

**OFF-STREET PARKING REQUIREMENTS 40.25.090**

The following minimum number of spaces shall be provided for each use (where “sf.” refers to square foot and “gfa.” refers to gross floor area):

<b>USE</b>	<b>NUMBER OF REQUIRED PARKING SPACES</b>
<b>Residential Uses 40.25.090</b>	
Mobile Homes	1.5 spaces per mobile home unit
Single-Family <ul style="list-style-type: none"> <li>- Four bedrooms or fewer</li> <li>- Five bedrooms or more</li> <li>- Second Dwelling Unit</li> </ul>	1 covered 1 uncovered off street spaces 1 covered 1 uncovered off street spaces, plus 1 additional space for each bedroom in excess of four One additional space (Conditional use permit or final plan development may require additional spaces)
Duplex <ul style="list-style-type: none"> <li>- Three bedrooms or fewer</li> <li>- Four bedrooms or more</li> </ul>	1 covered 1 uncovered off street spaces 1 covered 1 uncovered off street spaces, plus 1 additional space for each bedroom in excess of three (Conditional use permit or final plan development may require additional spaces)
Multi-Family <ul style="list-style-type: none"> <li>- efficiency apartment</li> <li>- one bedroom apartment</li> <li>- two bedroom apartment</li> <li>- three or more bedroom apartment</li> </ul>	1 space 1 space 1.75 spaces 2 spaces
<b>Commercial Uses 40.25.090</b>	
A-C District <ul style="list-style-type: none"> <li>- Sales, General Office, Admin, Retail</li> <li>- Service or Repair</li> </ul>	1 space per 400 sf. of total area 3 spaces per bay
Automobile and machinery sales	1 space per 500 sf. of gfa.
Office, post offices and financial institutions	1 space per 400 sf.
Furniture, appliance stores, household equipment or furniture repair shop	1 space per 500 sf. of gfa.
Hotels, motor hotels and motels	1 space per living or sleeping unit
Funeral home, mortuaries	4 per parlor or 1 per 50 sf. of gfa.
Bowling Alley	5 spaces per alley
Laundrettes	1 space per thirteen washers
Sex Oriented Businesses	1 space per 2 seats and/or 1 space per 100 sf. of gfa.
Medical/Dental Clinics	1 space per 200 sf. of gfa.
Restaurant, beer parlor, night club	1 space per three seats
Retail stores, shops, etc.	1 space per 500 sf. of gfa.
Drive-In restaurants	1 space per 100 sf. of gfa. And 1 per 2 employees
Shopping center, neighborhood	3.5 sf. of parking and circulation per 1 sf. of gfa. (C-N zoning requires 1 space per 200 sf.)
Sport arenas, auditoriums, theaters, assembly halls	1 space per four seats
All other commercial uses not listed above	Requirement based on similar use as determined by Planning Commission
<b>Institutional Use 40.25.090</b>	
Hospitals	1 space for each bed
Fraternity and sorority	2 spaces for each three beds
Rooming and lodging houses	1 space per bedroom

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Churches	1 space per 4 seats in auditorium
Schools: - nursery and day care centers - elementary and jr. high - high school	1 space per staff member 1 space per staff member 3 spaces for every 2 staff members *(for all schools a passenger loading area shall be also required).
Rest home, sanitarium, convalescent home or hospital	1 space per each three beds
Group care homes - six or fewer clients - twelve or fewer clients - greater than twelve clients	2 spaces 3 spaces 1 space per three beds
<b>Industrial Use 40.25.090</b>	
Automobile service garage	1 space per 500 sf. of gfa.
Wholesale establishments, warehouse	1 space per 2000 sf. of gfa or 1 space for each two employees on duty at the same hours, whichever is greater

USE	NUMBER OF REQUIRED PARKING SPACES
<b>Central Commercial District Section 40.14.090 (Ord. 2148)</b>	
Athletic club; exercise studio; music, photography, art and dance studios	1 space per 500 sf. of gfa.
Hotels, motor hotels and motels	3 spaces for every 4 units
Retail stores and shops	1 per 500 sf. of gfa.
Residential	Shall be provided on site or an approved off site location
Multi-Family - Live-work/studio and one bedroom - two bedrooms - three or more bedrooms	1 space 1.5 space 1 space per bedroom
Office, service, financial Institutions	1 space per 500 sf. of gfa.
Restaurant, café	1 space per 250 sf. of gfa.
On-site construction shall only be provided by below grade or above ground floor or as an integral part of the building structure OR through the payment of in-lieu fees.	

USE	NUMBER OF REQUIRED PARKING SPACES
<b>Mixed –Use District 40.15.090</b>	
Business and professional offices	1 space per 500 sf. of leaseable gfa.
Restaurant, beer parlor, night club	1 space per six seats
All other commercial uses	1 space per 400 sf. of leaseable gfa.
Dwellings - Live-work/studio, one and two bedroom unit - three or more bedroom unit	1 space 1.5 space
In the case of conversion or preservation of older residential structures, parking requirements shall be reduced as follows: For each square foot at ground level of structure preserved, one square foot of parking is eliminated.	

Building conversions and additions requiring an expansion of less than fifty percent of the existing gross building square footage shall be required to provide off street parking at a ration of one-third that required by 40.25.010 and 40.25.120. Where the total number of spaces required by this subsection calls for a fraction of a space of one-half or greater, it shall require the provision of one full space. Unpaved parking lot and driveway surfaces may be utilized; provided, that the surfacing material and drainage and reviewed and approved by the review commission. (Ord. No. 2118)