

## Chapter 6

### OFF-STREET PARKING REQUIREMENTS

#### 16-06-040 Number of Parking Spaces Required.

1. When calculating the floor area of a building to establish parking requirements, reasonable reductions for hallways, closets & storage space, rest rooms, kitchens and mechanical equipment may be deducted.
2. Business or Professional Offices: one parking space for each 200 square feet of net usable or leasable floor area.
3. Churches with Fixed Seating: one parking space for each 3.5 fixed seats, or one parking space for each seven feet of linear pew, whichever is greater.
4. Churches without Fixed Seats, Sports Arenas, Auditoriums, Theaters, Assembly Halls, Meetings Rooms: one parking space for each three seats of maximum seating capacity.
5. Dwellings: two parking spaces for each dwelling unit.
6. Furniture and Appliance Stores: one parking space for each 600 square feet of floor area.
7. Hospitals and clinics: two parking spaces for each bed, and/or examining room.
8. Hotels, Motels, Motor Hotels: one space for each living or sleeping unit, plus parking space for all accessory uses as herein specified.
9. Nursing Homes: four parking spaces, plus one space for each five beds.
  10. Restaurants, Taverns, Private Clubs, and All Other Similar Dining and/or Drinking Establishments: one parking space for each 3.5 seats or one parking space for each 100 square feet of floor area, whichever is greater.
    - a. In addition, drive-in facilities shall provide stacking area for at least six cars in a drive through lane.
  11. Retail Stores, Except as Provided in Section 16-12-040(6) above: one parking space for each 100 square feet of retail floor space.
    - a. In addition, convenience stores which sell gasoline shall provide stacking area for six cars in lanes serving the gas pumps, which stacking area may be considered to help fulfill the basic parking requirements.
  12. Wholesale Establishments, Warehouses, Manufacturing Establishments, and All Industrial Uses: as determined by conditional use permit or by planned unit development requirements, if applicable, or by the Planning Commission, but in no case fewer than one space for each employee projected for the highest employment shift.
  13. Shopping Center or Other Groups of Uses Not Listed Above: one parking space for each 150 square feet of total floor space, or as determined by conditional use permit, but also including accessible parking spaces as required.
  14. All Other Uses Not Listed Above: as determined by conditional use permit based on the nearest comparable use standards.
    - a. Sufficient parking should be provided to assure:
      - i. maximum utilization of the facilities on site will not unduly impose on neighbors rights in the vicinity;
      1. ii. that in the future if there is a change of use that the parking is adequately related to the site so that a new use has a reasonable chance to provide satisfactory parking;
      2. iii. where the precise parking standards are not know or have proven unsatisfactory in other instances that care is given in the analysis of the parking requirements of the site and its proposed use to assure a reasonable number of parking spaces that cannot become an excuse for failure of the use on the site to perform its function properly; and
      3. iv. the intent of minimum parking requirements is that normal or competitive functions are not to be curtailed due to lack of sufficient parking and therefore the use or function of the principal user of the site fails or otherwise deteriorates.

15. It shall be the responsibility of the reviewing body to prepare its analysis of parking requirements in writing and make copies available to the property owner(s)/lessee(s) and other parties of interest, as well as the county Governing Body.