area
AUTO SERVICES Car Wash Gas Station Repair, Lube and Oil Service	Facilities for the cleaning of vehicles Facility for dispensing motor fuels with service Facilities providing general vehicle service without fuel dispensing	1.0 spaces/wash bay 3.0 spaces/site plus 2.0 spaces/service bay 2.0 spaces/service bay
BANKS (with drive-in and walk-in facilities)	Facilities with vehicle and pedestrian service	4.0 spaces/1,000 s.f. of gross floor area
BOWLING CENTERS	Facilities with bowling lanes, lounges and snack bars	4.5 spaces/bowling lane
CAMPGROUND	Facilities for outdoor, overnight camping	1.0 spaces/camp site
CHILD CARE FACILITY	Facility providing daily care of children	3.0 spaces/1,000 s.f. of gross floor area plus 1.0 spaces/facility vehicle
CHURCHES/SYNAGOGUE	Assemblies/places of worship	0.5 spaces/seat
COMMERICAL (GENERAL)	Single store on a single lot. Not part of a Shopping Center	4.0 spaces / 1,000 s.f. of gross leasable floor area
CONTRACTOR SHOPS	Office and workshops for construction uses	5.0 spaces/1,000 s.f. of gross floor area
DANCE/EXHIBITION HALL	Assemblies, exhibition halls and similar uses	0.3 spaces/occupant
DISCOUNT STORES	Free standing facilities that offer few services, centralized cashiering, variety of product sales	3.5 spaces/1,000 s.f. of gross floor area
FLEA MARKET	Outdoor sales area for multiple vendors	1.5 spaces/seller space
FURNITURE/CARPET STORES	Facilities for carpet and furniture sales	1.5 spaces/1,000 s.f. gross floor area
GOLF COURSES	Public or private golf courses	4.0 spaces/golf hole

**TABLE 9-4
REQUIRED PARKING RATIOS
(Continued)**

USE	DESCRIPTION	RATIO
HAIR SALON/BARBER SHOP	Facility for hair care	1.5 spaces/service chair
HARDWARE/PAINT OR HOME IMPROVEMENT, LUMBER YARD, EQUIPMENT RENTAL	Free standing facilities that offer hardware, lumber, garden tools and home improvement supplies	2.5 spaces/1,000 s.f. of gross floor area
HOSPITAL	Facilities offering medical or surgical care (not including clinics or nursing homes)	2.0 spaces/bed
HOTEL/MOTEL WITH CONVENTION AREA OR ANCILLARY SERVICES	Places of lodging providing sleeping rooms, restaurants, lounges, meeting rooms and banquet rooms	1.5 spaces/room
HOTEL/MOTEL	Places of lodging with ancillary facilities that will accommodate small groups only	1.0 spaces/room
INDUSTRIAL LIGHT, PARK, MANUFACTURING OR LABORATORY	A mix of facilities for light industrial, research, service and warehouse facilities	1.5 spaces/1,000 s.f. of gross floor area
JUNK YARD STORAGE AND/OR DISMANTLING OF VEHICLES OR EQUIPMENT	Facilities for the sales building	4.0 spaces/1,000 s.f. of gross floor area
KENNEL	Facilities for the keeping of animals indoors	2.0 spaces/1,000 s.f. of gross floor area
LANDFILL	Facility for disposal of waste	4.0 spaces/site
MARKET (Convenience)	Market facilities with high customer turnover, open 15 to 24 hours/day, short-term parking	7.0 spaces/1000 s.f. of gross floor area
MARKET (Supermarket)	Market facilities for sales of a complete assortment of food and food preparation items	5.0 spaces/1,000 s.f. of gross floor area
MORTUARY	Facilities for burial preparation and/or services	4.0 spaces/1,000 s.f. of gross floor area plus 0.3 spaces/seat
NURSERIES/GREENHOUSE	Facilities for the sale of lawn and garden supplies including trees	1.0 spaces/1,000 s.f. of display area

**TABLE 9-4
REQUIRED PARKING RATIOS
(Continued)**

USE	DESCRIPTION	RATIO
RACE TRACK	Supporting facility for conducting races such as auto, dog or horses	0.3 spaces/seat
RESIDENTIAL Single Family	Single Family detached or duplex	2.0 spaces/dwelling
Multi Family	Three or more attached dwelling units: Studio and 1-bedroom 2-bedroom 3 or more bedrooms	1.0 space plus guest 1.5 space plus guest 2.0 space plus guest
Mobile Home	Mobile home within a park	2.0 spaces/mobile unit plus guest
Guest Parking	Common parking available to public	0.5 space/unit
Low Income	Facility for low/moderate income elderly	0.75 spaces/dwelling unit
Group Living Quarters Elderly	Facility for persons over 60 years of age without medical care	0.5 space/bed plus 1.0 space/facility vehicle
Others	Facility for group living quarters for other than elderly	0.7 space/bed plus 1.0 space/facility vehicle
Health Care Facility	Facilities for the care of the elderly or infirm	0.3 space/bed
RESTAURANT (Fast food, family, high turnover)	Eating establishments with turnover rates of less than 1 hour	10.0 spaces/1,000 s.f. of gross floor area
RESTAURANT (Full service, low turnover)	Eating establishments with turnover rates over 1 hour	12.5 spaces/1,000 s.f. of gross floor area
SCHOOLS (Public or Private)	Facilities for Grades K to 8 Facilities for grades 9 to 12 Facilities for grades above 12	0.1 spaces/seat 0.25 spaces/seat 1.0 spaces/seat
SHOPPING CENTERS	An integrated group of commercial establishments planned, developed, owned or managed as a unit	4.0 spaces/1,000 s.f. of gross leasable floor area
SPORTS CENTERS	Health clubs offering a variety of fitness activities Indoor firing ranges Roller or ice skating facilities Tennis or racquetball facilities	4.0 spaces/1,000 s.f. of gross floor area 1.5 spaces/firing stall 4.0 spaces/1,000 s.f. of gross floor area 4.0 spaces/1,000 s.f. of gross floor area
VETERINARIAN	Facilities providing health care for animals	3.0 spaces/1,000 s.f. of gross floor area
WAREHOUSE	Facilities devoted to the storage of various materials Mini-warehouses or self-storage facilities	1.0 spaces/1,000 s.f. of gross floor area 0.35 spaces/1,000 s.f. of gross floor area